

CERTIFICATION OF CITY SECRETARY

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF LAVON §

I, Rae Norton, City Secretary of the City of Lavon, Texas, a municipal corporation, do hereby certify, in the performance of the functions of my office, that the attached and forgoing ordinance was duly approved by the Lavon City Council and executed by the Mayor as the same appears of record in my office and that said document is an official record from the public Office of the City Secretary of the City of Lavon, County of Collin, State of Texas, and is kept in said office.

ORDINANCE NO. 2025-07-02

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF LAVON, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT PROJECTS)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, AND A CONTINUING DISCLOSURE AGREEMENT; APPROVING AND ACCEPTING AN UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE DISTRICT; AND APPROVING OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE

This ordinance was approved on July 15, 2025 at the Lavon City Council Meeting.

WITNESS MY HAND and the Official Seal of the City of Lavon, Texas.



Rae Norton

Rae Norton
City Secretary
7-15-2025

Date



TRAILS OF LAVON
PUBLIC IMPROVEMENT DISTRICT
2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

JULY 15, 2025

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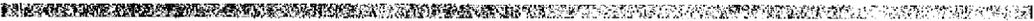


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INTRODUCTION

Capitalized terms used in this 2025 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2025 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes.

On October 19, 2021, the City Council passed and approved Resolution No. 2021-10-03 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 190.774 acres located within the corporate limits of the City, as described by the legal description on **Exhibit L-1** and depicted on **Exhibit A-1**.

On July 18, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2023-07-07, which approved the levy of Assessments for Assessed Property within the District and approved the Improvement Area #1 Assessment Roll.

On September 3, 2024, the City Council approved the September 2024 Amended and Restated Service and Assessment Plan for the District by adopting the 2024 Assessment Ordinance – Improvement Area #2, which served to amend and restate the Service and Assessment Plan, in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll; (2) identifying the Improvement Area #2 Authorized Improvements to be provided by the District; (3) identifying the costs of the Improvement Area #2 Authorized Improvements; (4) identifying the indebtedness to be incurred for the Improvement Area #2 Authorized Improvements, and the manner of assessing the Improvement Area #2 Assessed Property for the costs of the Improvement Area #2 Authorized Improvements; (5) levying the Improvement Area #2 Assessments for Improvement Area #2 Assessed Property; and (6) approving the Improvement Area #2 Assessment Roll.

On October 15, 2024, the City Council approved the October 2024 Amended and Restated Service and Assessment Plan by adopting the 2024 Assessment Ordinance – Improvement Area #3, which served to amend and restate the September 2024 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) identifying the Improvement Area #3 Authorized Improvements to be provided by the District; (2) identifying the costs of the Improvement Area #3 Authorized Improvements; (3) identifying the indebtedness to be incurred

for the Improvement Area #3 Authorized Improvements, and the manner of assessing the Improvement Area #3 Assessed Property for the costs of the Improvement Area #3 Authorized Improvements; (4) levying the Improvement Area #3 Assessments for Improvement Area #2 Assessed Property; and (5) approving the Improvement Area #3 Assessment Roll.

On July 15, 2025, the City Council approved this 2025 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 2025-07-02, which serves to amend and restate the October 2024 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) issuing the District Bonds; (2) updating the Improvement Area #1 Assessment Roll; (3) updating the Improvement Area #2 Assessment Roll; and (4) updating the Improvement Area #3 Assessment Roll.

The PID Act requires a service plan to (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 forms are attached as **Appendix A**.

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

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**. The Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #3 Assessment Roll is included as **Exhibit H-1**.

SECTION I: DEFINITIONS

“2023 Assessment Ordinance” means Ordinance No. 2023-07-07 approved and adopted by the City Council on July 18, 2023, which levied the Improvement Area #1 Assessment against Improvement Area #1, and approved the Service and Assessment Plan.

“2024 Assessment Ordinance – Improvement Area #2” means Ordinance No. 2024-09-02 approved and adopted by the City Council on September 3, 2024, which levied the Improvement Area #2 Assessment against Improvement Area #2, and amended and restated the Service and Assessment Plan.

“2024 Assessment Ordinance – Improvement Area #3” means Ordinance No. 2024-10-03 approved and adopted by the City Council on October 15, 2024, which levied the Improvement Area #3 Assessment against Improvement Area #3, and amended and restated the Service and Assessment Plan.

“2025 Amended and Restated Service and Assessment Plan” means this Trails of Lavon Public Improvement District Amended and Restated Service and Assessment Plan, which replaces in its entirety the October 2024 Amended and Restated Service Plan, as updated, amended, or supplemented from time to time.

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs 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.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“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 2025 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“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 2025 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

“Annual Service Plan Update” means an update to this 2025 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

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

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

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

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“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, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

“Authorized Improvements” means the improvements authorized by Section 372.003 of the PID Act and described in **Section III**, as further depicted on **Exhibit I-1, Exhibit I-2, Exhibit I-3, and Exhibit I-4**.

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

“City” means the City of Lavon, Texas.

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

“County” means Collin County, Texas.

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

“Developer” means, collectively, Meritage Homes of Texas, LLC, GRBK Edgewood, LLC, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means the Trails of Lavon Public Improvement District containing approximately 190.774 acres located within the corporate limits of the City, and more specifically described in **Exhibit L-1** and depicted on **Exhibit A-1**.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“District Bonds” means those certain “City of Lavon, Texas Special Assessment Revenue Bonds, Series 2025 (Trails of Lavon Public Improvement District Projects)” that are secured by the Improvement Area #1 Assessments, the Improvement Area #2 Assessments, and the Improvement Area #3 Assessments.

“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, as included in the 2023 Assessment Ordinance, 2024 Assessment Ordinance – Improvement Area #2, and 2024 Assessment Ordinance – Improvement Area #3, for Improvement Area #1, Improvement Area #2 and Improvement Area #3, respectively.

“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 96.956 acres located within the District, more specifically described in **Exhibit L-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 allocable portion of the District Bonds or any PID Bonds issued to refinance all or a portion of the Improvement Area #1 Assessments, if applicable, as shown on **Exhibit F-2**.

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

“Improvement Area #1 Assessment” means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Projects, and imposed pursuant to the 2023 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.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“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 2025 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

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

“Improvement Area #1 Initial Parcel” means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

“Improvement Area #1 Projects” means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; (3) the allocable portion of the first year’s Annual Collection Costs related to the District Bonds; and (4) the allocable portion of the Bond Issuance Costs incurred in connection with the issuance of the District Bonds.

“Improvement Area #2” means approximately 67.729 acres located within the District, more specifically described in **Exhibit L-3** and depicted on **Exhibit A-3**.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the allocable portion of the District Bonds or any PID Bonds issued to refinance all or a portion of the Improvement Area #2 Assessment, if applicable, as shown on **Exhibit G-2**.

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

“Improvement Area #2 Assessment” means an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to the 2024 Assessment Ordinance – Improvement Area #2 and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection

with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

“Improvement Area #2 Improvements” means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property, as further described in **Section III.C** and depicted on **Exhibit I-3**.

“Improvement Area #2 Initial Parcel” means all of the Improvement Area #2 Assessed Property against which the entire Improvement Area #2 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance – Improvement Area #2.

“Improvement Area #2 Projects” means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #2; (2) the Improvement Area #2 Improvements; (3) the allocable portion of the first year’s Annual Collection Costs related to the District Bonds; and (4) the allocable portion of the Bond Issuance Costs incurred in connection with the issuance of the District Bonds.

“Improvement Area #3” means approximately 26.059 acres located within the District, more specifically described in **Exhibit L-4** and depicted on **Exhibit A-4**.

“Improvement Area #3 Annual Installment” means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the allocable portion of the District Bonds or any PID Bonds issued to refinance all or a portion of the Improvement Area #3 Assessment, if applicable, as shown on **Exhibit H-2**.

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

“Improvement Area #3 Assessment” means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to the 2024 Assessment Ordinance – Improvement Area #3 and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #3 Assessment Roll” means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“Improvement Area #3 Improvements” means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III.D** and depicted on **Exhibit I-4**.

“Improvement Area #3 Initial Parcel” means all the Improvement Area #3 Assessed Property against which the entire Improvement Area #3 Assessment was levied at the time the City Council approved the 2025 Assessment Ordinance – Improvement Area #3.

“Improvement Area #3 Projects” means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #3; (2) the Improvement Area #3 Improvements; (3) the allocable portion of the first year’s Annual Collection Costs related to the District Bonds; and (4) the allocable portion of the Bond Issuance Costs incurred in connection with the issuance of the District Bonds.

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

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

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined 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 within Improvement Area #1 marketed to homebuilders as a 40’ Lot. The buyer disclosure for Lot Type 1 is attached in **Appendix A**.

“Lot Type 2” means a Lot within Improvement Area #1 marketed to homebuilders as a 50’ or 60’ Lot. The buyer disclosure for Lot Type 2 is attached in **Appendix A**.

“Lot Type 3” means a Lot within Improvement Area #2 marketed to homebuilders as a 40’ Lot. The buyer disclosure for Lot Type 3 is attached in **Appendix A**.

REPLACEMENT OF THE 2015 SERVICE AND ASSESSMENT PLAN FOR THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

“Lot Type 4” means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ or 60’ Lot. The buyer disclosure for Lot Type 4 is attached in **Appendix A**.

“Lot Type 5” means a Lot within Improvement Area #3 marketed to homebuilders as a 40’ Lot. The buyer disclosure for Lot Type 5 is attached in **Appendix A**.

“Lot Type 6” means a Lot within Improvement Area #3 marketed to homebuilders as a 50’ or 60’ Lot. The buyer disclosure for Lot Type 6 is attached in **Appendix A**.

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.A.** and depicted on **Exhibit I-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-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

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

“October 2024 Amended and Restated Service and Assessment Plan” means the Trails of Lavon Public Improvement District 2024 Amended and Restated Service Plan as approved on October 15, 2024, by the 2024 Assessment Ordinance – Improvement Area #3, which is to be replaced in its entirety by this 2025 Amended and Restated Service and Assessment Plan.

“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 Plat or 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.

“September 2024 Amended and Restated Service and Assessment Plan” means the Trails of Lavon Public Improvement District 2024 Amended and Restated Service Plan as approved on September 3, 2024, by the 2024 Assessment Ordinance – Improvement Area #2, which was replaced in its entirety by the October 2024 Amended and Restated Service and Assessment Plan.

“Service and Assessment Plan” means the Trails of Lavon Public Improvement District Service and Assessment Plan approved on July 18, 2023, by the 2023 Assessment Ordinance, which was replaced in its entirety by the September 2024 Amended and Restated Service and Assessment Plan.

“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.

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SECTION II: THE DISTRICT

The District includes approximately 190.774 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit L-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 651 Lots developed with single-family homes.

Improvement Area #1 includes approximately 96.956 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit L-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 297 Lots developed with single-family homes (54 single-family homes that are on Lots classified as Lot Type 1, and 243 single-family homes that are on Lots classified as Lot Type 2).

Improvement Area #2 includes approximately 67.729 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit L-3** and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 250 Lots developed with single-family homes (114 single-family homes that are on Lots classified as Lot Type 3, and 136 single-family homes that are on Lots classified as Lot Type 4).

Improvement Area #3 includes approximately 26.059 acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit L-4** and depicted on **Exhibit A-4**. Development of Improvement Area #3 is anticipated to include approximately 104 Lots developed with single-family homes (59 single-family homes that are on Lots classified as Lot Type 5, and 45 single-family homes that are on Lots classified as Lot Type 6).

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and their engineer and reviewed by the City staff and by third-party consultants retained by the City, the City 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, or as otherwise noted below. The budget for the Authorized Improvements is shown on **Exhibit B**.

~~CONFIDENTIAL - INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE~~

A. Major Improvements

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public arterial road rights-of-way within the District.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public arterial road rights-of-way and major utility improvements within or serving the District.

- *Roadway*

Improvements including subgrade stabilization, paving, sidewalks, barrier free ramps, signage, striping, streetlights, testing and all other materials associated with the public arterial road rights-of-way within the District. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to the District. The sanitary sewer improvements will be owned and operated by the City.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, testing, and all other necessary appurtenances required to provide water service to all Lots within the District. The water improvements will be owned and operated by Bear Creek Special Utility District.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, all other necessary appurtenances required to provide adequate drainage for the arterial road rights-of-way within the District. The storm sewer improvements will be owned and operated by the City.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area #1. The storm sewer improvements will be owned and operated by the City.

- *Soft Costs*

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

C. Improvement Area #2 Improvements

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area #2.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area #2.

- *Roadway*

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area #2. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area #2. The sanitary sewer improvements will be owned and operated by the City.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, vales, fire hydrant assemblies, service connections, testing, and all other necessary

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appurtenances required to provide water service to each Lot within Improvement Area #2. The water improvements will be owned and operated by Bear Creek Special Utility District.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area #2. The storm sewer improvements will be owned and operated by the City.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #2 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

D. Improvement Area #3 Improvements

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area #3.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area #3.

- *Roadway*

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area #3. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area #3. The sanitary sewer improvements will be owned and operated by the City.

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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 Service Plan for Improvement Area #1, Improvement Area #2, and Improvement Area #3. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix A**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update and as necessary to reflect any budget revisions at the time the PID Bonds are issued.

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 2025 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special

benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

A. Assessment Methodology

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

- The costs of the Major Improvements were allocated to Improvement Area #1, Improvement Area #2, and Improvement Area #3 based upon Estimated Buildout Value of each area to the Estimated Buildout Value of the District at the time the Service and Assessment Plan was approved. Currently, Improvement Area #1 is allocated 47.24% of the Major Improvements costs, Improvement Area #2 is allocated 37.53% of the Major Improvements costs, and Improvement Area #3 is allocated 15.23% of the Major Improvements costs. Improvement Area #1, Improvement Area #2, and Improvement Area #3's shares of the Major Improvement costs are illustrated in **Exhibit B**.
- The costs of the Improvement Area #1 Projects were 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.
- The costs of the Improvement Area #2 Projects were allocated to each Parcel within Improvement Area #2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property.
- The costs of the Improvement Area #3 Projects shall be allocated to each Parcel within Improvement Area #3 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3, and as such, the Improvement Area #3 Initial Parcel is allocated 100% of the Improvement Area #3 Projects.

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- The Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equaled \$14,365,000, of which \$14,090,000 is currently outstanding as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
 - The special benefit, determined at the time the Improvement Area #1 Assessment was levied (\geq \$16,736,083) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$14,365,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects; and
 - At the time the City Council approved the Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer acknowledged that the Improvement Area #1 Projects conferred a special benefit on the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.
- *Improvement Area #2*
 - The costs of the Improvement Area #2 Projects equal \$15,736,047 as shown on **Exhibit B**; and
 - The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Projects equal to or greater than the Actual Cost of the Improvement Area #2 Projects; and
 - The Improvement Area #2 Initial Parcel was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Projects, which equaled \$10,620,000, of which \$10,498,000 is currently outstanding as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**; and
 - The special benefit, determined at the time the Improvement Area #1 Assessment was levied (\geq \$15,736,047) received by the Improvement Area #2 Initial Parcel from the Improvement Area #2 Projects is equal to or greater than the amount of

the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2024 Assessment Ordinance – Improvement Area #3; (2) the October 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance – Improvement Area #3; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

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. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6 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 calculation as confirmed by the City Council shall be conclusive and binding.

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

2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

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

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5 and Lot Type 6 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

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

3. Upon Consolidation

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

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to or concurrently with 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 J**.

~~TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN~~

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

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

D. Reduction of Assessments

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

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

E. Prepayment of Assessments

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

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If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced 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; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property.

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

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, **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments, and **Exhibit H-2** shows the estimated Improvement Area #3 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

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

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

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

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

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

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

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-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2025 Amended and Restated Service and Assessment Plan, as updated, and the PID Act, the

~~PROPERTY OF THE CITY OF LAVON, MISSOURI, IS HEREBY DEEMED TO BE A PUBLIC UTILITY AND SHALL BE SUBJECT TO THE PROVISIONS OF THE PUBLIC UTILITIES ACT, CHAPTER 409, R.S.M.O.~~

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

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

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

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

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

SECTION VII: ASSESSMENT ROLL

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

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

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of 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 2025 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

D. Form of Buyer Disclosure/Filing Requirements

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

E. Severability

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

BY THE BOARD OF DIRECTORS OF THE DISTRICT OF LAVON PUBLIC IMPROVEMENT DISTRICT, APPROVED AND ADOPTED THIS 14TH DAY OF JULY, 2025.

SECTION IX: ADDITIONAL INFORMATION

The following information will serve as the 2025 Annual SAP Update for Improvement Area #1, Improvement Area #2, and Improvement Area #3.

PARCEL SUBDIVISION

Improvement Area #1

The Final Plat of Trails of Lavon Phase 1 was filed and recorded with the County on 4/3/2024 and consists of 209 residential Lots and 7 Lots of Non-Benefitted Property.

The Final Plat of Trails of Lavon Phase 2A was filed and recorded with the County on 4/3/2024 and consists of 88 residential Lots and 3 Lots of Non-Benefitted Property.

A Replat of Trail of Lavon Phase 2A was filed and recorded with the County on 7/29/2024 and splits 1 existing Lot of Non-Benefitted Property into 2 Lots of Non-Benefitted Property.

See the Lot Type classification summary within Improvement Area #1 below:

| Improvement Area #1 | |
|----------------------------|-----------------------|
| Lot Type | Number of Lots |
| 1 | 54 |
| 2 | 243 |
| Total | 297 |

See **Exhibit A-5** for the Improvement Area #1 Lot Type classification map.

Improvement Area #2

The Final Plat of Trails of Lavon Phase 3 was filed and recorded with the County on 10/21/2024 and consists of 250 residential Lots and 8 Lots of Non-Benefitted Property.

See the Lot Type classification summary within Improvement Area #2 below:

| Improvement Area #2 | |
|----------------------------|-----------------------|
| Lot Type | Number of Lots |
| 3 | 114 |
| 4 | 136 |
| Total | 250 |

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See **Exhibit A-6** for the Improvement Area #2 Lot Type classification map.

Improvement Area #3

There have not been any recorded plats in Improvement Area #3.

See the Lot Type classification summary within Improvement Area #3 below:

| Improvement Area #3 | |
|----------------------------|-----------------------|
| Lot Type | Number of Lots |
| 5 | 59 |
| 6 | 45 |
| Total | 104 |

See **Exhibit A-7** for the Improvement Area #2 Lot Type classification map.

LOT AND HOME SALES

Improvement Area #1

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0
 - Lot Type 2: 62
- Homebuilder Owned:
 - Lot Type 1: 0
 - Lot Type 2: 0
- End-User Owned:
 - Lot Type 1: 54
 - Lot Type 2: 181

Improvement Area #2

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 3: 57
 - Lot Type 4: 126
- Homebuilder Owned:

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

- Lot Type 3: 0
- Lot Type 4: 0
- End-User Owned:
 - Lot Type 3: 57
 - Lot Type 4: 10

Improvement Area #3

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 5: 59
 - Lot Type 6: 45
- Homebuilder Owned:
 - Lot Type 5: 0
 - Lot Type 6: 0
- End-User Owned:
 - Lot Type 5: 0
 - Lot Type 6: 0

See **Appendix A** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the Service and Assessment Plan and they were dedicated to the City on March 19, 2024.

Improvement Area #2

The Developer has completed the Authorized Improvements listed in the September 2024 Amended and Restated Service and Assessment Plan and they were dedicated to the City on October 15, 2024.

Improvement Area #3

The Developer has completed the Authorized Improvements listed in the October 2024 Amended and Restated Service and Assessment Plan and they were dedicated to the City on

SEPT 19 2024 10:00 AM - 10:00 AM

July 15, 2025.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has an outstanding Assessment of \$14,090,000.00.

Improvement Area #2

Net of the principal bond payment due September 15, Improvement Area #2 has an outstanding Assessment of \$10,498,000.00

Improvement Area #3

Net of the principal bond payment due September 15, Improvement Area #3 has an outstanding Assessment of \$4,123,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,031,045.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$774,950.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$70,450.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$48,492.22

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Improvement Area #1 | |
|--|---------------------|
| Administrative Expenses Breakdown | |
| P3Works Administration | \$ 30,073.20 |
| City Auditor | \$ 491.30 |
| City Administration | \$ 3,000.00 |
| Filing Fees | \$ 491.30 |
| County Collection | \$ 1,391.00 |
| Pid Trustee Fees | \$ 1,719.54 |
| Dissemination Agent | \$ 1,719.54 |
| Draw Request Review | \$ 10,000.00 |
| CDA Review | \$ 3,500.00 |
| Collection Cost Maintenance Balance | \$ 10,000.00 |
| Less CCMB Credit from Prior Years | \$ (15,121.90) |
| Arbitrage Calculation | \$ 1,228.24 |
| Total | \$ 48,492.22 |

| Improvement Area #1 | |
|---------------------------------|------------------------|
| Due January 31, 2026 | |
| Principal | \$ 232,000.00 |
| Interest | 799,045.00 |
| Additional Interest | 70,450.00 |
| Annual Collection Costs | 48,492.22 |
| Total Annual Installment | \$ 1,149,987.22 |

Please contact P3Works for the pay period for Improvement Area #1. See **Exhibit K** for the debt service schedule for the District Bonds.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$766,442.50.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$577,390.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$52,490.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$34,286.65.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Improvement Area #2 | | |
|-------------------------------------|-----------|------------------|
| Administrative Expenses Breakdown | | |
| P3Works Administration | \$ | 22,339.66 |
| City Auditor | \$ | 364.96 |
| City Administration | \$ | 3,000.00 |
| Filing Fees | \$ | 364.96 |
| County Collection | \$ | 1,250.00 |
| Pid Trustee Fees | \$ | 1,277.34 |
| Dissemination Agent | \$ | 1,277.34 |
| Draw Request Review | \$ | 10,000.00 |
| CDA Review | \$ | 3,500.00 |
| Collection Cost Maintenance Balance | \$ | 10,000.00 |
| Less CCMB Credit from Prior Years | \$ | (20,000.00) |
| Arbitrage Calculation | \$ | 912.39 |
| Total | \$ | 34,286.65 |

| Improvement Area #2 | | |
|---------------------------------|-----------|-------------------|
| Due January 31, 2026 | | |
| Principal | \$ | 169,000.00 |
| Interest | | 597,442.50 |
| Additional Interest | | 52,490.00 |
| Annual Collection Costs | | 34,286.65 |
| Total Annual Installment | \$ | 853,219.15 |

Please contact P3Works for the pay period for Improvement Area #2. See **Exhibit K** for the debt service schedule for the District Bonds.

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$309,262.50
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$226,765.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$20,615.00
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$17,764.25.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

| Improvement Area #3 | |
|--|---------------------|
| Administrative Expenses Breakdown | |
| P3Works Administration | \$ 8,799.14 |
| City Auditor | \$ 143.75 |
| City Administration | \$ 3,000.00 |
| Filing Fees | \$ 143.75 |
| County Collection | \$ 812.00 |
| Pid Trustee Fees | \$ 503.12 |
| Dissemination Agent | \$ 503.12 |
| Draw Request Review | \$ 10,000.00 |
| CDA Review | \$ 3,500.00 |
| Collection Cost Maintenance Balance | \$ 10,000.00 |
| Less CCMB Credit from Prior Years | \$ (20,000.00) |
| Arbitrage Calculation | \$ 359.37 |
| Total | \$ 17,764.25 |

| Improvement Area #3 | |
|---------------------------------|----------------------|
| Due January 31, 2026 | |
| Principal | \$ 75,000.00 |
| Interest | 234,262.50 |
| Additional Interest | 20,615.00 |
| Annual Collection Costs | 17,764.25 |
| Total Annual Installment | \$ 347,641.75 |

Please contact P3Works for the pay period for Improvement Area #3. See **Exhibit K** for the debt service schedule for the District Bonds.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No full prepayments of Assessments have occurred within Improvement Area #1.

Improvement Area #2

No full prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No full prepayments of Assessments have occurred within Improvement Area #3.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial prepayments of Assessments have occurred within Improvement Area #1.

Improvement Area #2

No partial prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No partial prepayments of Assessments have occurred within Improvement Area #3.

EXHIBITS

The following Exhibits are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

| | |
|--------------------|---|
| Exhibit A-1 | Map of the District |
| Exhibit A-2 | Map of Improvement Area #1 |
| Exhibit A-3 | Map of Improvement Area #2 |
| Exhibit A-4 | Map of Improvement Area #3 |
| Exhibit A-5 | Improvement Area #1 Lot Type Classification Map |
| Exhibit A-6 | Improvement Area #2 Lot Type Classification Map |
| Exhibit A-7 | Improvement Area #3 Lot Type Classification Map |
| Exhibit B | Project Costs |
| Exhibit C | Service Plan |
| Exhibit D | Sources and Uses of Funds |
| Exhibit E | Maximum Assessment and Tax Rate Equivalent |
| Exhibit F-1 | Improvement Area #1 Assessment Roll |
| Exhibit F-2 | Improvement Area #1 Annual Installments |
| Exhibit G-1 | Improvement Area #2 Assessment Roll |
| Exhibit G-2 | Improvement Area #2 Annual Installments |
| Exhibit H-1 | Improvement Area #3 Assessment Roll |
| Exhibit H-2 | Improvement Area #3 Annual Installments |
| Exhibit I-1 | Maps of Major Improvements |
| Exhibit I-2 | Maps of Improvement Area #1 Improvements |
| Exhibit I-3 | Maps of Improvement Area #2 Improvements |
| Exhibit I-4 | Maps of Improvement Area #3 Improvements |
| Exhibit J | Form of Notice of Assessment Termination |
| Exhibit K | District Bonds Debt Service Schedule |
| Exhibit L-1 | District Legal Description |
| Exhibit L-2 | Improvement Area #1 Legal Description |
| Exhibit L-3 | Improvement Area #2 Legal Description |
| Exhibit L-4 | Improvement Area #3 Final Plat |

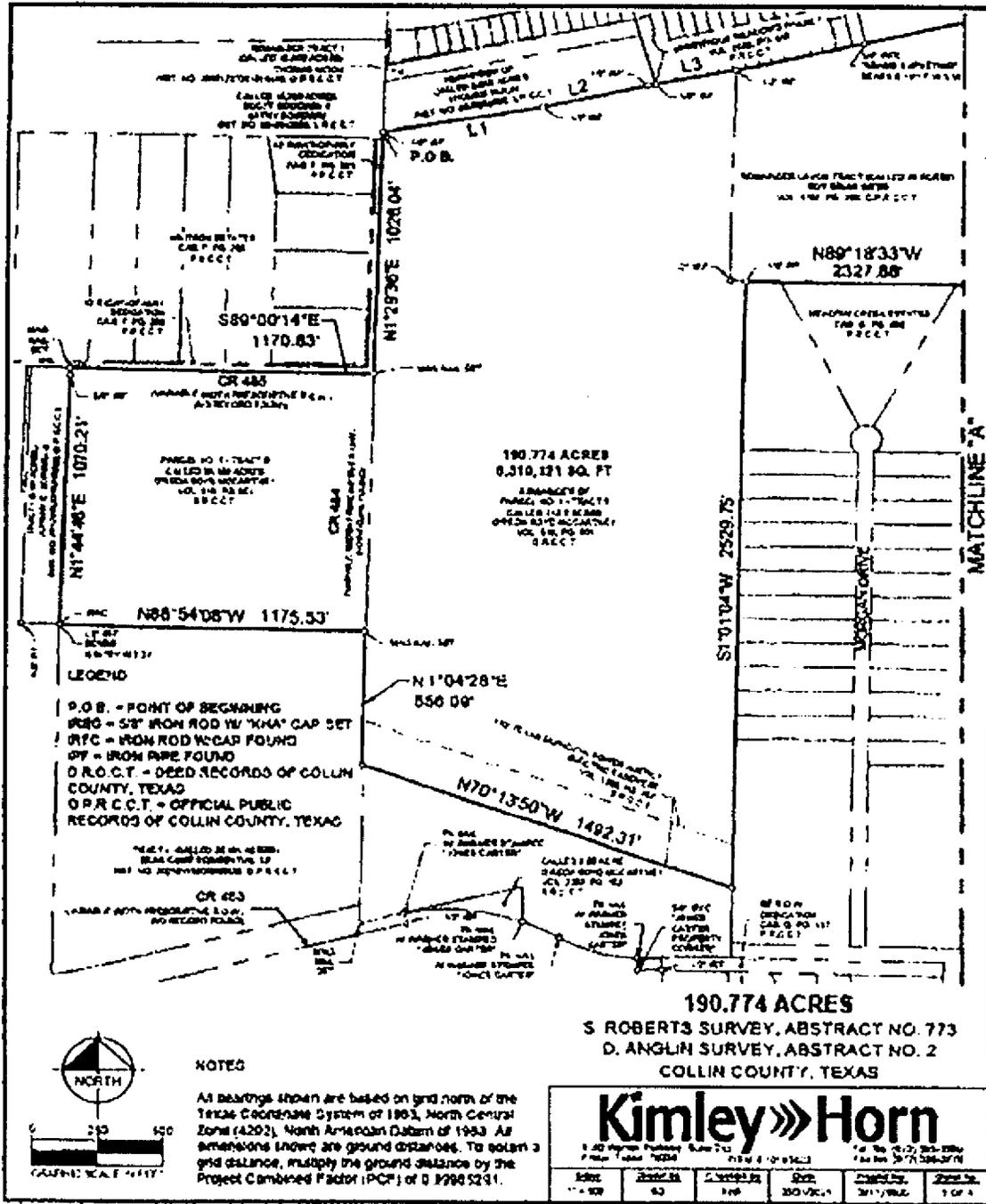
EXHIBITS

APPENDICES

The following Appendices are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

Appendix A Buyer Disclosures

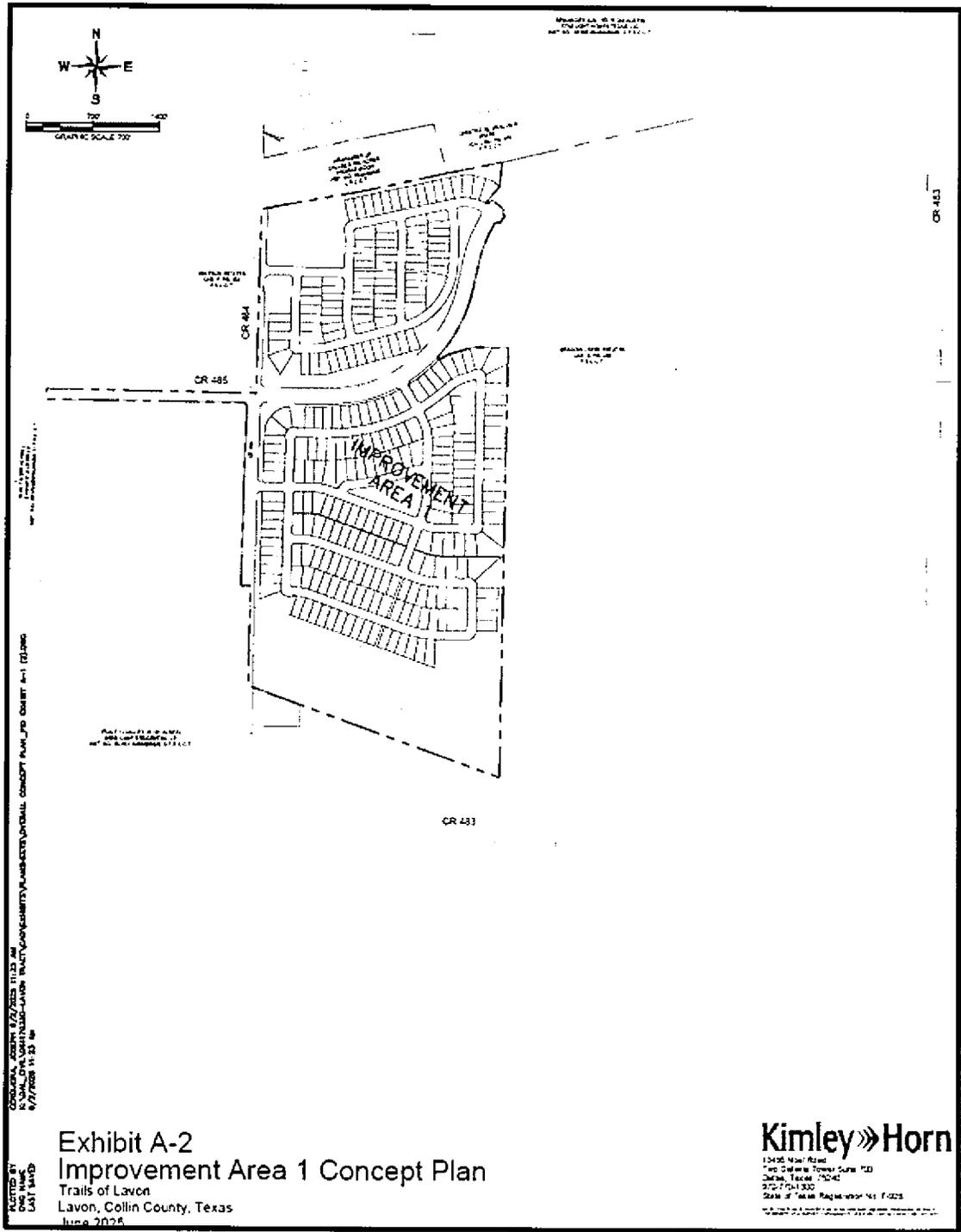
EXHIBIT A-1 - MAP OF THE DISTRICT



TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

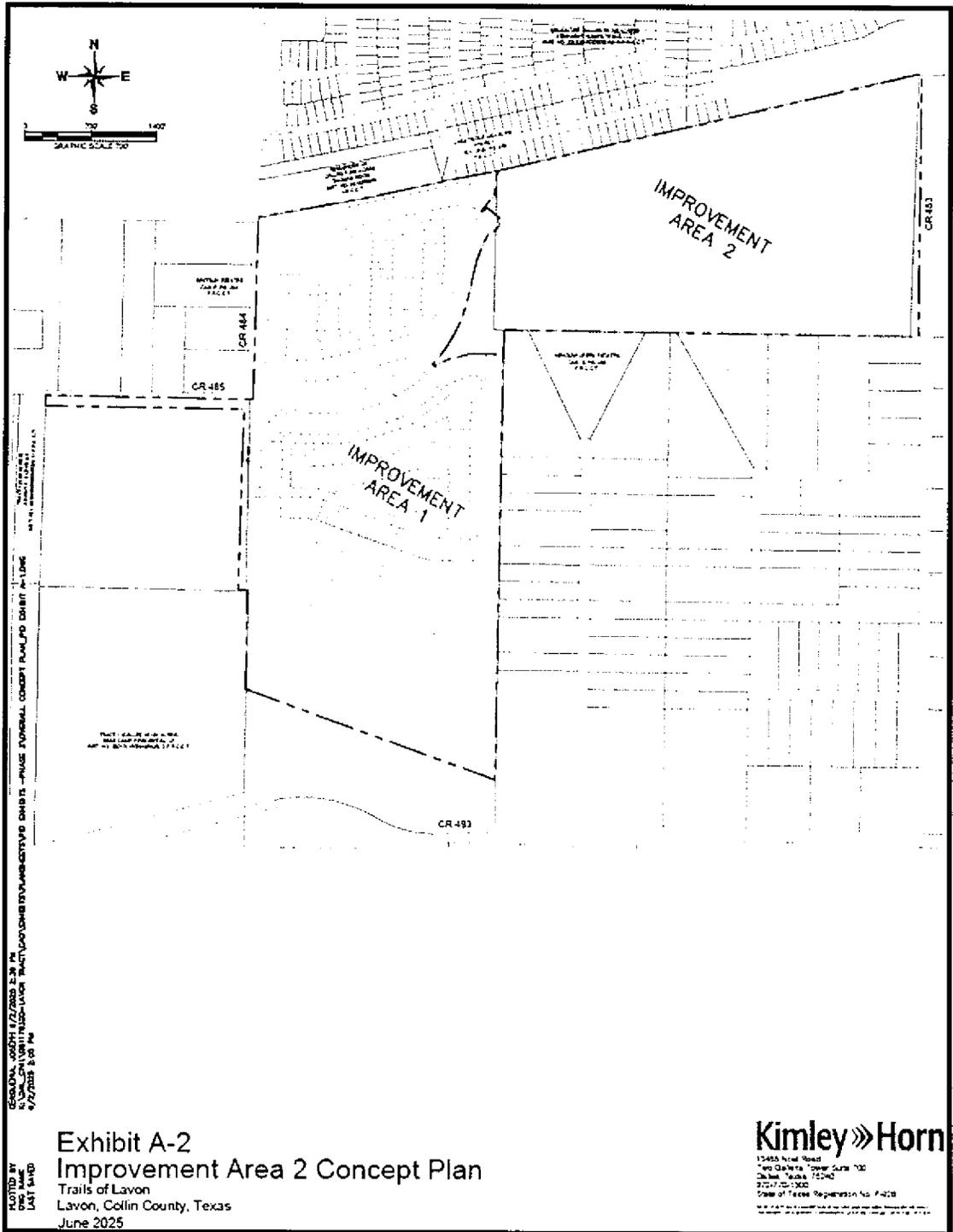
2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2



CONSULT WITH THE ENGINEER FOR A COMPLETE LIST OF ALL IMPROVEMENTS AND COSTS. THIS PLAN IS A CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

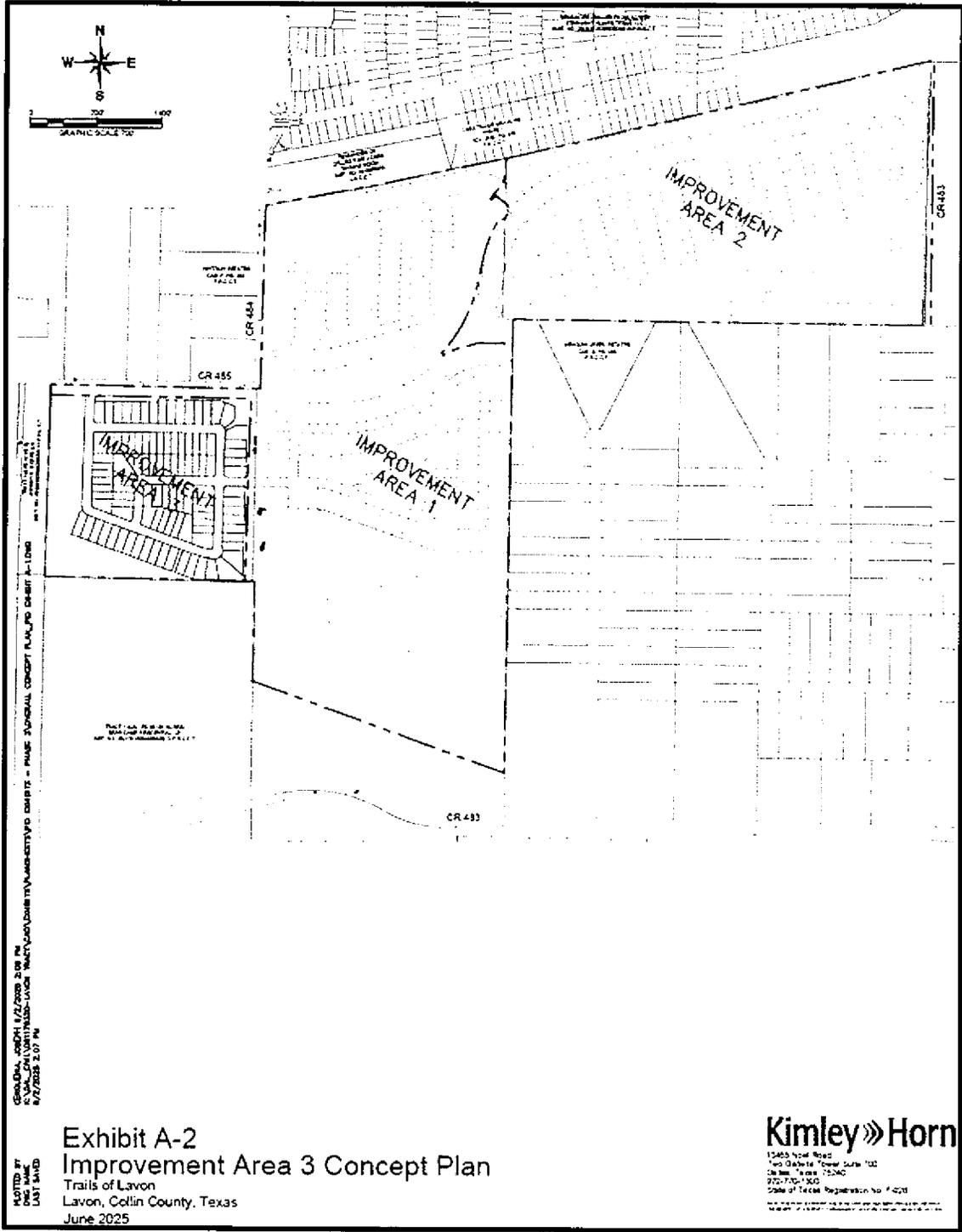
PLotted by: [Name] 6/2/2025 2:30 PM
 Drawn by: [Name] 6/2/2025 2:30 PM
 Last saved: 6/2/2025 2:30 PM

Exhibit A-2
Improvement Area 2 Concept Plan
 Trails of Lavon
 Lavon, Collin County, Texas
 June 2025

Kimley»Horn
 13455 Arval Road
 Two Oaks, Texas 75068
 Dallas, Texas 75240
 214-705-1900
 State of Texas Registration No. P-2028
 www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT A-4 – MAP OF IMPROVEMENT AREA #3



PREPARED BY: JAMES JUNGKAL, CONCEPT PLANNING DISTRICT #1-1040
 DATE: 8/2/2025 2:07 PM
 CHECKED BY: JAMES JUNGKAL, CONCEPT PLANNING DISTRICT #1-1040
 DATE: 8/2/2025 2:07 PM

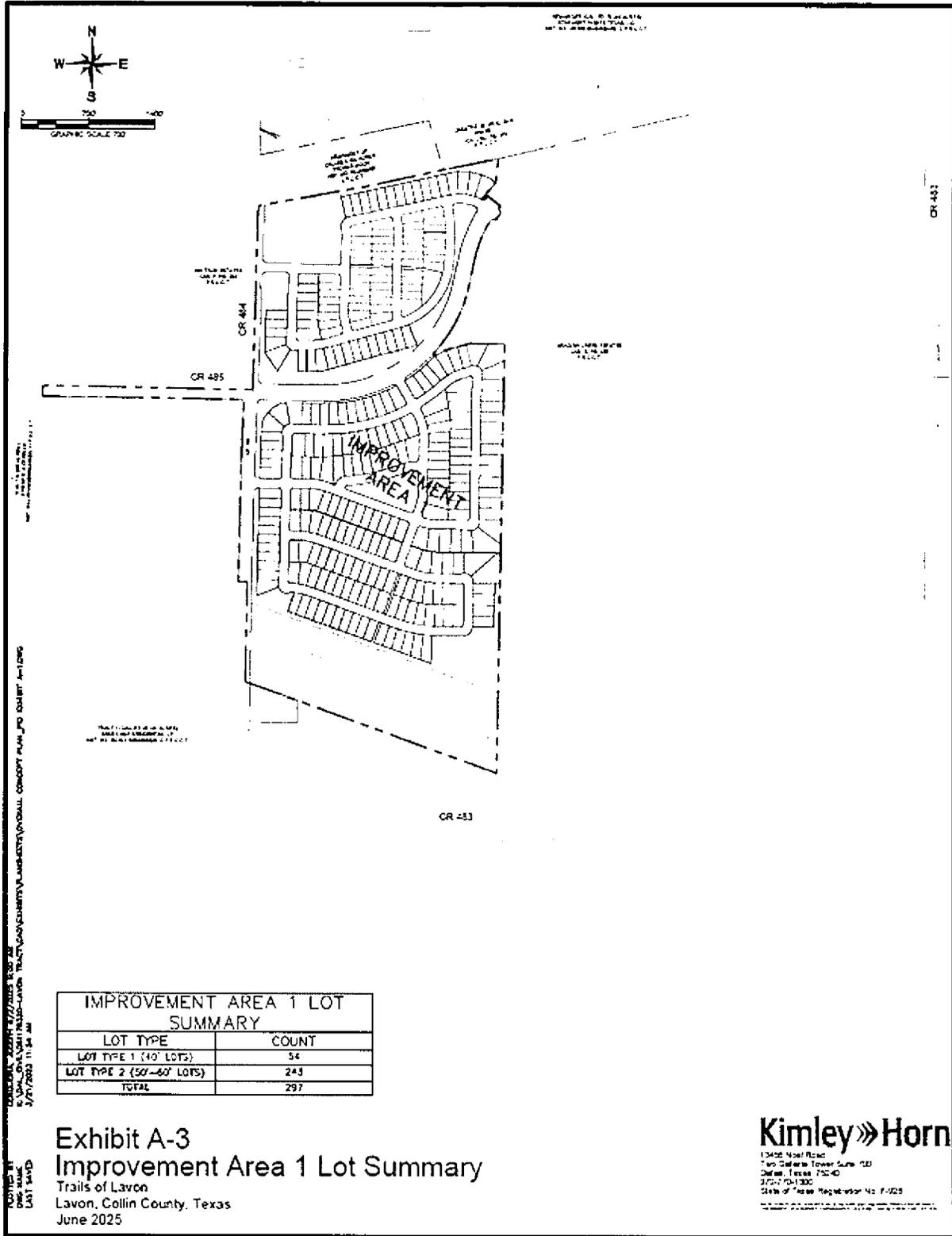
Exhibit A-2
Improvement Area 3 Concept Plan
 Trails of Lavon
 Lavon, Collin County, Texas
 June 2025

Kimley»Horn
 15405 York Road
 Two Oaks Tower Suite 102
 Dallas, Texas 75240
 214-710-1000
 State of Texas Registration No. 1-0211

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

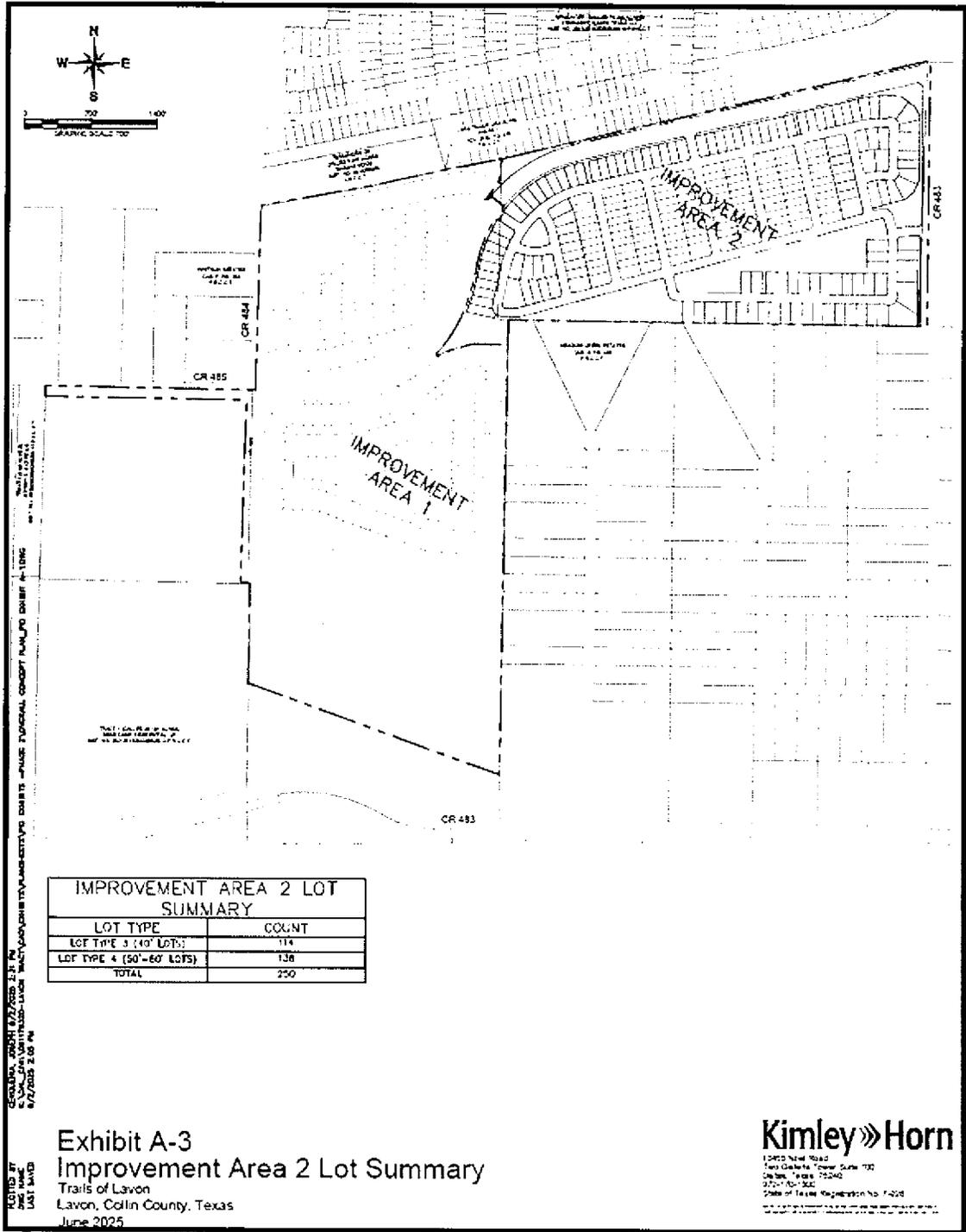
EXHIBIT A-5 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT



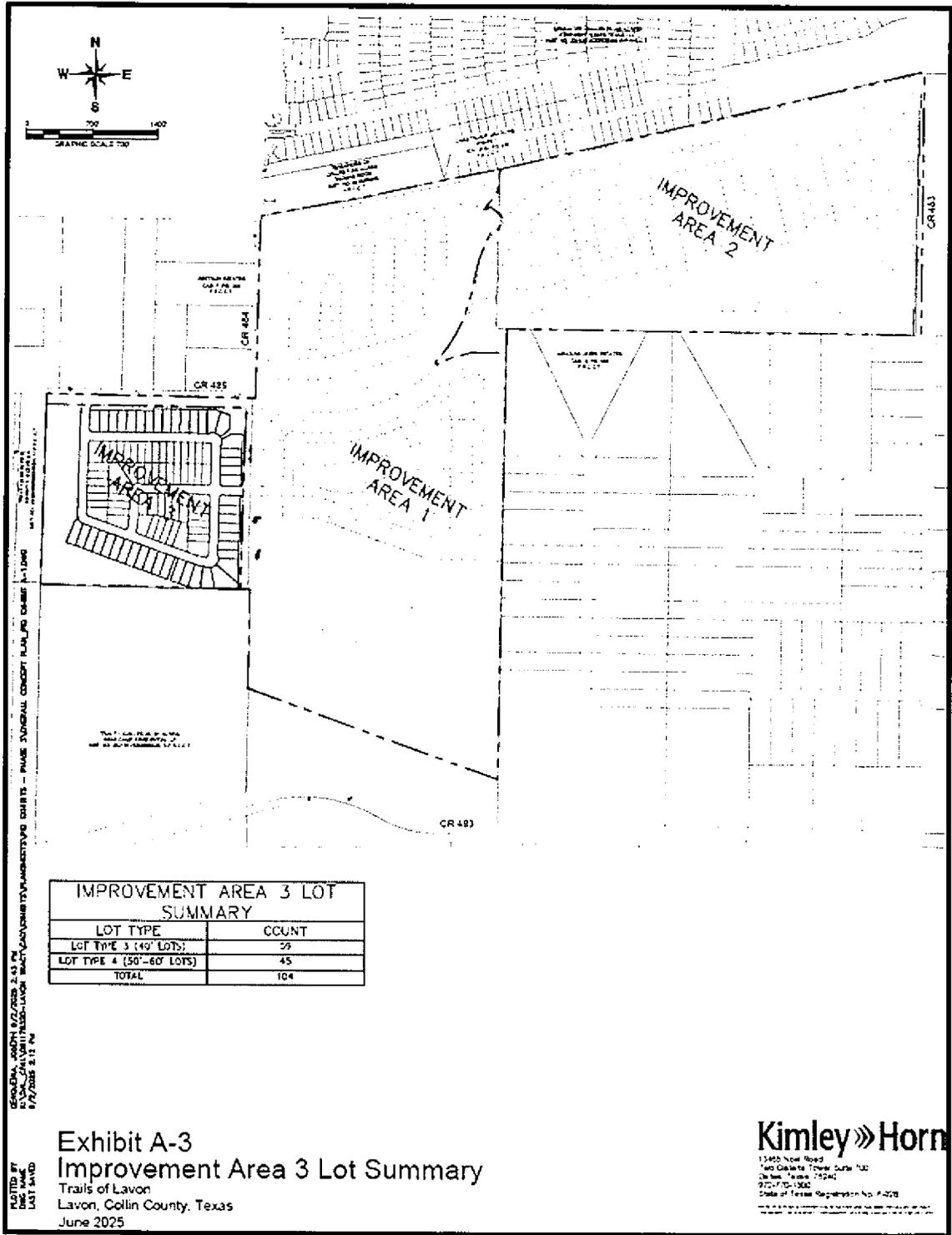
FOR FURTHER INFORMATION, CONTACT THE ENGINEER AT THE ADDRESS LISTED OR BY TELEPHONE AT THE NUMBER LISTED.

EXHIBIT A-6 - IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION MAP



TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

EXHIBIT A-7 - IMPROVEMENT AREA #3 LOT TYPE CLASSIFICATION MAP



TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

EXHIBIT B – PROJECT COSTS

| | Total | Private | Improvement Area #1 | Improvement Area #2 | Improvement Area #3 |
|--|----------------------|----------------------|----------------------|----------------------|---------------------|
| Major Improvements ^{(a), (b)} | | | | | |
| Clearing & Excavation | \$ 88,172 | \$ - | 47.24% \$ 41,649 | 37.53% \$ 33,090 | 15.23% \$ 13,433 |
| Erosion Control | 19,570 | - | 47.24% 9,244 | 37.53% 7,344 | 15.23% 2,981 |
| Roadway | 2,309,689 | - | 47.24% 1,091,017 | 37.53% 866,794 | 15.23% 351,877 |
| Sanitary Sewer | 2,288,643 | - | 47.24% 1,081,076 | 37.53% 858,896 | 15.23% 348,671 |
| Water ^(c) | 324,554 | - | 47.24% 153,308 | 37.53% 121,801 | 15.23% 49,445 |
| Storm Sewer | 184,951 | - | 47.24% 87,365 | 37.53% 69,410 | 15.23% 28,177 |
| Soft Costs ^(d) | 1,354,595 | - | 47.24% 639,864 | 37.53% 508,361 | 15.23% 206,370 |
| | \$ 6,570,173 | \$ - | \$ 3,103,524 | \$ 2,465,695 | \$ 1,000,955 |
| Improvement Area #1 Improvements ^(a) | | | | | |
| Clearing & Excavation | \$ 399,730 | \$ - | 100.00% \$ 399,730 | 0.00% \$ - | 0.00% \$ - |
| Erosion Control | 83,102 | - | 100.00% 83,102 | 0.00% - | 0.00% - |
| Roadway | 2,449,190 | - | 100.00% 2,449,190 | 0.00% - | 0.00% - |
| Sanitary Sewer | 1,339,395 | - | 100.00% 1,339,395 | 0.00% - | 0.00% - |
| Water ^(c) | 1,835,811 | - | 100.00% 1,835,811 | 0.00% - | 0.00% - |
| Storm Sewer | 2,957,013 | - | 100.00% 2,957,013 | 0.00% - | 0.00% - |
| Soft Costs ^(d) | 2,354,085 | - | 100.00% 2,354,085 | 0.00% - | 0.00% - |
| | \$ 11,418,326 | \$ - | \$ 11,418,326 | \$ - | \$ - |
| Improvement Area #2 Improvements ^(a) | | | | | |
| Clearing & Excavation | \$ 198,788 | \$ - | 0.00% \$ - | 100.00% \$ 198,788 | 0.00% \$ - |
| Erosion Control | 55,145 | - | 0.00% - | 100.00% 55,145 | 0.00% - |
| Roadway | 4,081,705 | - | 0.00% - | 100.00% 4,081,705 | 0.00% - |
| Sanitary Sewer | 1,036,233 | - | 0.00% - | 100.00% 1,036,233 | 0.00% - |
| Water ^(c) | 1,676,616 | - | 0.00% - | 100.00% 1,676,616 | 0.00% - |
| Storm Sewer | 2,163,422 | - | 0.00% - | 100.00% 2,163,422 | 0.00% - |
| Soft Costs ^(d) | 2,403,602 | - | 0.00% - | 100.00% 2,403,602 | 0.00% - |
| | \$ 11,615,511 | \$ - | \$ - | \$ 11,615,511 | \$ - |
| Improvement Area #3 Improvements ^(a) | | | | | |
| Clearing & Excavation | \$ 174,118 | \$ - | 0.00% \$ - | 0.00% \$ - | 100.00% \$ 174,118 |
| Erosion Control | 39,381 | - | 0.00% - | 0.00% - | 100.00% 39,381 |
| Roadway | 1,110,346 | - | 0.00% - | 0.00% - | 100.00% 1,110,346 |
| Sanitary Sewer | 432,823 | - | 0.00% - | 0.00% - | 100.00% 432,823 |
| Water ^(c) | 469,477 | - | 0.00% - | 0.00% - | 100.00% 469,477 |
| Storm Sewer | 678,644 | - | 0.00% - | 0.00% - | 100.00% 678,644 |
| Soft Costs ^(d) | 750,612 | - | 0.00% - | 0.00% - | 100.00% 750,612 |
| | \$ 3,655,401 | \$ - | \$ - | \$ - | \$ 3,655,401 |
| Private Improvements ^(a) | | | | | |
| Clearing & Excavation | \$ 2,530,237 | \$ 2,530,237 | 0.00% \$ - | 0.00% \$ - | 0.00% \$ - |
| Erosion Control | 228,647 | 228,647 | 0.00% - | 0.00% - | 0.00% - |
| Retaining Walls | 652,213 | 652,213 | 0.00% - | 0.00% - | 0.00% - |
| Landscape/Hardscape & Miscellaneous | 8,568,982 | 8,568,982 | 0.00% - | 0.00% - | 0.00% - |
| Soft Costs ^(d) | 2,446,621 | 2,446,621 | 0.00% - | 0.00% - | 0.00% - |
| | \$ 14,426,700 | \$ 14,426,700 | \$ - | \$ - | \$ - |
| Bond Issuance Costs ^(a) | | | | | |
| Debt Service Reserve Fund | \$ 2,125,540 | \$ - | \$ 1,044,253 | \$ 775,739 | \$ 305,548 |
| Underwriter's Discount ^(b) | 872,970 | - | 428,880 | 318,600 | 125,490 |
| Cost of Issuance | 1,414,372 | - | 694,865 | 516,191 | 203,317 |
| Original Issue Discount | 12,338 | - | 6,235 | 4,310 | 1,793 |
| | \$ 4,425,221 | \$ - | \$ 2,174,233 | \$ 1,614,840 | \$ 636,148 |
| Other Costs ^(a) | | | | | |
| Initial Administrative Fund Deposit | \$ 120,000 | \$ - | \$ 40,000 | \$ 40,000 | \$ 40,000 |
| | \$ 120,000 | \$ - | \$ 40,000 | \$ 40,000 | \$ 40,000 |
| Total | \$ 52,231,333 | \$ 14,426,700 | \$ 16,736,083 | \$ 15,736,047 | \$ 5,332,504 |

Footnotes:

- [a] Costs per Engineer's Report dated April 19, 2023.
- [b] The Major Improvement costs were allocated to Improvement Area #1 at the time of the Service and Assessment Plan. The remainder of such costs shall be allocated to Improvement Area #2 and Improvement Area #3 based on Estimated Buildout Value.
- [c] Water improvements are to be owned and maintained by Bear Creek SUD.
- [d] Soft Costs include planning, surveying, platting, engineering, staking, city inspection fees, Bear Creek SUD inspection fees, construction materials testing, miscellaneous, and contingency.
- [e] Costs per Engineer's Report dated February 29, 2024.
- [f] Costs per Engineer's Report dated September 16, 2024.
- [g] Not reimbursable to the Developer from Assessments or PID Bonds.
- [h] Bond Issuance Costs and Other Costs have been updated to reflect the actual cost.
- [i] Includes fee to counsel to the Underwriter.

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EXHIBIT C – SERVICE PLAN

| | | Improvement Area #1 | | | | |
|---------------------------------|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Annual Installments Due | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| Principal | | \$ 232,000.00 | \$ 238,000.00 | \$ 249,000.00 | \$ 259,000.00 | \$ 271,000.00 |
| Interest | | 799,045.00 | 789,185.00 | 779,070.00 | 768,487.50 | 757,480.00 |
| | (1) | \$ 1,031,045.00 | \$ 1,027,185.00 | \$ 1,028,070.00 | \$ 1,027,487.50 | \$ 1,028,480.00 |
| Annual Collection Costs | (2) | \$ 48,492.22 | \$ 53,433.60 | \$ 54,502.27 | \$ 55,592.31 | \$ 56,704.16 |
| Additional Interest | (3) | \$ 70,450.00 | \$ 69,290.00 | \$ 68,100.00 | \$ 66,855.00 | \$ 65,560.00 |
| Total Annual Installment | (4) = (1) + (2) + (3) | \$ 1,149,987.22 | \$ 1,149,908.60 | \$ 1,150,672.27 | \$ 1,149,934.81 | \$ 1,150,744.16 |

| | | Improvement Area #2 | | | | |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installments Due | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| Principal | | \$ 169,000.00 | \$ 167,000.00 | \$ 174,000.00 | \$ 181,000.00 | \$ 189,000.00 |
| Interest | | 597,442.50 | 590,260.00 | 583,162.50 | 575,767.50 | 568,075.00 |
| | (1) | \$ 766,442.50 | \$ 757,260.00 | \$ 757,162.50 | \$ 756,767.50 | \$ 757,075.00 |
| Annual Collection Costs | (2) | \$ 34,286.65 | \$ 44,241.75 | \$ 45,126.58 | \$ 46,029.11 | \$ 46,949.69 |
| Additional Interest | (3) | \$ 52,490.00 | \$ 51,645.00 | \$ 50,810.00 | \$ 49,940.00 | \$ 49,035.00 |
| Total Annual Installment | (4) = (1) + (2) + (3) | \$ 853,219.15 | \$ 853,146.75 | \$ 853,099.08 | \$ 852,736.61 | \$ 853,059.69 |

| | | Improvement Area #3 | | | | |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installments Due | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| Principal | | \$ 75,000.00 | \$ 68,000.00 | \$ 71,000.00 | \$ 73,000.00 | \$ 76,000.00 |
| Interest | | 234,262.50 | 231,075.00 | 228,185.00 | 225,167.50 | 222,065.00 |
| | (1) | \$ 309,262.50 | \$ 299,075.00 | \$ 299,185.00 | \$ 298,167.50 | \$ 298,065.00 |
| Annual Collection Costs | (2) | \$ 17,764.25 | \$ 27,952.98 | \$ 28,512.04 | \$ 29,082.28 | \$ 29,663.92 |
| Additional Interest | (3) | \$ 20,615.00 | \$ 20,240.00 | \$ 19,900.00 | \$ 19,545.00 | \$ 19,180.00 |
| Total Annual Installment | (4) = (1) + (2) + (3) | \$ 347,641.75 | \$ 347,267.98 | \$ 347,597.04 | \$ 346,794.78 | \$ 346,908.92 |

EXHIBIT D – SOURCES AND USES OF FUNDS

| | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|----------------------|----------------------|----------------------|---------------------|----------------------|
| Sources of Funds | | | | | |
| District Bonds | \$ - | \$ 14,296,000 | \$ 10,620,000 | \$ 4,183,000 | \$ 29,099,000 |
| Improvement Area #1 Reimbursement Obligation ^(a) | - | 68,572 | - | - | 68,572 |
| Improvement Area #1 Interest Earnings ^(b) | - | 1,828,681 | - | - | 1,828,681 |
| Improvement Area #2 Interest Earnings ^(b) | - | - | 637,686 | - | 637,686 |
| Improvement Area #3 Interest Earnings ^(b) | - | - | - | 198,864 | 198,864 |
| Developer Contribution - Improvement Area #1 ^(c) | - | 542,830 | - | - | 542,830 |
| Developer Contribution - Improvement Area #2 ^(c) | - | - | 4,478,361 | - | 4,478,361 |
| Developer Contribution - Improvement Area #3 ^(c) | - | - | - | 950,640 | 950,640 |
| Developer Contribution - Private Improvements ^(e) | 14,426,700 | - | - | - | 14,426,700 |
| Total Sources | \$ 14,426,700 | \$ 16,736,083 | \$ 15,736,047 | \$ 5,332,504 | \$ 52,231,333 |
| Uses of Funds | | | | | |
| Major Improvements | \$ - | \$ 3,103,524 | \$ 2,465,695 | \$ 1,000,955 | \$ 6,570,173 |
| Improvement Area #1 Improvements | - | 11,418,326 | - | - | 11,418,326 |
| Improvement Area #2 Improvements | - | - | 11,615,511 | - | 11,615,511 |
| Improvement Area #3 Improvements | - | - | - | 3,655,401 | 3,655,401 |
| Private Improvements ^(e) | 14,426,700 | - | - | - | 14,426,700 |
| Bond Issuance Costs^(d) | \$ 14,426,700 | \$ 14,521,850 | \$ 14,081,207 | \$ 4,656,356 | \$ 47,686,113 |
| Debt Service Reserve Fund | \$ - | \$ 1,044,253 | \$ 775,739 | \$ 305,548 | \$ 2,125,540 |
| Underwriter's Discount ^(e) | - | 428,880 | 318,600 | 125,490 | 872,970 |
| Cost of Issuance | - | 694,865 | 516,191 | 203,317 | 1,414,372 |
| Original Issue Discount | - | 6,235 | 4,310 | 1,793 | 12,338 |
| Other Costs^(e) | \$ - | \$ 2,174,233 | \$ 1,614,840 | \$ 636,148 | \$ 4,425,211 |
| Initial Administrative Fund Deposit | \$ - | \$ 40,000 | \$ 40,000 | \$ 40,000 | \$ 120,000 |
| Total Uses | \$ 14,426,700 | \$ 16,736,083 | \$ 15,736,047 | \$ 5,332,504 | \$ 52,231,333 |

Footnotes:

- (a) Includes the principal portion of Annual Installments collected in 2024 prior to the issuance of the District Bonds and will not be funded from the proceeds of PID Bonds or future Annual Installments. The outstanding balance of the Reimbursement Obligation is reduced to \$0, due to the issuance of the District Bonds.
- (b) Interest collected on the 2024 and 2025 Annual Installments to be used to pay interest on the September 2025 debt service payment. The remainder shall be deposited into the respective Project Fund.
- (c) Not reimbursable to the Developer through Assessments or PID Bonds.
- (d) Bond Issuance Costs and Other Costs have been updated to reflect the actual cost.
- (e) Includes fee to counsel to the Underwriter.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

| Lot Type | Units ^(b) | Estimated Buildout Value ^(a) | | Assessment ^(b) | | Average Annual Installment | | PID Assessment | PID Bond | Total Tax Stack |
|----------------------------|----------------------|---|-----------------------|---------------------------|----------------------|----------------------------|---------------------|--------------------|--------------------|-----------------|
| | | Per Unit | Total | Per Unit | Total | Per Unit | Total | TRE ^(c) | TRE ^(d) | |
| <i>Improvement Area #1</i> | | | | | | | | | | |
| Lot Type 1 | 54 | \$ 340,615 | \$ 18,393,210 | \$ 39,491 | \$ 2,132,532 | \$ 3,224 | \$ 174,081 | \$ 0.852 | \$ 0.946 | \$ 2.852 |
| Lot Type 2 | 243 | \$ 424,419 | \$ 103,133,817 | \$ 49,208 | \$ 11,957,468 | \$ 4,017 | \$ 976,101 | \$ 0.852 | \$ 0.946 | \$ 2.852 |
| <i>IA#1 Subtotal</i> | 297 | | \$ 121,527,027 | | \$ 14,090,000 | | \$ 1,150,181 | | \$ 0.946 | \$ 2.852 |
| <i>Improvement Area #2</i> | | | | | | | | | | |
| Lot Type 3 | 114 | \$ 354,376 | \$ 40,398,846 | \$ 37,035 | \$ 4,221,998 | \$ 3,009 | \$ 342,999 | \$ 0.757 | \$ 0.849 | \$ 2.755 |
| Lot Type 4 | 136 | \$ 441,566 | \$ 60,052,912 | \$ 46,147 | \$ 6,276,002 | \$ 3,749 | \$ 509,869 | \$ 0.757 | \$ 0.849 | \$ 2.755 |
| <i>IA#2 Subtotal</i> | 250 | | \$ 100,451,758 | | \$ 10,498,000 | | \$ 852,868 | | \$ 0.849 | \$ 2.755 |
| <i>Improvement Area #3</i> | | | | | | | | | | |
| Lot Type 5 | 59 | \$ 330,000 | \$ 19,470,000 | \$ 35,253 | \$ 2,079,928 | \$ 2,969 | \$ 175,167 | \$ 0.771 | \$ 0.900 | \$ 2.805 |
| Lot Type 6 | 45 | \$ 425,000 | \$ 19,125,000 | \$ 45,402 | \$ 2,043,072 | \$ 3,824 | \$ 172,063 | \$ 0.771 | \$ 0.900 | \$ 2.805 |
| <i>IA#3 Subtotal</i> | 104 | | \$ 38,595,000 | | \$ 4,123,000 | | \$ 347,229 | | \$ 0.900 | \$ 2.805 |
| Total | 651 | | \$ 260,573,785 | | \$ 28,711,000 | | | | | |

Footnotes:

- [a] Per information provided by the Developer on September 20, 2024.
- [b] Does not include Annual Installment due 1/31/2025 which will be used to make the 9/15/2025 debt service payment on the District Bonds.
- [c] Does not include Annual Collection Costs and Additional Interest.
- [d] Includes Annual Collection Costs and Additional Interest.

EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

| Property ID ^(a) | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|------------------------|----------------------------------|
| 2911171 | Non-Benefitted | \$ - | \$ - |
| 2911173 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911175 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911176 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911177 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911178 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911179 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911180 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911181 | Non-Benefitted | \$ - | \$ - |
| 2911182 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911183 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911184 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911185 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911186 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911187 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911188 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911189 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911190 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911191 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911192 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911193 | Non-Benefitted | \$ - | \$ - |
| 2911194 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911195 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911196 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911197 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911198 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911199 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911200 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911201 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911202 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911203 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911204 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911205 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911206 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911207 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911208 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911209 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911210 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911211 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911212 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|------------------------|----------------------------------|
| 2911213 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911214 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911215 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911216 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911217 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911218 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911219 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911220 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911221 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911222 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911223 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912153 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912154 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912155 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912156 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912157 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912158 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912159 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912160 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912161 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912162 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912163 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912164 | Non-Benefitted | \$ - | \$ - |
| 2912165 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912166 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912167 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912168 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912169 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912170 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912171 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912172 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912173 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912174 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912175 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912176 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912177 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912178 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912179 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912180 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912181 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|------------------------|----------------------------------|
| 2912182 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912183 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912184 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912185 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912186 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912187 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912188 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912189 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912190 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912191 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912193 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912194 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912195 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912197 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912198 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912199 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912200 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912201 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912202 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912203 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912204 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912205 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912206 | Non-Benefitted | \$ - | \$ - |
| 2912207 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912208 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912209 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912210 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912211 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912212 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912213 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912214 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912215 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912216 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912217 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912218 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912219 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912220 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912221 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912222 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912223 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT
2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|------------------------|----------------------------------|
| 2912224 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912225 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912226 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912227 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912228 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912229 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912230 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912231 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912232 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911224 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911225 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911226 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911227 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911228 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911229 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911230 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911231 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911232 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911233 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911234 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911235 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911236 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912233 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912234 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912235 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912236 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912237 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912238 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912239 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912240 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912241 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912242 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912243 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2912244 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911237 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911238 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911239 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911240 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911241 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911242 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

| Property ID ^(a) | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|------------------------|----------------------------------|
| 2911243 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911244 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911245 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911246 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911247 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911248 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911249 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911250 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911251 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911252 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911253 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911254 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911255 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911256 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911257 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911258 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911259 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911260 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911261 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911262 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911263 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911264 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911265 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911266 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911267 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911268 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911269 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911270 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911271 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911272 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911273 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911274 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911275 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911276 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911277 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911278 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911279 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911280 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911281 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911282 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

| Property ID ^(a) | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|------------------------|----------------------------------|
| 2911283 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911284 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911285 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911286 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911287 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911288 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911289 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911290 | Non-Benefitted | \$ - | \$ - |
| 2911291 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911292 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911293 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911294 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911295 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911296 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911297 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911298 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911299 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911300 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911301 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911302 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911303 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911304 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911305 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911306 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911307 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911308 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911309 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911310 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911311 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911312 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911313 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911314 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911315 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911316 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911317 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911318 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911319 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911320 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911321 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911322 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |

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| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|------------------------|----------------------------------|
| 2911323 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911324 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911325 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911326 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911327 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911328 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911329 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911330 | Non-Benefitted | \$ - | \$ - |
| 2911331 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911332 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911333 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911334 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911335 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911336 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911337 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911338 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911339 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911340 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911342 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911343 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911344 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911345 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911346 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911347 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911348 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911349 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911350 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911351 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911352 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911353 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911354 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911355 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911356 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911357 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911358 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911359 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911360 | Non-Benefitted | \$ - | \$ - |
| 2911361 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911362 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911363 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|-------------------------|----------------------------------|
| 2911364 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911365 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911366 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911367 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911368 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911369 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911370 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911371 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911372 | Lot Type 1 | \$ 39,491.34 | \$ 3,223.18 |
| 2911373 | Non-Benefitted | \$ - | \$ - |
| 2911374 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911375 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911376 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911377 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911378 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911379 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911380 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911381 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911382 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911383 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911384 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911385 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911386 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911387 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911388 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| 2911389 | Lot Type 2 | \$ 49,207.69 | \$ 4,016.20 |
| Total^[b] | | \$ 14,090,001.03 | \$ 1,149,988.32 |

Footnotes:

[a] Subject to change based on final certified rolls provided by the County.

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

EXHIBIT F-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

| Annual Installment Due 1/31 ^[a] | Principal | Interest ^[b] | Additional Interest | Reserve Fund ^[c] | Annual Collection Costs | Annual Installment ^[d] |
|--|-------------------------|-------------------------|------------------------|-----------------------------|----------------------------|--------------------------------------|
| 2025 | \$ 206,000.00 | \$ 71,804.44 | \$ - | \$ - | \$ 33,995.50 | \$ 311,799.94 |
| 2026 | \$ 232,000.00 | \$ 799,045.00 | \$ 70,450.00 | \$ - | \$ 48,492.22 | \$ 1,149,987.22 |
| 2027 | \$ 238,000.00 | \$ 789,185.00 | \$ 69,290.00 | \$ - | \$ 53,433.60 | \$ 1,149,908.60 |
| 2028 | \$ 249,000.00 | \$ 779,070.00 | \$ 68,100.00 | \$ - | \$ 54,502.27 | \$ 1,150,672.27 |
| 2029 | \$ 259,000.00 | \$ 768,487.50 | \$ 66,855.00 | \$ - | \$ 55,592.31 | \$ 1,149,934.81 |
| 2030 | \$ 271,000.00 | \$ 757,480.00 | \$ 65,560.00 | \$ - | \$ 56,704.16 | \$ 1,150,744.16 |
| 2031 | \$ 282,000.00 | \$ 745,962.50 | \$ 64,205.00 | \$ - | \$ 57,838.24 | \$ 1,150,005.74 |
| 2032 | \$ 294,000.00 | \$ 733,977.50 | \$ 62,795.00 | \$ - | \$ 58,995.01 | \$ 1,149,767.51 |
| 2033 | \$ 307,000.00 | \$ 721,482.50 | \$ 61,325.00 | \$ - | \$ 60,174.91 | \$ 1,149,982.41 |
| 2034 | \$ 325,000.00 | \$ 703,830.00 | \$ 59,790.00 | \$ - | \$ 61,378.41 | \$ 1,149,998.41 |
| 2035 | \$ 344,000.00 | \$ 685,142.50 | \$ 58,165.00 | \$ - | \$ 62,605.98 | \$ 1,149,913.48 |
| 2036 | \$ 365,000.00 | \$ 665,362.50 | \$ 56,445.00 | \$ - | \$ 63,858.10 | \$ 1,150,665.60 |
| 2037 | \$ 386,000.00 | \$ 644,375.00 | \$ 54,620.00 | \$ - | \$ 65,135.26 | \$ 1,150,130.26 |
| 2038 | \$ 409,000.00 | \$ 622,180.00 | \$ 52,690.00 | \$ - | \$ 66,437.96 | \$ 1,150,307.96 |
| 2039 | \$ 433,000.00 | \$ 598,662.50 | \$ 50,645.00 | \$ - | \$ 67,766.72 | \$ 1,150,074.22 |
| 2040 | \$ 459,000.00 | \$ 573,765.00 | \$ 48,480.00 | \$ - | \$ 69,122.06 | \$ 1,150,367.06 |
| 2041 | \$ 486,000.00 | \$ 547,372.50 | \$ 46,185.00 | \$ - | \$ 70,504.50 | \$ 1,150,062.00 |
| 2042 | \$ 515,000.00 | \$ 519,427.50 | \$ 43,755.00 | \$ - | \$ 71,914.59 | \$ 1,150,097.09 |
| 2043 | \$ 546,000.00 | \$ 489,815.00 | \$ 41,180.00 | \$ - | \$ 73,352.88 | \$ 1,150,347.88 |
| 2044 | \$ 579,000.00 | \$ 458,420.00 | \$ 38,450.00 | \$ - | \$ 74,819.94 | \$ 1,150,689.94 |
| 2045 | \$ 613,000.00 | \$ 425,127.50 | \$ 35,555.00 | \$ - | \$ 76,316.34 | \$ 1,149,998.84 |
| 2046 | \$ 650,000.00 | \$ 389,880.00 | \$ 32,490.00 | \$ - | \$ 77,842.66 | \$ 1,150,212.66 |
| 2047 | \$ 691,000.00 | \$ 350,880.00 | \$ 29,240.00 | \$ - | \$ 79,399.52 | \$ 1,150,519.52 |
| 2048 | \$ 734,000.00 | \$ 309,420.00 | \$ 25,785.00 | \$ - | \$ 80,987.51 | \$ 1,150,192.51 |
| 2049 | \$ 780,000.00 | \$ 265,380.00 | \$ 22,115.00 | \$ - | \$ 82,607.26 | \$ 1,150,102.26 |
| 2050 | \$ 829,000.00 | \$ 218,580.00 | \$ 18,215.00 | \$ - | \$ 84,259.40 | \$ 1,150,054.40 |
| 2051 | \$ 881,000.00 | \$ 168,840.00 | \$ 14,070.00 | \$ - | \$ 85,944.59 | \$ 1,149,854.59 |
| 2052 | \$ 937,000.00 | \$ 115,980.00 | \$ 9,665.00 | \$ - | \$ 87,663.48 | \$ 1,150,308.48 |
| 2053 | \$ 996,000.00 | \$ 59,760.00 | \$ 4,980.00 | \$ (1,044,253.07) | \$ 89,416.75 | \$ 105,903.68 |
| Total | \$ 14,296,000.00 | \$ 14,978,694.44 | \$ 1,271,100.00 | \$ (1,044,253.07) | \$ 1,971,062.10 | \$ 31,472,603.47 |

Footnotes:

[a] Annual Installments collected 1/31/2025 on the Improvement Area #1 Reimbursement Obligation shall be used for the 9/15/2025 debt service payment on the District Bonds.

[b] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054. Interest collected on the 2024 and 2025 Annual Installments prior to the issuance of District Bonds to be used to pay interest on the 9/15/2025 debt service payment. The remainder shall be deposited into the respective Project Fund.

[c] Assumes Reserve Fund is fully funded and available to reduce the Improvement Area #1 Annual Installments at maturity of the District Bonds.

[d] 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.

PROBAND COUNTY OF WYOMING DEPARTMENT OF REVENUE AND FINANCE, DIVISION OF FINANCIAL SERVICES, 100 WEST SECOND STREET, CHEYENNE, WYOMING 82002

EXHIBIT G-1 - IMPROVEMENT AREA #2 ASSESSMENT ROLL

| Property ID ^[a] | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|-------|------------------------|----------------------------------|
| 2932785 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932786 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932787 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932788 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932789 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932790 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932791 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932792 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932793 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932794 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932795 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932796 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932797 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932798 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932799 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932800 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932801 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932802 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932803 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932804 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932805 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932806 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932807 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932811 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932812 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932813 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932814 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932815 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932816 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932817 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932820 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932821 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932822 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932823 | Non-Benefitted | | \$ - | \$ - |
| 2932824 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932827 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932828 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932829 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932830 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932831 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT
2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Property ID ^[a] | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|-------|------------------------|----------------------------------|
| 2932832 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932833 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932834 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932835 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932836 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932837 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932838 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932839 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932840 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932841 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932842 | Non-Benefitted | | \$ - | \$ - |
| 2932843 | Non-Benefitted | | \$ - | \$ - |
| 2932844 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932848 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932849 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932850 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932851 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932852 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932853 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932855 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932856 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932857 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932858 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932859 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932860 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932861 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932862 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932863 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932864 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932865 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932866 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932867 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932868 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932869 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932870 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932871 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932872 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932873 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932874 | Non-Benefitted | | \$ - | \$ - |
| 2932875 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

| Property ID ^(a) | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|-------|------------------------|----------------------------------|
| 2932882 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932883 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932884 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932885 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932890 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932891 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932892 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932893 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932894 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932895 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932896 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932897 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932898 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932899 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932900 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932901 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932902 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932903 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932904 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932905 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932906 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932907 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932908 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932909 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932910 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932911 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932912 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932913 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932914 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2932915 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932916 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932917 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932918 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932919 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932920 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932921 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932922 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932923 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932924 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932925 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |

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| Property ID ^[a] | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|-------|------------------------|----------------------------------|
| 2932926 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932927 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932928 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932929 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932930 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932931 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932932 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932933 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932934 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932935 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932936 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932937 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932938 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932939 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932951 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932952 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932953 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932954 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932955 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932956 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932957 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932958 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932959 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932960 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932961 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932962 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932963 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932964 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932965 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932966 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932967 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932968 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932969 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932970 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932971 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932972 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932973 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932974 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932975 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932976 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |

PROPERTY IDENTIFICATION SYSTEM FOR THE DISTRICT OF TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT, 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

| Property ID ^[a] | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|-------|------------------------|----------------------------------|
| 2932977 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932978 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932979 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932980 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932981 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932982 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932983 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932984 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932985 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932986 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932987 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932988 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932989 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932990 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932991 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932992 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932993 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932994 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932995 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932996 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932997 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932998 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2932999 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933000 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933001 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933002 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933003 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933004 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933005 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933006 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933007 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933008 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933009 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933010 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933011 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933012 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933013 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933014 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933015 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933016 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |

| Property ID ^(a) | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|------------|-------|------------------------|----------------------------------|
| 2933017 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933019 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933020 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933021 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933022 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933023 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933024 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933025 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933026 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933030 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933031 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933032 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933033 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933034 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933035 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933036 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933037 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933038 | Lot Type 3 | [c] | \$ 18,517.53 | \$ 1,505.00 |
| 2933039 | Lot Type 3 | | \$ 37,035.07 | \$ 3,010.00 |
| 2933040 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933044 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933045 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933046 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933047 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933048 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933050 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933051 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933052 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933052 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933054 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933055 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933056 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933057 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933058 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933059 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933060 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933061 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933062 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933063 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933064 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

| Property ID ^[a] | Lot Type | Notes | Outstanding Assessment | Annual Installment due 1/31/2026 |
|----------------------------|----------------|-------|-------------------------|----------------------------------|
| 2933065 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933066 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933067 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933068 | Non-Benefitted | | \$ - | \$ - |
| 2933069 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933070 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933071 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933072 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933073 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933074 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933075 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933076 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933077 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933078 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933079 | Lot Type 4 | | \$ 46,147.08 | \$ 3,750.58 |
| 2933081 | Non-Benefitted | | \$ - | \$ - |
| 2933082 | Non-Benefitted | | \$ - | \$ - |
| 2933080 | Non-Benefitted | | \$ - | \$ - |
| 2941099 | Lot Type 3 | [c] | \$ 18,517.53 | \$ 1,505.00 |
| Total^[b] | | | \$ 10,498,000.85 | \$ 853,218.88 |

Footnotes:

[a] Subject to change based on final certified rolls provided by the County.

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

[c] Undivided interest of parent Property ID 2941098 located at 908 Tulip Trail, billed 50% to Property ID 2933038 and 50% to Property ID 2941099.

EXHIBIT G-2 - IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

| Annual Installment Due 1/31 ^(a) | Principal | Interest ^(b) | Additional Interest | Reserve Fund | Annual Collection Costs | Annual Installment ^(d) |
|--|-------------------------|-------------------------|------------------------|------------------------|----------------------------|--------------------------------------|
| 2025 | \$ 122,000.00 | \$ 53,566.89 | \$ - | \$ - | \$ 40,000.00 | \$ 215,566.89 |
| 2026 | \$ 169,000.00 | \$ 597,442.50 | \$ 52,490.00 | \$ - | \$ 34,286.65 | \$ 853,219.15 |
| 2027 | \$ 167,000.00 | \$ 590,260.00 | \$ 51,645.00 | \$ - | \$ 44,241.75 | \$ 853,146.75 |
| 2028 | \$ 174,000.00 | \$ 583,162.50 | \$ 50,810.00 | \$ - | \$ 45,126.58 | \$ 853,099.08 |
| 2029 | \$ 181,000.00 | \$ 575,767.50 | \$ 49,940.00 | \$ - | \$ 46,029.11 | \$ 852,736.61 |
| 2030 | \$ 189,000.00 | \$ 568,075.00 | \$ 49,035.00 | \$ - | \$ 46,949.69 | \$ 853,059.69 |
| 2031 | \$ 197,000.00 | \$ 560,042.50 | \$ 48,090.00 | \$ - | \$ 47,888.69 | \$ 853,021.19 |
| 2032 | \$ 205,000.00 | \$ 551,670.00 | \$ 47,105.00 | \$ - | \$ 48,846.46 | \$ 852,621.46 |
| 2033 | \$ 214,000.00 | \$ 542,957.50 | \$ 46,080.00 | \$ - | \$ 49,823.39 | \$ 852,860.89 |
| 2034 | \$ 226,000.00 | \$ 530,652.50 | \$ 45,010.00 | \$ - | \$ 50,819.86 | \$ 852,482.36 |
| 2035 | \$ 240,000.00 | \$ 517,657.50 | \$ 43,880.00 | \$ - | \$ 51,836.26 | \$ 853,373.76 |
| 2036 | \$ 254,000.00 | \$ 503,857.50 | \$ 42,680.00 | \$ - | \$ 52,872.98 | \$ 853,410.48 |
| 2037 | \$ 268,000.00 | \$ 489,252.50 | \$ 41,410.00 | \$ - | \$ 53,930.44 | \$ 852,592.94 |
| 2038 | \$ 284,000.00 | \$ 473,842.50 | \$ 40,070.00 | \$ - | \$ 55,009.05 | \$ 852,921.55 |
| 2039 | \$ 301,000.00 | \$ 457,512.50 | \$ 38,650.00 | \$ - | \$ 56,109.23 | \$ 853,271.73 |
| 2040 | \$ 318,000.00 | \$ 440,205.00 | \$ 37,145.00 | \$ - | \$ 57,231.41 | \$ 852,581.41 |
| 2041 | \$ 337,000.00 | \$ 421,920.00 | \$ 35,555.00 | \$ - | \$ 58,376.04 | \$ 852,851.04 |
| 2042 | \$ 357,000.00 | \$ 402,542.50 | \$ 33,870.00 | \$ - | \$ 59,543.56 | \$ 852,956.06 |
| 2043 | \$ 378,000.00 | \$ 382,015.00 | \$ 32,085.00 | \$ - | \$ 60,734.44 | \$ 852,834.44 |
| 2044 | \$ 400,000.00 | \$ 360,280.00 | \$ 30,195.00 | \$ - | \$ 61,949.12 | \$ 852,424.12 |
| 2045 | \$ 424,000.00 | \$ 337,280.00 | \$ 28,195.00 | \$ - | \$ 63,188.11 | \$ 852,663.11 |
| 2046 | \$ 449,000.00 | \$ 312,900.00 | \$ 26,075.00 | \$ - | \$ 64,451.87 | \$ 852,426.87 |
| 2047 | \$ 477,000.00 | \$ 285,960.00 | \$ 23,830.00 | \$ - | \$ 65,740.91 | \$ 852,530.91 |
| 2048 | \$ 507,000.00 | \$ 257,340.00 | \$ 21,445.00 | \$ - | \$ 67,055.72 | \$ 852,840.72 |
| 2049 | \$ 539,000.00 | \$ 226,920.00 | \$ 18,910.00 | \$ - | \$ 68,396.84 | \$ 853,226.84 |
| 2050 | \$ 572,000.00 | \$ 194,580.00 | \$ 16,215.00 | \$ - | \$ 69,764.78 | \$ 852,559.78 |
| 2051 | \$ 608,000.00 | \$ 160,260.00 | \$ 13,355.00 | \$ - | \$ 71,160.07 | \$ 852,775.07 |
| 2052 | \$ 646,000.00 | \$ 123,780.00 | \$ 10,315.00 | \$ - | \$ 72,583.27 | \$ 852,678.27 |
| 2053 | \$ 687,000.00 | \$ 85,020.00 | \$ 7,085.00 | \$ - | \$ 74,034.94 | \$ 853,139.94 |
| 2054 | \$ 730,000.00 | \$ 43,800.00 | \$ 3,650.00 | \$ (775,739.19) | \$ 75,515.64 | \$ 77,226.45 |
| Total | \$ 10,620,000.00 | \$ 11,630,521.89 | \$ 984,820.00 | \$ (775,739.19) | \$ 1,713,496.86 | \$ 24,173,099.56 |

Footnotes:

(a) Annual Installments collected 1/31/2025 on the Improvement Area #2 Reimbursement Obligation shall be used for the 9/15/2025 debt service payment on the District Bonds.

(b) Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054. Interest collected on the 2024 and 2025 Annual Installments prior to the issuance of District Bonds to be used to pay interest on the 9/15/2025 debt service payment. The remainder shall be deposited into the respective Project Fund.

(c) Assumes Reserve Fund is fully funded and available to reduce the Improvement Area #2 Annual Installments at maturity of the District Bonds.

(d) 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.

2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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

| Property ID ^[a] | Lot Type | Outstanding Assessment | Annual Installment Due 1/31/2026 |
|----------------------------|------------------------------------|------------------------|-------------------------------------|
| 1291872 | Improvement Area #3 Initial Parcel | \$ 4,183,000.00 | \$ 347,641.75 |
| Total | | \$ 4,183,000.00 | \$ 347,641.75 |

Footnotes:

[a] The entire Improvement Area #3 Initial Parcel is contained within Property ID 1291872. For billing purposes, the Annual Installment due 1/31/2025 shall be allocated pro rata based on acreage. Subject to change based on final certified rolls provided by the County.

EXHIBIT H-2 - IMPROVEMENT AREA #3 ANNUAL INSTALLMENT

| Annual Installment Due 1/31 ^[a] | Principal | Interest ^[b] | Additional Interest | Reserve Fund ^[c] | Annual Collection Costs | Annual Installment ^[d] |
|--|------------------------|-------------------------|------------------------|-----------------------------|----------------------------|--------------------------------------|
| 2025 | \$ 60,000.00 | \$ 21,050.00 | \$ - | \$ - | \$ 40,000.00 | \$ 121,050.00 |
| 2026 | \$ 75,000.00 | \$ 234,262.50 | \$ 20,615.00 | \$ - | \$ 17,764.25 | \$ 347,641.75 |
| 2027 | \$ 68,000.00 | \$ 231,075.00 | \$ 20,240.00 | \$ - | \$ 27,952.98 | \$ 347,267.98 |
| 2028 | \$ 71,000.00 | \$ 228,185.00 | \$ 19,900.00 | \$ - | \$ 28,512.04 | \$ 347,597.04 |
| 2029 | \$ 73,000.00 | \$ 225,167.50 | \$ 19,545.00 | \$ - | \$ 29,082.28 | \$ 346,794.78 |
| 2030 | \$ 76,000.00 | \$ 222,065.00 | \$ 19,180.00 | \$ - | \$ 29,663.92 | \$ 346,908.92 |
| 2031 | \$ 79,000.00 | \$ 218,835.00 | \$ 18,800.00 | \$ - | \$ 30,257.20 | \$ 346,892.20 |
| 2032 | \$ 82,000.00 | \$ 215,477.50 | \$ 18,405.00 | \$ - | \$ 30,862.35 | \$ 346,744.85 |
| 2033 | \$ 86,000.00 | \$ 211,992.50 | \$ 17,995.00 | \$ - | \$ 31,479.59 | \$ 347,467.09 |
| 2034 | \$ 90,000.00 | \$ 207,047.50 | \$ 17,565.00 | \$ - | \$ 32,109.18 | \$ 346,721.68 |
| 2035 | \$ 96,000.00 | \$ 201,872.50 | \$ 17,115.00 | \$ - | \$ 32,751.37 | \$ 347,738.87 |
| 2036 | \$ 101,000.00 | \$ 196,352.50 | \$ 16,635.00 | \$ - | \$ 33,406.40 | \$ 347,393.90 |
| 2037 | \$ 106,000.00 | \$ 190,545.00 | \$ 16,130.00 | \$ - | \$ 34,074.52 | \$ 346,749.52 |
| 2038 | \$ 112,000.00 | \$ 184,450.00 | \$ 15,600.00 | \$ - | \$ 34,756.01 | \$ 346,806.01 |
| 2039 | \$ 119,000.00 | \$ 178,010.00 | \$ 15,040.00 | \$ - | \$ 35,451.13 | \$ 347,501.13 |
| 2040 | \$ 125,000.00 | \$ 171,167.50 | \$ 14,445.00 | \$ - | \$ 36,160.16 | \$ 346,772.66 |
| 2041 | \$ 133,000.00 | \$ 163,980.00 | \$ 13,820.00 | \$ - | \$ 36,883.36 | \$ 347,683.36 |
| 2042 | \$ 140,000.00 | \$ 156,332.50 | \$ 13,155.00 | \$ - | \$ 37,621.03 | \$ 347,108.53 |
| 2043 | \$ 148,000.00 | \$ 148,282.50 | \$ 12,455.00 | \$ - | \$ 38,373.45 | \$ 347,110.95 |
| 2044 | \$ 157,000.00 | \$ 139,772.50 | \$ 11,715.00 | \$ - | \$ 39,140.92 | \$ 347,628.42 |
| 2045 | \$ 166,000.00 | \$ 130,745.00 | \$ 10,930.00 | \$ - | \$ 39,923.74 | \$ 347,598.74 |
| 2046 | \$ 175,000.00 | \$ 121,200.00 | \$ 10,100.00 | \$ - | \$ 40,722.21 | \$ 347,022.21 |
| 2047 | \$ 186,000.00 | \$ 110,700.00 | \$ 9,225.00 | \$ - | \$ 41,536.65 | \$ 347,461.65 |
| 2048 | \$ 197,000.00 | \$ 99,540.00 | \$ 8,295.00 | \$ - | \$ 42,367.39 | \$ 347,202.39 |
| 2049 | \$ 209,000.00 | \$ 87,720.00 | \$ 7,310.00 | \$ - | \$ 43,214.74 | \$ 347,244.74 |
| 2050 | \$ 222,000.00 | \$ 75,180.00 | \$ 6,265.00 | \$ - | \$ 44,079.03 | \$ 347,524.03 |
| 2051 | \$ 235,000.00 | \$ 61,860.00 | \$ 5,155.00 | \$ - | \$ 44,960.61 | \$ 346,975.61 |
| 2052 | \$ 250,000.00 | \$ 47,760.00 | \$ 3,980.00 | \$ - | \$ 45,859.82 | \$ 347,599.82 |
| 2053 | \$ 265,000.00 | \$ 32,760.00 | \$ 2,730.00 | \$ - | \$ 46,777.02 | \$ 347,267.02 |
| 2054 | \$ 281,000.00 | \$ 16,860.00 | \$ 1,405.00 | \$ (305,547.74) | \$ 47,712.56 | \$ 41,429.82 |
| Total | \$ 4,183,000.00 | \$ 4,530,247.50 | \$ 383,750.00 | \$ (305,547.74) | \$ 1,093,455.90 | \$ 9,884,905.66 |

Footnotes:

[a] Annual Installments collected 1/31/2025 on the Improvement Area #3 Reimbursement Obligation shall be used for the 9/15/2025 debt service payment on the District Bonds.

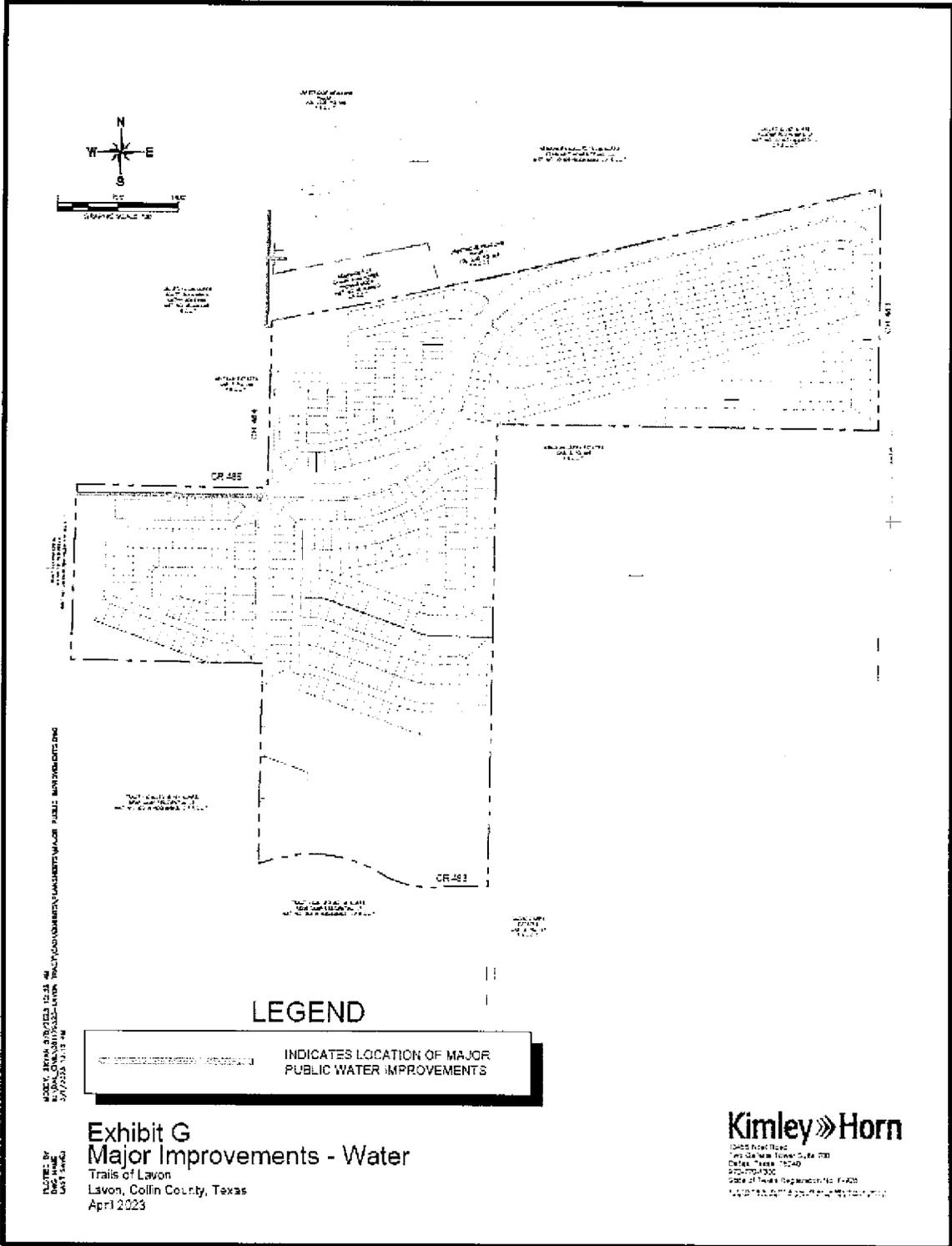
[b] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054. Interest collected on the 2024 and 2025 Annual Installments prior to the issuance of District Bonds to be used to pay interest on the 9/15/2025 debt service payment. The remainder shall be deposited into the respective Project Fund.

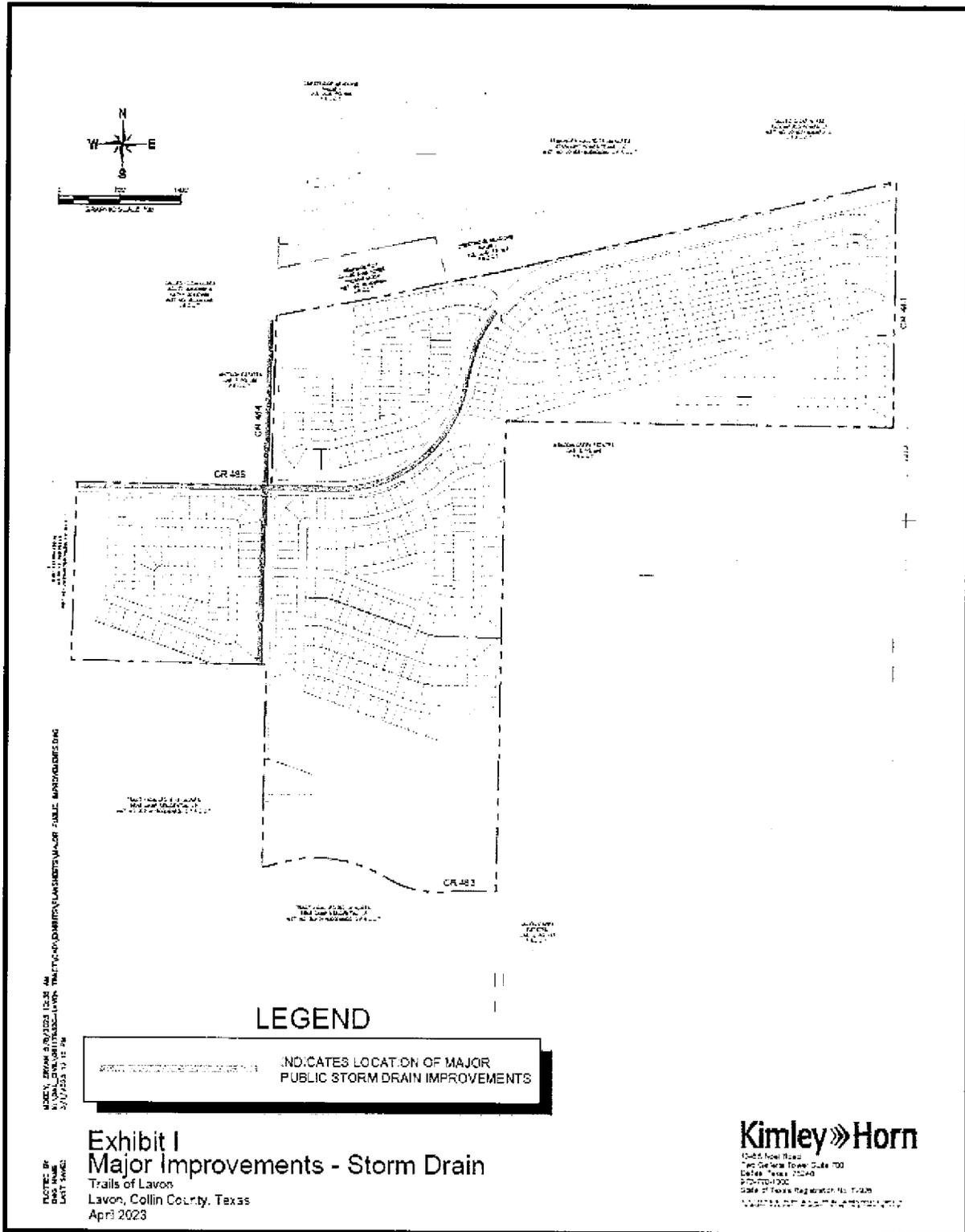
[c] Assumes Reserve Fund is fully funded and available to reduce the Improvement Area #1 Annual Installments at maturity of the District Bonds.

[d] 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.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT
2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT I-1 – MAPS OF MAJOR IMPROVEMENTS





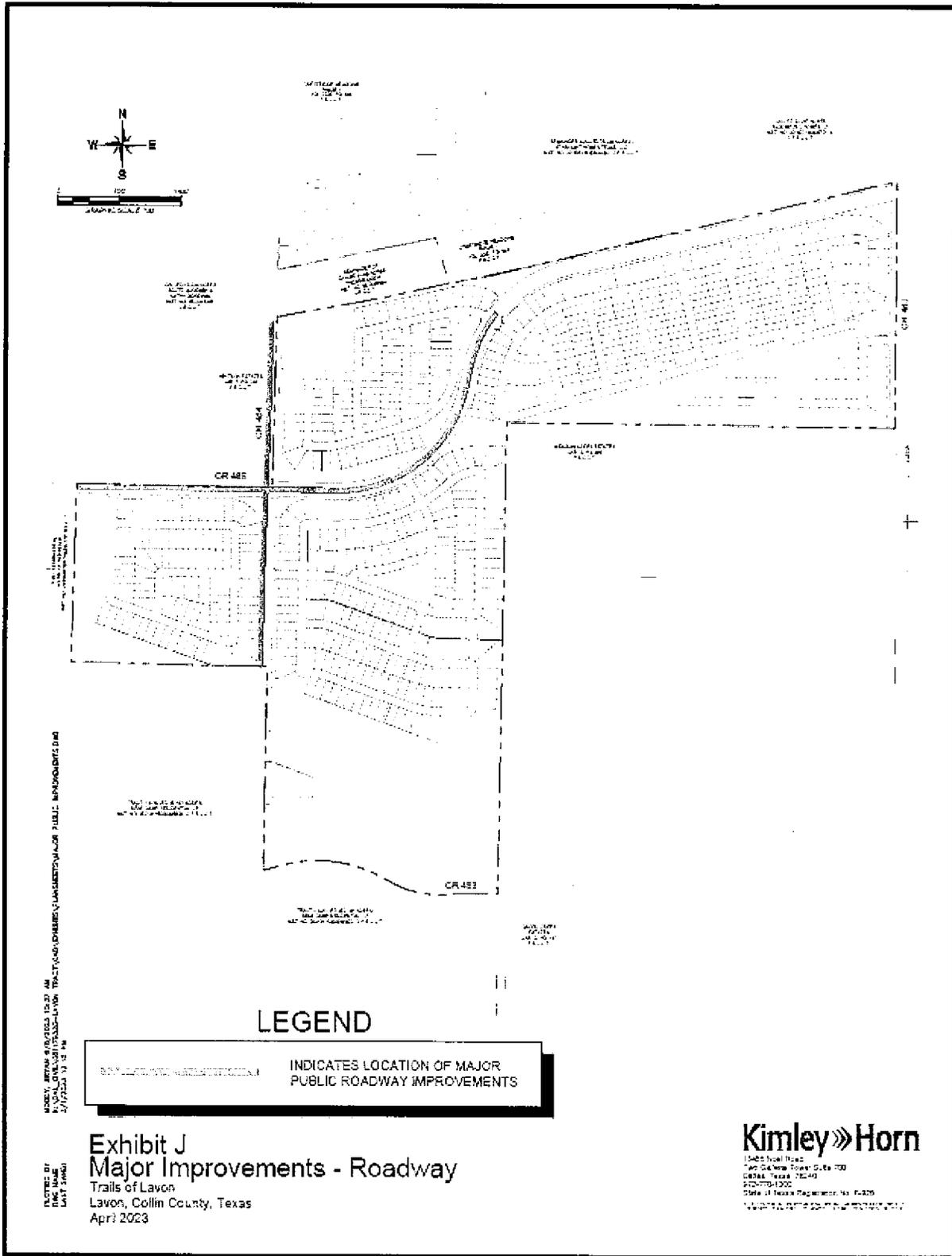
MAJOR STORM DRAIN IMPROVEMENTS (2025) - TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

DRAWN BY: [Name] DATE: [Date]

Exhibit I
Major Improvements - Storm Drain
 Trails of Lavon
 Lavon, Collin County, Texas
 April 2023

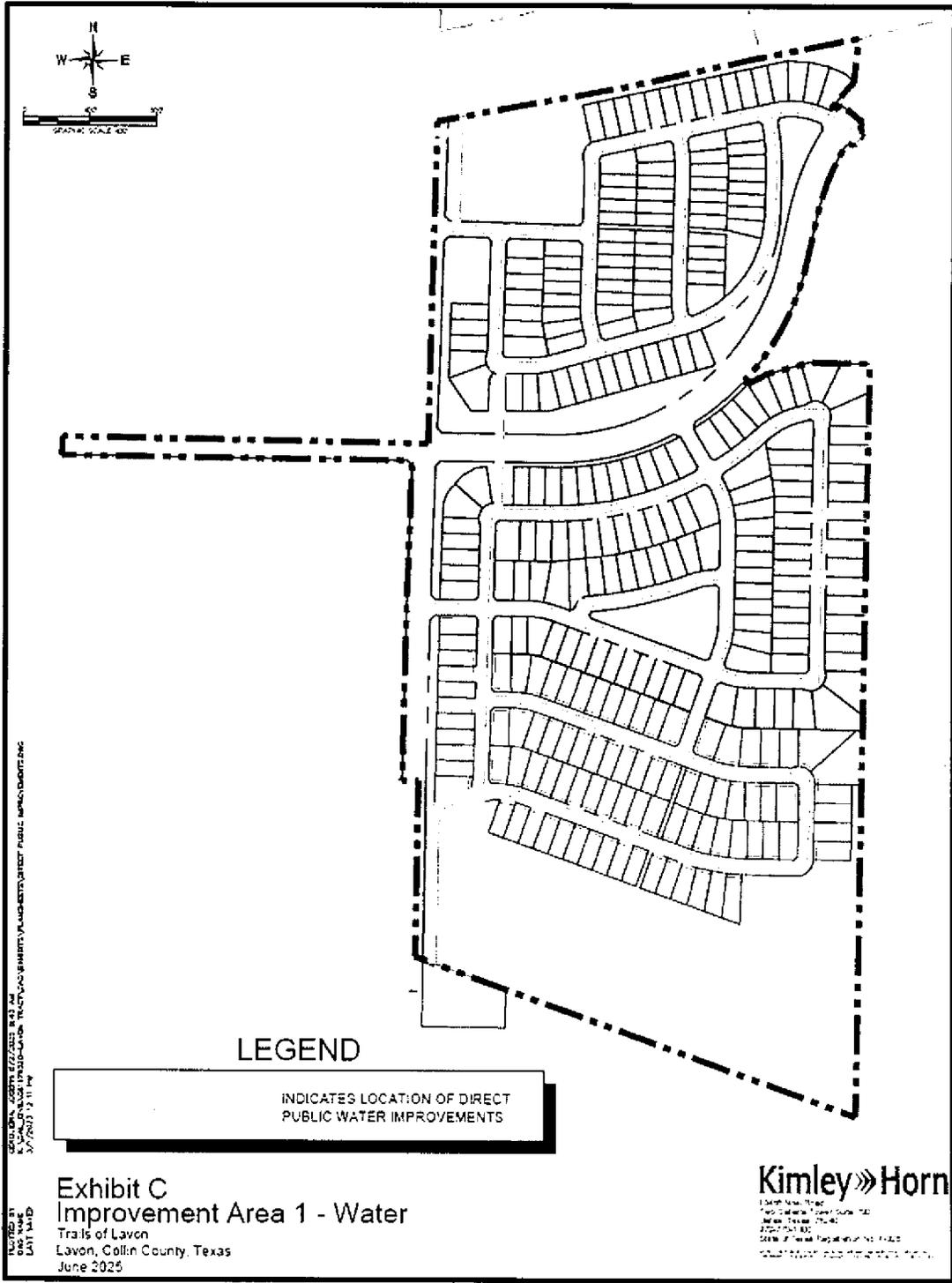
Kimley»Horn
 10455 Noel Road
 The Galleria Tower Suite 700
 Dallas, Texas 75246
 972-770-1000
 State of Texas Registration No. 12488
 www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

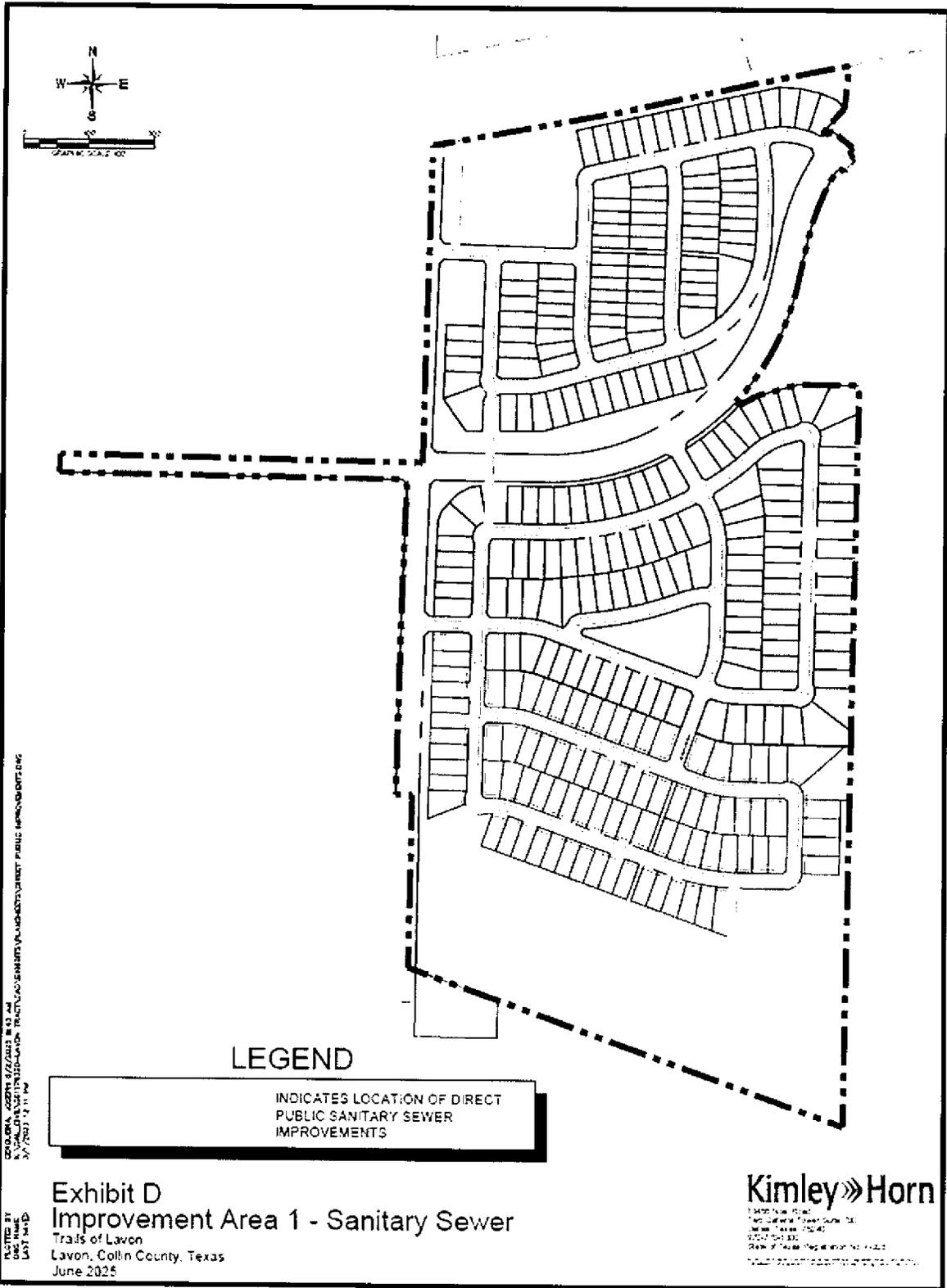


TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

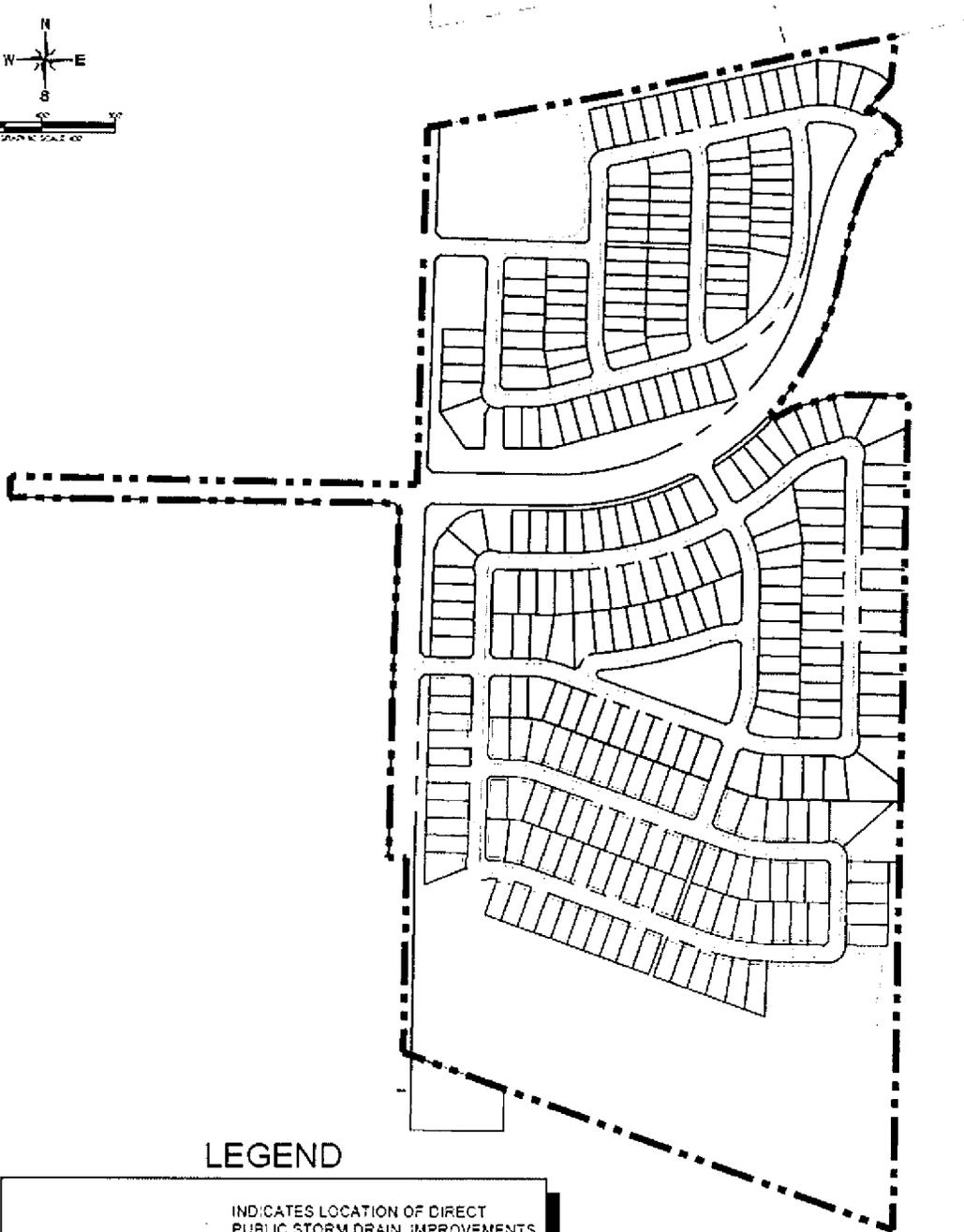
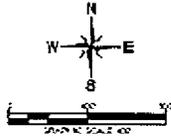
EXHIBIT I-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS



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TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT



LEGEND

INDICATES LOCATION OF DIRECT PUBLIC STORM DRAIN IMPROVEMENTS

C:\WORK\2025\2025000091215\2025000091215_PUBLIC IMPROVEMENTS.DWG
3/7/2025 2:11 PM

6/21/2025
JMT/MJD

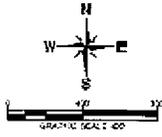
Exhibit E
Improvement Area 1 - Storm Drain
Trails of Lavon
Lavon, Collin County, Texas
June 2025

Kimley»Horn

1400 North Hwy
Frisco, Texas 75034
972.291.8300
State of Texas Registration No. 11422
www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

EXHIBIT I-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS



PLAN, SITEWORK 2/22/2024 3:48 PM
BY: J. VAUGHAN/VAUGHAN ENGINEERING, INC.
DATE: 2/22/2024 3:55 PM

LEGEND

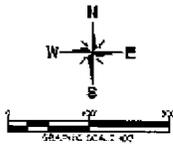
INDICATES LOCATION OF DIRECT PUBLIC WATER IMPROVEMENTS

PLANNED BY:
DATE MADE:
DATE SIGNED:

Exhibit C
Improvement Area 2 - Water
Trails of Lavon
Lavon, Collin County, Texas
February 2024

Kimley»Horn
15000 Hill Road
Dallas, Texas 75244
972.961.7240
www.kimleyhorn.com
A Division of Kimley-Horn and Associates, Inc.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



PLAN, STRENGTH 2/22/2024 4:27 PM
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 2/22/2024 4:27 PM

LEGEND

INDICATES LOCATION OF DIRECT PUBLIC STORM DRAIN IMPROVEMENTS

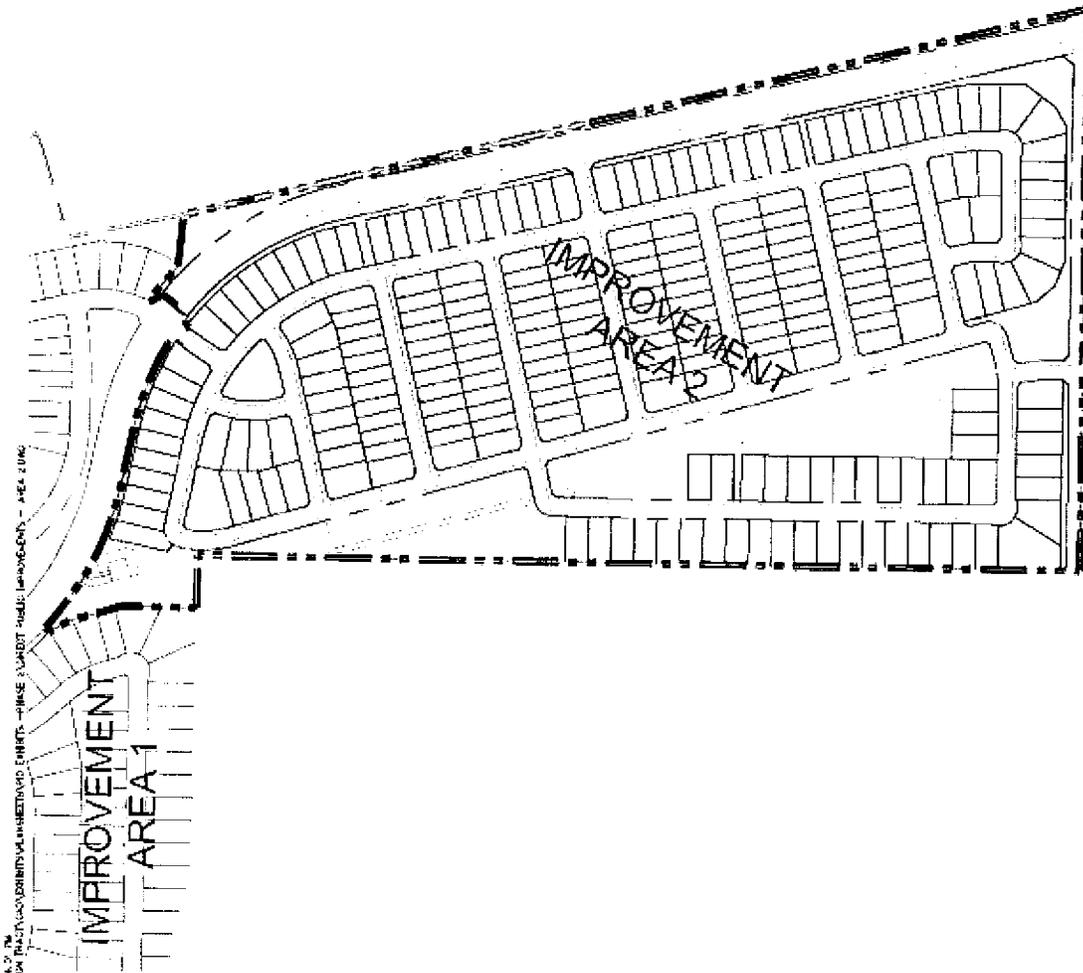
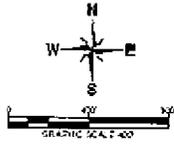
Exhibit E
Improvement Area 2 - Storm Drain
 Trails of Lavon
 Lavon, Collin County, Texas
 February 2024

Kimley»Horn

 10444 North Allied
 Two Oaks Lane, Flower Mound, TX
 Dallas, Texas 75042
 972.371.0100
 State of Texas Registration No. 1-0225
 www.kimleyhorn.com

PLotted by
 Date: 2/22/24
 User: JAMES

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DATE: 02/22/2024 4:52 PM
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
DATE: 02/22/2024 5:07 PM
PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN - AREA 2 (1/24)

LEGEND

 INDICATES LOCATION OF DIRECT PUBLIC ROADWAY IMPROVEMENTS

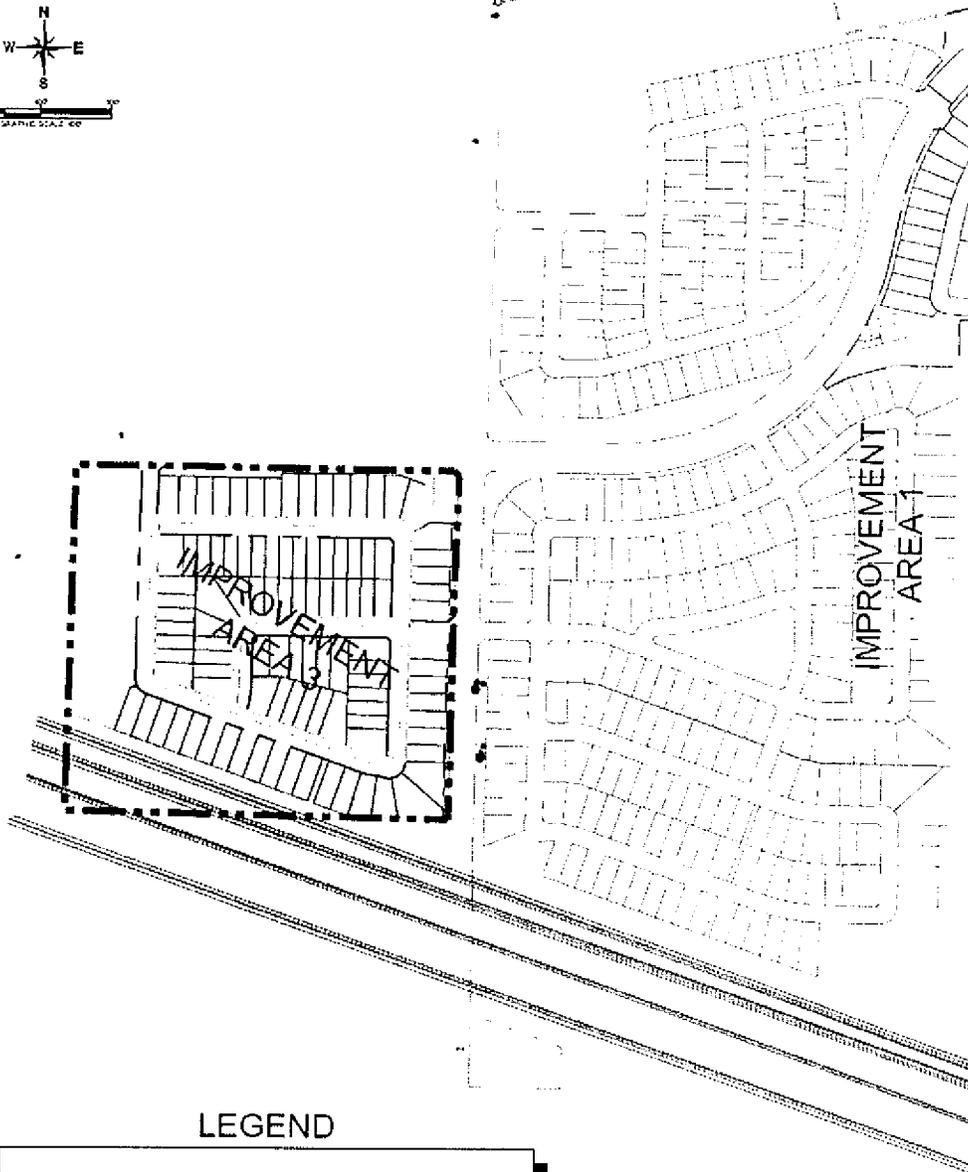
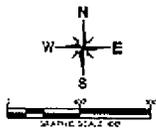
DATE: 02/22/2024 4:52 PM
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
DATE: 02/22/2024 5:07 PM

Exhibit F
Improvement Area 2 - Roadway
Trails of Lavon
Lavon, Collin County, Texas
February 2024

Kimley»Horn
7545 West Road
Austin, Texas 78745
Tel: 512.835.7224
Fax: 512.835.7225
www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT I-4 - MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS



KIMLEY-HORN AND ASSOCIATES, P.C. 10000 W. BRIDGE BLVD. SUITE 200 FORT WORTH, TEXAS 76155-1200
DATE: 09/12/24 BY: JAC/MLD

LEGEND

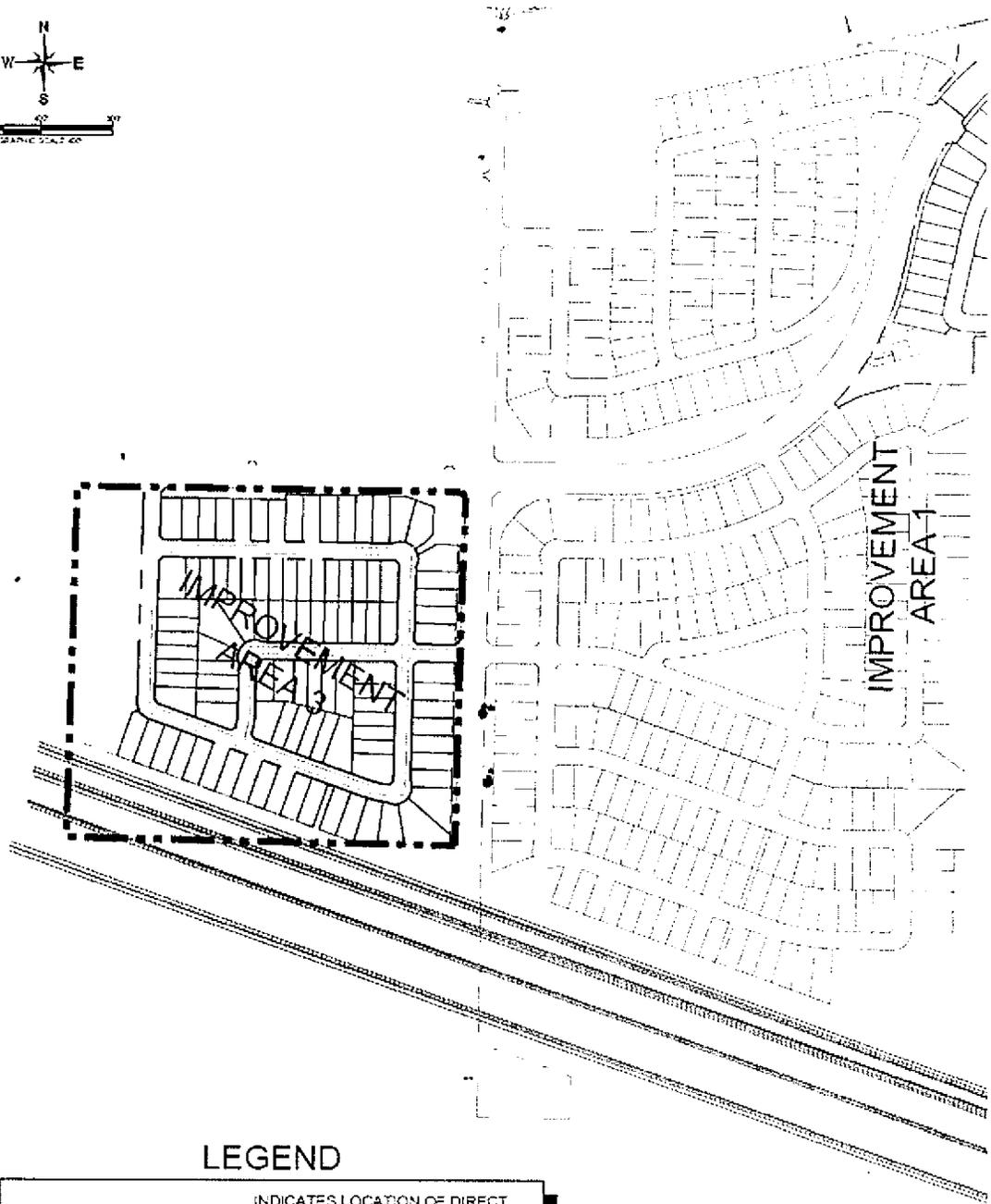
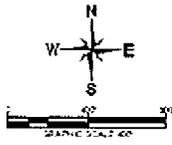
INDICATES LOCATION OF DIRECT PUBLIC WATER IMPROVEMENTS

DATE: 09/12/24 BY: JAC/MLD

Exhibit C
Improvement Area 3 - Water
Trails of Lavon
Lavon, Collin County, Texas
September 2024

Kimley»Horn
10000 W. BRIDGE BLVD.
SUITE 200 FORT WORTH, TEXAS 76155-1200
PHONE: 817.335.7200
WWW.KIMLEY-HORN.COM

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, P.C.



REVISION: DATE: 1/18/2024 9:52 AM
BY: JAC (JACILVARI@TRAILSOFLAVON.PUBLICIMPROVEMENTDISTRICT.COM)
DATE: 8/17/2024 9:27 AM

LEGEND

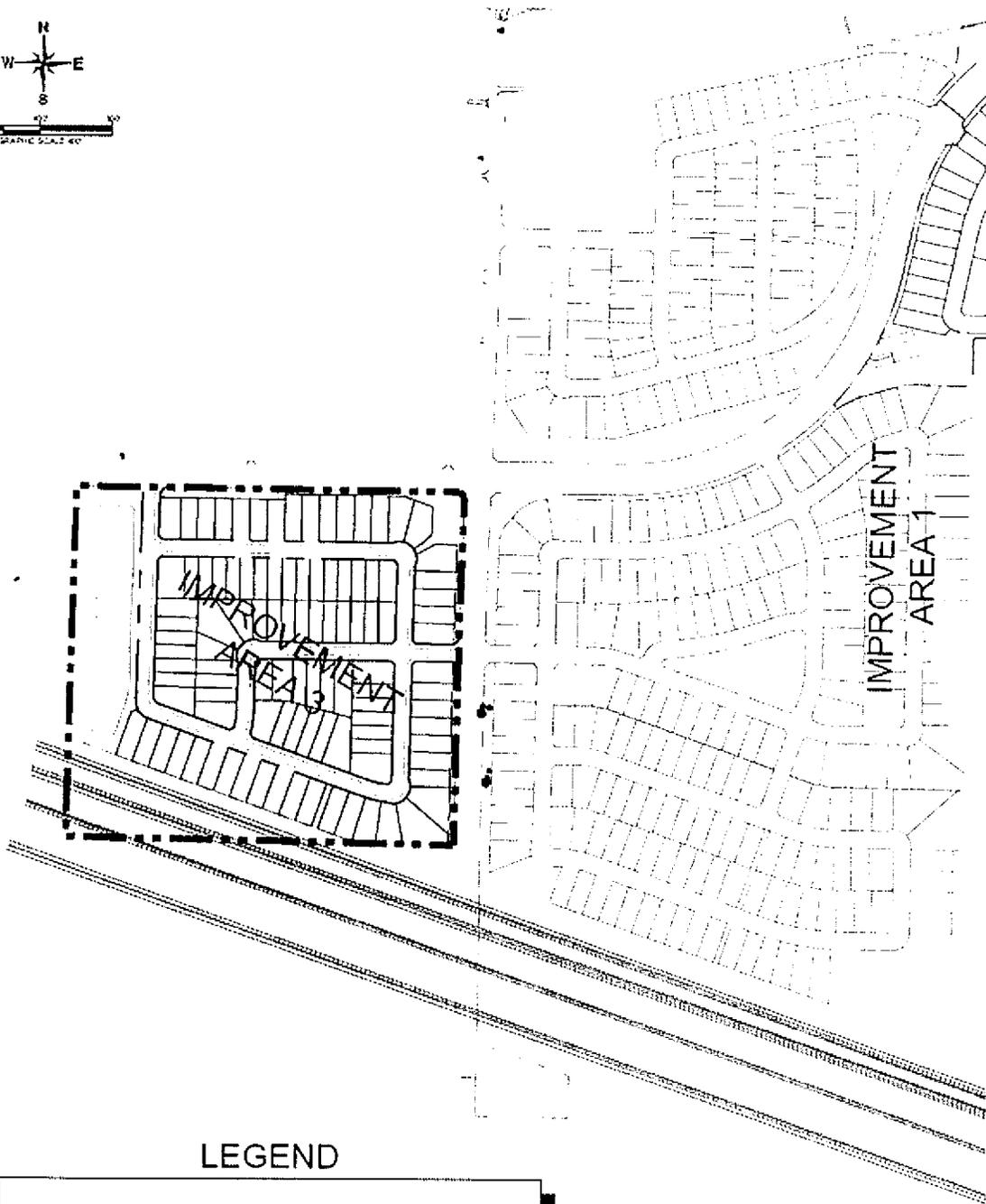
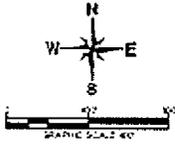
INDICATES LOCATION OF DIRECT PUBLIC SANITARY SEWER IMPROVEMENTS

PLOTTED BY: DMS
DATE: 8/17/2024 9:27 AM

Exhibit D
Improvement Area 3 - Sanitary Sewer
Trails of Lavon
Lavon, Collin County, Texas
September 2024

Kimley»Horn
15405 North Blvd.
Fort Collins, Colorado 80525
970.226.7600
www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

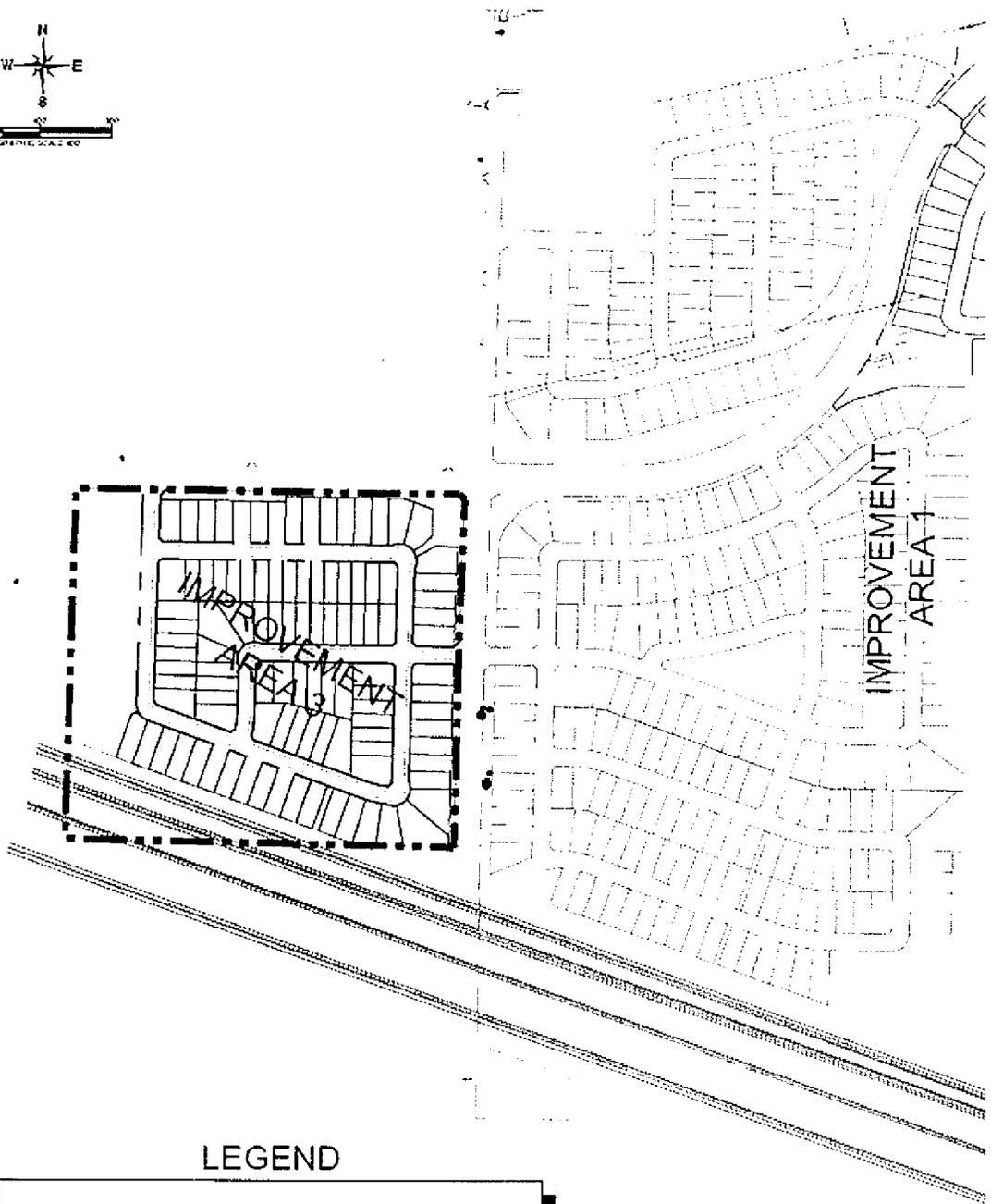
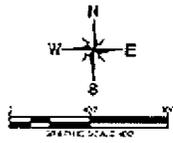


DATE: 09/19/2024 10:24 AM
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 09/19/2024 10:24 AM

DATE: 09/19/2024 10:24 AM
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 09/19/2024 10:24 AM

Exhibit E Improvement Area 3 - Storm Drain Trails of Lavon Lavon, Collin County, Texas September 2024

Kimley»Horn
15405 North Rock
Fort Worth, Texas 76154
Phone: 817.335.2242
12501 North Stem
Dallas, Texas 75244
Phone: 214.343.7200
www.kimleyhorn.com



DATE: 09/18/2024 8:39 AM
PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - PHASE 3 STREET PUBLIC IMPROVEMENT - AREA 3 (S)

DRAWN BY: JMM
DATE: 09/18/2024

LEGEND

INDICATES LOCATION OF DIRECT PUBLIC ROADWAY IMPROVEMENTS

Exhibit F
Improvement Area 3 - Roadway
Trails of Lavon
Lavon, Collin County, Texas
September 2024

Kimley»Horn
15405 North Loop
Suite 2000, Houston, Texas 77040
Houston, Texas 77040
281.468.3000
www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - PHASE 3 STREET PUBLIC IMPROVEMENT - AREA 3 (S)

EXHIBIT J – 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 Lavon Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

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

City of Lavon
Attn: City Secretary
PO Box 340
120 School Road
Lavon TX 75166

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

Sincerely,
[Signature]

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

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

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

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

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

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

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

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

Notary Public, State of Texas

EXHIBIT K – DISTRICT BONDS DEBT SERVICE SCHEDULE



FINAL

Lavon

Special Assessment Revenue Bonds, Series 2025
 (Trails of Lavon PID)
 Combined Issue

Debt Service

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|------------------------|----------|------------------------|------------------------|
| 09/30/2025 | 388,000.00 | 4.250% | 146,421.33 | 534,421.33 |
| 09/30/2026 | 476,000.00 | 4.250% | 1,630,750.00 | 2,106,750.00 |
| 09/30/2027 | 473,000.00 | 4.250% | 1,610,520.00 | 2,083,520.00 |
| 09/30/2028 | 494,000.00 | 4.250% | 1,590,417.50 | 2,084,417.50 |
| 09/30/2029 | 513,000.00 | 4.250% | 1,569,422.50 | 2,082,422.50 |
| 09/30/2030 | 536,000.00 | 4.250% | 1,547,620.00 | 2,083,620.00 |
| 09/30/2031 | 558,000.00 | 4.250% | 1,524,840.00 | 2,082,840.00 |
| 09/30/2032 | 581,000.00 | 4.250% | 1,501,125.00 | 2,082,125.00 |
| 09/30/2033 | 607,000.00 | 5.750% | 1,476,432.50 | 2,083,432.50 |
| 09/30/2034 | 641,000.00 | 5.750% | 1,441,530.00 | 2,082,530.00 |
| 09/30/2035 | 680,000.00 | 5.750% | 1,404,672.50 | 2,084,672.50 |
| 09/30/2036 | 720,000.00 | 5.750% | 1,365,572.50 | 2,085,572.50 |
| 09/30/2037 | 760,000.00 | 5.750% | 1,324,172.50 | 2,084,172.50 |
| 09/30/2038 | 805,000.00 | 5.750% | 1,280,472.50 | 2,085,472.50 |
| 09/30/2039 | 853,000.00 | 5.750% | 1,234,185.00 | 2,087,185.00 |
| 09/30/2040 | 902,000.00 | 5.750% | 1,185,137.50 | 2,087,137.50 |
| 09/30/2041 | 956,000.00 | 5.750% | 1,133,272.50 | 2,089,272.50 |
| 09/30/2042 | 1,012,000.00 | 5.750% | 1,078,302.50 | 2,090,302.50 |
| 09/30/2043 | 1,072,000.00 | 5.750% | 1,020,112.50 | 2,092,112.50 |
| 09/30/2044 | 1,136,000.00 | 5.750% | 958,472.50 | 2,094,472.50 |
| 09/30/2045 | 1,203,000.00 | 5.750% | 893,152.50 | 2,096,152.50 |
| 09/30/2046 | 1,274,000.00 | 6.000% | 823,980.00 | 2,097,980.00 |
| 09/30/2047 | 1,354,000.00 | 6.000% | 747,540.00 | 2,101,540.00 |
| 09/30/2048 | 1,438,000.00 | 6.000% | 666,300.00 | 2,104,300.00 |
| 09/30/2049 | 1,528,000.00 | 6.000% | 580,020.00 | 2,108,020.00 |
| 09/30/2050 | 1,623,000.00 | 6.000% | 488,340.00 | 2,111,340.00 |
| 09/30/2051 | 1,724,000.00 | 6.000% | 390,960.00 | 2,114,960.00 |
| 09/30/2052 | 1,833,000.00 | 6.000% | 287,520.00 | 2,120,520.00 |
| 09/30/2053 | 1,948,000.00 | 6.000% | 177,540.00 | 2,125,540.00 |
| 09/30/2054 | 1,011,000.00 | 6.000% | 60,660.00 | 1,071,660.00 |
| Total | \$29,099,000.00 | - | \$31,139,463.83 | \$60,238,463.83 |

Yield Statistics

| | |
|-----------------------------------|--------------|
| Bond Year Dollars | \$530,520.58 |
| Average Life | 18.232 Years |
| Average Coupon | 5.8696053% |
| Net Interest Cost (NIC) | 6.0364807% |
| True Interest Cost (TIC) | 6.1317078% |
| Bond Yield for Arbitrage Purposes | 5.8377674% |
| All Inclusive Cost (AIC) | 6.6399665% |

IRS Form 8038

| | |
|---------------------------|--------------|
| Net Interest Cost | 5.8724546% |
| Weighted Average Maturity | 18.238 Years |

Trails of Lavon - FINAL | Issue Summary | 7/15/2025 | 11:02 AM



EXHIBIT L-1 – DISTRICT LEGAL DESCRIPTION

EXHIBIT B

Boundaries

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 - Tract 5 - Monkey Run West and portion of a called 112.5 acre tract of land described as Parcel No. 1 - Tract 6 - Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said 75.249 acre tract, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, same being on northerly line of said 90 acre tract;

THENCE North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, I.P, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of said 92.267 acre tract;

THENCE South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner

EXHIBIT B - METES AND BOUNDS DESCRIPTION OF THE PROPERTY

EXHIBIT L-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and a portion of a called 64.952 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northernmost northwest corner of said 140.551 acre tract, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North $79^{\circ}37'10''$ East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said 140.551 acre tract and along the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North $77^{\circ}36'57''$ East, continuing along the northerly line of said 140.551 acre tract and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North $78^{\circ}41'41''$ East, continuing along the northerly line of said 140.551 acre tract and along the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract;

THENCE departing the southerly line of said Crestridge Meadows Phase 1 and crossing said 140.551 acre tract, the following courses and distances:

South $06^{\circ}01'53''$ West, a distance of 138.68 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 835.00 feet, a central angle of $08^{\circ}06'04''$, and a chord bearing and distance of South $40^{\circ}15'52''$ West, 117.96 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°54'12" East, a distance of 22.82 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 820.00 feet, a central angle of 01°17'26", and a chord bearing and distance of North 38°03'00" East, 18.47 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°18'17" East, passing en route the easterly line of said 140.551 acre tract and the westerly line of said 64.952 acre tract, and continuing along the same course and crossing said 64.952 acre tract, for a total distance of 90.00 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 730.00 feet, a central angle of 00°52'59", and a chord bearing and distance of South 38°15'13" West, 11.25 feet;

THENCE in a southwesterly direction, continuing across said 64.952 acre tract, with said non-tangent curve to the left, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 09°03'10" East, continuing across said 64.952 acre tract, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 55°19'40" East, continuing across said 64.952 acre tract, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 34°40'20" West, continuing across said 64.952 acre tract, passing en route the westerly line of said 64.952 acre tract and the easterly line of said 140.551 acre tract, and continuing along the same course and crossing said 140.551 acre tract, for a total distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 140.551 acre tract, the following courses and distances:

North 55°19'40" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°23'50" West, a distance of 20.74 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 730.00 feet, a central angle of 19°16'37", and a chord bearing and distance of South 21°53'38" West, 244.45 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°15'20" West, a distance of 143.92 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 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of South 27°29'39" West, 431.06 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°16'02" East, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°28'34" East, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°31'15" East, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°58'56" East, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 140.551 acre tract, common to the westerly line of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South 01°01'04" West, along the common line of said 140.551 acre tract and said Meadow Creek Estates, a distance of 2,391.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 70°13'50" West, departing the common line of said 140.551 acre tract and said Meadow Creek Estates, and crossing said 140.551 acre tract, a distance of 1,492.31 feet to point for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 35.191 acre tract of land described as Tract 1 in a deed to Bear Camp Residential, LP., as recorded in Instrument No. 2021015000095820 of the Official Public Records of Collin County, Texas, same also being in the centerline of said County Road No. 484;

THENCE North 01°04'28" East, along the centerline of said County Road No. 484, the westerly line of said 140.551 acre tract and the easterly line of said Tract 1, a distance of 556.09 feet to a Mag Nail set for the northeast corner of said Tract 1, common to an ell corner of said 140.551 acre tract;

THENCE North 88°54'08" West, along the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, a distance of 52.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, and crossing said 140.551 acre tract, the following courses and distances:

North 01°04'37" East, a distance of 5.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°28'41" East, a distance of 647.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°11'31" East, a distance of 348.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°32'04" West, a distance of 20.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'39" West, a distance of 1,108.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 3.68 acre tract of land described as Tract 1 in a deed to Jonny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas;

THENCE North 01°44'46" East, along the westerly line of said 140.551 acre tract and along the easterly line of said 3.68 acre tract, a distance of 60.33 feet to a Mag Nail set for the westernmost northwest corner of said 140.551 acre tract, common to the northeast corner of said 3.68 acre tract, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the centerline of said County Road No. 485 and along the northerly line of said 140.551 acre tract, a distance of 1,170.83 feet to a Mag Nail set at an ell corner of said 140.551 acre tract, same being the intersection of the centerline of said County Road No. 485 with the centerline of said County Road No. 484;

THENCE North 01°29'36" East, departing the centerline of said County Road No. 485, along the centerline of said County Road No. 484 and along the westerly line of said 140.551 acre tract, a distance of 1,026.04 feet to the **POINT OF BEGINNING** and containing 96.956 acres (4,223,394 square feet) of land, more or less.

EXHIBIT L-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 64.952 acre tract of land described in a deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas and a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING a 1/2 inch iron rod found for the northwest corner of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas, same being on the southerly line of said 64.952 acre tract;

THENCE South 01°01'04" West, departing the southerly line of said 64.952 acre tract, along the westerly line of said Meadow Creek Estates and the easterly line of said 140.551 acre tract, a distance of 138.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said Meadow Creek Estates and crossing said 140.551 acre tract and said 64.952 acre tract, the following:

North 88°58'56" West, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°31'15" West, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°28'34" West, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°16'02" West, a distance of 15.00 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 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of North 27°29'39" East, 431.06 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°15'20" East, a distance of 143.92 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 730.00 feet, a central angle of 19°16'37", and a chord bearing and distance of North 21°53'38" East, 244.45 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°23'50" East, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°19'40" East, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°40'20" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°19'40" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°03'10" West, a distance of 20.74 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 730.00 feet, a central angle of 00°52'59", and a chord bearing and distance of North 38°15'13" East, 11.25 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°18'17" West, a distance of 90.00 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 820.00 feet, a central angle of 01°17'26", and a chord bearing and distance of South 38°03'00" West, 18.47 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°40'36" West, a distance of 22.71 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 275.27 feet, a central angle of 00°01'47", and a chord bearing and distance of North 63°05'57" West, 0.14 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 0.14 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 835.00 feet, a central angle of 08°06'04", and a chord bearing and distance of North 40°15'52" East, 117.96 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°01'53" East, a distance of 138.68 feet to a 1/2 inch iron rod found for corner the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract, same being on the southerly line of Crestridge Meadows, Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 64.952 acre tract, the southerly line of said Crestridge Meadows, Phase 1, and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas, a distance of 1,088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

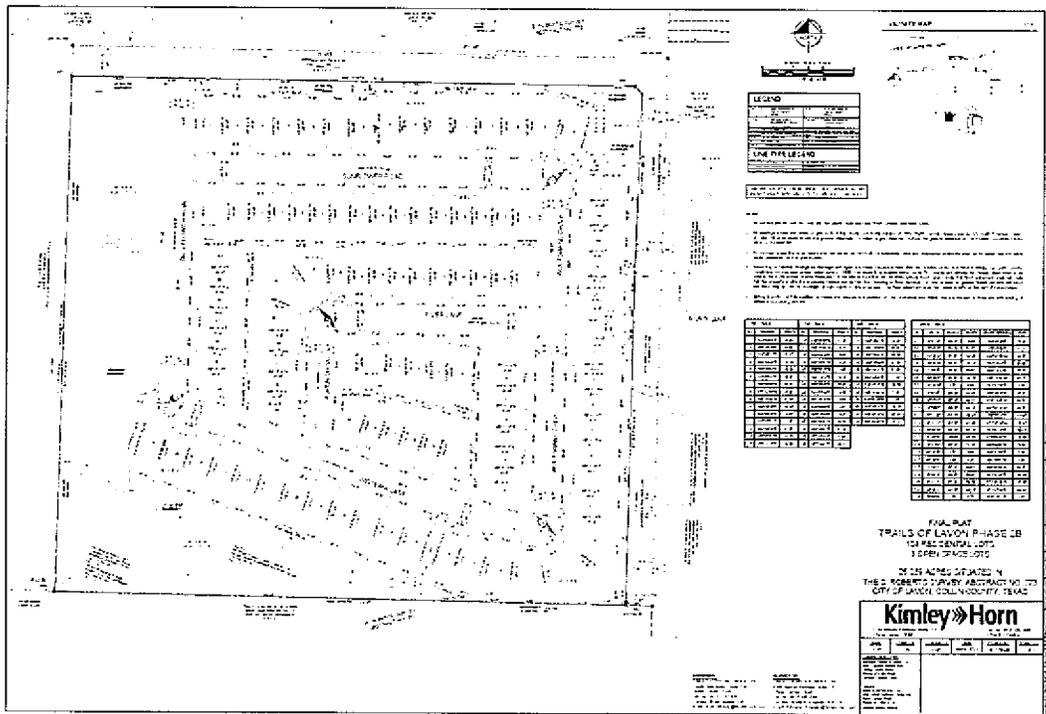
THENCE North 76°50'07" East, continuing along the northerly line of said 64.952 acre tract and along the southerly line of said 92.267 acre tract a distance of 1,358.12 feet a 1/2 inch iron rod found for the northeast corner of said 64.952 acre tract, common to an ell corner of said 92.267 acre tract;

THENCE South 02°49'59" East, along the easterly line of said 64.952 acre tract, and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for a southwest corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas;

THENCE South 00°33'28" West, along the easterly line of said 64.952 acre tract and the westerly line of said Tract 1, a distance of 1,473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 64.952 acre tract, common to the southwest corner of said Tract 1, same being on the northerly line of aforesaid Meadow Creek Estates;

THENCE North 89°18'33" West, along the southerly line of said 64.952 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2,327.88 feet to the **POINT OF BEGINNING** and containing 67.729 acres (2,950,296 square feet) of land, more or less.

EXHIBIT L-4 – IMPROVEMENT AREA #3 FINAL PLAT



APPENDIX A – BUYER DISCLOSURES

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

Improvement Area #1

- Lot Type 1
- Lot Type 2

Improvement Area #2

- Lot Type 3
- Lot Type 4

Improvement Area #3

- Improvement Area #3 Initial Parcel
- Lot Type 5
- Lot Type 6

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**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -
IMPROVEMENT AREA #1 - LOT TYPE 1**

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 LAVON, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$39,941.34

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

| Annual Installment Due 1/31 | Principal | Interest^[a] | Additional Interest | Annual Collection Costs | Annual Installment^[b] |
|--|---------------------|-------------------------------|--------------------------------|------------------------------------|---|
| 2026 | \$ 650.25 | \$ 2,239.56 | \$ 197.46 | \$ 135.91 | \$ 3,223.18 |
| 2027 | \$ 667.06 | \$ 2,211.92 | \$ 194.21 | \$ 149.76 | \$ 3,222.95 |
| 2028 | \$ 697.90 | \$ 2,183.57 | \$ 190.87 | \$ 152.76 | \$ 3,225.10 |
| 2029 | \$ 725.92 | \$ 2,153.91 | \$ 187.38 | \$ 155.81 | \$ 3,223.03 |
| 2030 | \$ 759.56 | \$ 2,123.06 | \$ 183.75 | \$ 158.93 | \$ 3,225.30 |
| 2031 | \$ 790.39 | \$ 2,090.78 | \$ 179.95 | \$ 162.11 | \$ 3,223.23 |
| 2032 | \$ 824.02 | \$ 2,057.19 | \$ 176.00 | \$ 165.35 | \$ 3,222.56 |
| 2033 | \$ 860.46 | \$ 2,022.17 | \$ 171.88 | \$ 168.66 | \$ 3,223.16 |
| 2034 | \$ 910.91 | \$ 1,972.69 | \$ 167.58 | \$ 172.03 | \$ 3,223.21 |
| 2035 | \$ 964.16 | \$ 1,920.31 | \$ 163.02 | \$ 175.47 | \$ 3,222.97 |
| 2036 | \$ 1,023.02 | \$ 1,864.87 | \$ 158.20 | \$ 178.98 | \$ 3,225.08 |
| 2037 | \$ 1,081.88 | \$ 1,806.05 | \$ 153.09 | \$ 182.56 | \$ 3,223.58 |
| 2038 | \$ 1,146.34 | \$ 1,743.84 | \$ 147.68 | \$ 186.21 | \$ 3,224.07 |
| 2039 | \$ 1,213.61 | \$ 1,677.93 | \$ 141.95 | \$ 189.94 | \$ 3,223.42 |
| 2040 | \$ 1,286.48 | \$ 1,608.14 | \$ 135.88 | \$ 193.73 | \$ 3,224.24 |
| 2041 | \$ 1,362.16 | \$ 1,534.17 | \$ 129.45 | \$ 197.61 | \$ 3,223.38 |
| 2042 | \$ 1,443.44 | \$ 1,455.85 | \$ 122.64 | \$ 201.56 | \$ 3,223.48 |
| 2043 | \$ 1,530.32 | \$ 1,372.85 | \$ 115.42 | \$ 205.59 | \$ 3,224.19 |
| 2044 | \$ 1,622.82 | \$ 1,284.86 | \$ 107.77 | \$ 209.70 | \$ 3,225.14 |
| 2045 | \$ 1,718.11 | \$ 1,191.54 | \$ 99.65 | \$ 213.90 | \$ 3,223.21 |
| 2046 | \$ 1,821.81 | \$ 1,092.75 | \$ 91.06 | \$ 218.18 | \$ 3,223.81 |
| 2047 | \$ 1,936.73 | \$ 983.44 | \$ 81.95 | \$ 222.54 | \$ 3,224.67 |
| 2048 | \$ 2,057.25 | \$ 867.24 | \$ 72.27 | \$ 226.99 | \$ 3,223.75 |
| 2049 | \$ 2,186.18 | \$ 743.80 | \$ 61.98 | \$ 231.53 | \$ 3,223.50 |
| 2050 | \$ 2,323.51 | \$ 612.63 | \$ 51.05 | \$ 236.16 | \$ 3,223.36 |
| 2051 | \$ 2,469.26 | \$ 473.22 | \$ 39.44 | \$ 240.88 | \$ 3,222.80 |
| 2052 | \$ 2,626.22 | \$ 325.07 | \$ 27.09 | \$ 245.70 | \$ 3,224.08 |
| 2053 | \$ 2,791.58 | \$ 167.49 | \$ 13.96 | \$ 250.62 | \$ 3,223.65 |
| Total | \$ 39,491.34 | \$ 41,780.91 | \$ 3,562.63 | \$ 5,429.20 | \$ 90,264.08 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -
IMPROVEMENT AREA #1 - LOT TYPE 2**

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 LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$49,207.69

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

| Annual Installment Due 1/31 | Principal | Interest^(a) | Additional Interest | Annual Collection Costs | Annual Installment^(b) |
|--|---------------------|-------------------------------|--------------------------------|------------------------------------|---|
| 2026 | \$ 810.23 | \$ 2,790.57 | \$ 246.04 | \$ 169.35 | \$ 4,016.20 |
| 2026 | \$ 831.19 | \$ 2,756.14 | \$ 241.99 | \$ 186.61 | \$ 4,015.92 |
| 2027 | \$ 869.60 | \$ 2,720.81 | \$ 237.83 | \$ 190.34 | \$ 4,018.59 |
| 2028 | \$ 904.53 | \$ 2,683.85 | \$ 233.48 | \$ 194.15 | \$ 4,016.01 |
| 2029 | \$ 946.44 | \$ 2,645.41 | \$ 228.96 | \$ 198.03 | \$ 4,018.84 |
| 2030 | \$ 984.85 | \$ 2,605.19 | \$ 224.23 | \$ 201.99 | \$ 4,016.26 |
| 2031 | \$ 1,026.76 | \$ 2,563.33 | \$ 219.30 | \$ 206.03 | \$ 4,015.43 |
| 2032 | \$ 1,072.16 | \$ 2,519.69 | \$ 214.17 | \$ 210.15 | \$ 4,016.18 |
| 2033 | \$ 1,135.02 | \$ 2,458.04 | \$ 208.81 | \$ 214.36 | \$ 4,016.24 |
| 2034 | \$ 1,201.38 | \$ 2,392.78 | \$ 203.13 | \$ 218.64 | \$ 4,015.94 |
| 2035 | \$ 1,274.72 | \$ 2,323.70 | \$ 197.13 | \$ 223.02 | \$ 4,018.57 |
| 2036 | \$ 1,348.06 | \$ 2,250.40 | \$ 190.75 | \$ 227.48 | \$ 4,016.70 |
| 2037 | \$ 1,428.38 | \$ 2,172.89 | \$ 184.01 | \$ 232.03 | \$ 4,017.32 |
| 2038 | \$ 1,512.20 | \$ 2,090.76 | \$ 176.87 | \$ 236.67 | \$ 4,016.50 |
| 2039 | \$ 1,603.00 | \$ 2,003.81 | \$ 169.31 | \$ 241.40 | \$ 4,017.52 |
| 2040 | \$ 1,697.30 | \$ 1,911.63 | \$ 161.30 | \$ 246.23 | \$ 4,016.46 |
| 2041 | \$ 1,798.58 | \$ 1,814.04 | \$ 152.81 | \$ 251.15 | \$ 4,016.58 |
| 2042 | \$ 1,906.84 | \$ 1,710.62 | \$ 143.82 | \$ 256.18 | \$ 4,017.46 |
| 2043 | \$ 2,022.09 | \$ 1,600.98 | \$ 134.28 | \$ 261.30 | \$ 4,018.65 |
| 2044 | \$ 2,140.83 | \$ 1,484.71 | \$ 124.17 | \$ 266.53 | \$ 4,016.24 |
| 2045 | \$ 2,270.05 | \$ 1,361.61 | \$ 113.47 | \$ 271.86 | \$ 4,016.98 |
| 2046 | \$ 2,413.24 | \$ 1,225.41 | \$ 102.12 | \$ 277.29 | \$ 4,018.06 |
| 2047 | \$ 2,563.41 | \$ 1,080.61 | \$ 90.05 | \$ 282.84 | \$ 4,016.91 |
| 2048 | \$ 2,724.06 | \$ 926.81 | \$ 77.23 | \$ 288.50 | \$ 4,016.60 |
| 2049 | \$ 2,895.19 | \$ 763.37 | \$ 63.61 | \$ 294.27 | \$ 4,016.43 |
| 2050 | \$ 3,076.79 | \$ 589.65 | \$ 49.14 | \$ 300.15 | \$ 4,015.73 |
| 2051 | \$ 3,272.36 | \$ 405.05 | \$ 33.75 | \$ 306.15 | \$ 4,017.32 |
| 2052 | \$ 3,478.41 | \$ 208.70 | \$ 17.39 | \$ 312.28 | \$ 4,016.79 |
| Total | \$ 49,207.69 | \$ 52,060.58 | \$ 4,439.17 | \$ 6,764.98 | \$ 112,472.41 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -
IMPROVEMENT AREA #2 - LOT TYPE 3**

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 LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$37,035.07

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

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

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

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

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.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 3

| Annual Installment Due 1/31 | Principal | Interest^[a] | Additional Interest | Annual Collection Costs | Annual Installment^[b] |
|--|---------------------|-------------------------------|--------------------------------|------------------------------------|---|
| 2026 | \$ 596.20 | \$ 2,107.67 | \$ 185.18 | \$ 120.96 | \$ 3,010.00 |
| 2027 | \$ 589.15 | \$ 2,082.33 | \$ 182.19 | \$ 156.08 | \$ 3,009.75 |
| 2028 | \$ 613.84 | \$ 2,057.29 | \$ 179.25 | \$ 159.20 | \$ 3,009.58 |
| 2029 | \$ 638.54 | \$ 2,031.20 | \$ 176.18 | \$ 162.38 | \$ 3,008.30 |
| 2030 | \$ 666.76 | \$ 2,004.07 | \$ 172.99 | \$ 165.63 | \$ 3,009.44 |
| 2031 | \$ 694.98 | \$ 1,975.73 | \$ 169.65 | \$ 168.94 | \$ 3,009.31 |
| 2032 | \$ 723.20 | \$ 1,946.19 | \$ 166.18 | \$ 172.32 | \$ 3,007.90 |
| 2033 | \$ 754.95 | \$ 1,915.46 | \$ 162.56 | \$ 175.77 | \$ 3,008.74 |
| 2034 | \$ 797.29 | \$ 1,872.05 | \$ 158.79 | \$ 179.28 | \$ 3,007.41 |
| 2035 | \$ 846.68 | \$ 1,826.20 | \$ 154.80 | \$ 182.87 | \$ 3,010.55 |
| 2036 | \$ 896.07 | \$ 1,777.52 | \$ 150.57 | \$ 186.53 | \$ 3,010.68 |
| 2037 | \$ 945.46 | \$ 1,726.00 | \$ 146.09 | \$ 190.26 | \$ 3,007.80 |
| 2038 | \$ 1,001.90 | \$ 1,671.63 | \$ 141.36 | \$ 194.06 | \$ 3,008.95 |
| 2039 | \$ 1,061.87 | \$ 1,614.02 | \$ 136.35 | \$ 197.94 | \$ 3,010.19 |
| 2040 | \$ 1,121.85 | \$ 1,552.96 | \$ 131.04 | \$ 201.90 | \$ 3,007.75 |
| 2041 | \$ 1,188.88 | \$ 1,488.46 | \$ 125.43 | \$ 205.94 | \$ 3,008.71 |
| 2042 | \$ 1,259.43 | \$ 1,420.10 | \$ 119.49 | \$ 210.06 | \$ 3,009.08 |
| 2043 | \$ 1,333.52 | \$ 1,347.68 | \$ 113.19 | \$ 214.26 | \$ 3,008.65 |
| 2044 | \$ 1,411.13 | \$ 1,271.00 | \$ 106.52 | \$ 218.55 | \$ 3,007.20 |
| 2045 | \$ 1,495.80 | \$ 1,189.86 | \$ 99.47 | \$ 222.92 | \$ 3,008.04 |
| 2046 | \$ 1,583.99 | \$ 1,103.86 | \$ 91.99 | \$ 227.37 | \$ 3,007.21 |
| 2047 | \$ 1,682.77 | \$ 1,008.82 | \$ 84.07 | \$ 231.92 | \$ 3,007.58 |
| 2048 | \$ 1,788.61 | \$ 907.85 | \$ 75.65 | \$ 236.56 | \$ 3,008.67 |
| 2049 | \$ 1,901.50 | \$ 800.53 | \$ 66.71 | \$ 241.29 | \$ 3,010.03 |
| 2050 | \$ 2,017.91 | \$ 686.44 | \$ 57.20 | \$ 246.12 | \$ 3,007.68 |
| 2051 | \$ 2,144.92 | \$ 565.37 | \$ 47.11 | \$ 251.04 | \$ 3,008.44 |
| 2052 | \$ 2,278.97 | \$ 436.67 | \$ 36.39 | \$ 256.06 | \$ 3,008.10 |
| 2053 | \$ 2,423.61 | \$ 299.94 | \$ 24.99 | \$ 261.18 | \$ 3,009.73 |
| 2054 | \$ 2,575.31 | \$ 154.52 | \$ 12.88 | \$ 266.41 | \$ 3,009.11 |
| Total | \$ 37,035.07 | \$ 40,841.43 | \$ 3,474.27 | \$ 5,903.80 | \$ 87,254.56 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -
IMPROVEMENT AREA #2 - LOT TYPE 4**

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 LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$46,147.08

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

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

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

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

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 #2 LOT TYPE 4

| Annual Installment Due 1/31 | Principal | Interest^[a] | Additional Interest | Annual Collection Costs | Annual Installment^[b] |
|------------------------------------|---------------------|-------------------------------|----------------------------|--------------------------------|---|
| 2026 | \$ 742.89 | \$ 2,626.24 | \$ 230.74 | \$ 150.72 | \$ 3,750.58 |
| 2027 | \$ 734.10 | \$ 2,594.66 | \$ 227.02 | \$ 194.48 | \$ 3,750.26 |
| 2028 | \$ 764.87 | \$ 2,563.46 | \$ 223.35 | \$ 198.37 | \$ 3,750.05 |
| 2029 | \$ 795.64 | \$ 2,530.96 | \$ 219.53 | \$ 202.33 | \$ 3,748.46 |
| 2030 | \$ 830.81 | \$ 2,497.14 | \$ 215.55 | \$ 206.38 | \$ 3,749.88 |
| 2031 | \$ 865.97 | \$ 2,461.83 | \$ 211.39 | \$ 210.51 | \$ 3,749.71 |
| 2032 | \$ 901.14 | \$ 2,425.03 | \$ 207.06 | \$ 214.72 | \$ 3,747.95 |
| 2033 | \$ 940.70 | \$ 2,386.73 | \$ 202.56 | \$ 219.01 | \$ 3,749.00 |
| 2034 | \$ 993.45 | \$ 2,332.64 | \$ 197.85 | \$ 223.39 | \$ 3,747.34 |
| 2035 | \$ 1,054.99 | \$ 2,275.52 | \$ 192.89 | \$ 227.86 | \$ 3,751.26 |
| 2036 | \$ 1,116.53 | \$ 2,214.86 | \$ 187.61 | \$ 232.42 | \$ 3,751.42 |
| 2037 | \$ 1,178.07 | \$ 2,150.65 | \$ 182.03 | \$ 237.07 | \$ 3,747.83 |
| 2038 | \$ 1,248.41 | \$ 2,082.92 | \$ 176.14 | \$ 241.81 | \$ 3,749.27 |
| 2039 | \$ 1,323.13 | \$ 2,011.13 | \$ 169.90 | \$ 246.64 | \$ 3,750.81 |
| 2040 | \$ 1,397.86 | \$ 1,935.05 | \$ 163.28 | \$ 251.58 | \$ 3,747.77 |
| 2041 | \$ 1,481.38 | \$ 1,854.67 | \$ 156.29 | \$ 256.61 | \$ 3,748.96 |
| 2042 | \$ 1,569.30 | \$ 1,769.50 | \$ 148.89 | \$ 261.74 | \$ 3,749.42 |
| 2043 | \$ 1,661.61 | \$ 1,679.26 | \$ 141.04 | \$ 266.98 | \$ 3,748.89 |
| 2044 | \$ 1,758.32 | \$ 1,583.72 | \$ 132.73 | \$ 272.32 | \$ 3,747.08 |
| 2045 | \$ 1,863.82 | \$ 1,482.61 | \$ 123.94 | \$ 277.76 | \$ 3,748.13 |
| 2046 | \$ 1,973.71 | \$ 1,375.44 | \$ 114.62 | \$ 283.32 | \$ 3,747.10 |
| 2047 | \$ 2,096.80 | \$ 1,257.02 | \$ 104.75 | \$ 288.98 | \$ 3,747.55 |
| 2048 | \$ 2,228.67 | \$ 1,131.21 | \$ 94.27 | \$ 294.76 | \$ 3,748.91 |
| 2049 | \$ 2,369.33 | \$ 997.49 | \$ 83.12 | \$ 300.66 | \$ 3,750.61 |
| 2050 | \$ 2,514.40 | \$ 855.33 | \$ 71.28 | \$ 306.67 | \$ 3,747.68 |
| 2051 | \$ 2,672.64 | \$ 704.47 | \$ 58.71 | \$ 312.81 | \$ 3,748.63 |
| 2052 | \$ 2,839.68 | \$ 544.11 | \$ 45.34 | \$ 319.06 | \$ 3,748.20 |
| 2053 | \$ 3,019.91 | \$ 373.73 | \$ 31.14 | \$ 325.44 | \$ 3,750.23 |
| 2054 | \$ 3,208.93 | \$ 192.54 | \$ 16.04 | \$ 331.95 | \$ 3,749.46 |
| Total | \$ 46,147.08 | \$ 50,889.94 | \$ 4,329.07 | \$ 7,356.35 | \$ 108,722.44 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE –
IMPROVEMENT AREA #3 INITIAL PARCEL**

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 LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #3 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$4,123,000.00**

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

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

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

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

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 #3 INITIAL PARCEL

| Annual Installment Due 1/31 | Principal | Interest^(a) | Additional Interest | Annual Collection Costs | Annual Instalment^(b) |
|--|------------------------|-------------------------------|--------------------------------|------------------------------------|--|
| 2026 | \$ 75,000.00 | \$ 234,262.50 | \$ 20,615.00 | \$ 17,764.25 | \$ 347,641.75 |
| 2027 | \$ 68,000.00 | \$ 231,075.00 | \$ 20,240.00 | \$ 27,952.98 | \$ 347,267.98 |
| 2028 | \$ 71,000.00 | \$ 228,185.00 | \$ 19,900.00 | \$ 28,512.04 | \$ 347,597.04 |
| 2029 | \$ 73,000.00 | \$ 225,167.50 | \$ 19,545.00 | \$ 29,082.28 | \$ 346,794.78 |
| 2030 | \$ 76,000.00 | \$ 222,065.00 | \$ 19,180.00 | \$ 29,663.92 | \$ 346,908.92 |
| 2031 | \$ 79,000.00 | \$ 218,835.00 | \$ 18,800.00 | \$ 30,257.20 | \$ 346,892.20 |
| 2032 | \$ 82,000.00 | \$ 215,477.50 | \$ 18,405.00 | \$ 30,862.35 | \$ 346,744.85 |
| 2033 | \$ 86,000.00 | \$ 211,992.50 | \$ 17,995.00 | \$ 31,479.59 | \$ 347,467.09 |
| 2034 | \$ 90,000.00 | \$ 207,047.50 | \$ 17,565.00 | \$ 32,109.18 | \$ 346,721.68 |
| 2035 | \$ 96,000.00 | \$ 201,872.50 | \$ 17,115.00 | \$ 32,751.37 | \$ 347,738.87 |
| 2036 | \$ 101,000.00 | \$ 196,352.50 | \$ 16,635.00 | \$ 33,406.40 | \$ 347,393.90 |
| 2037 | \$ 106,000.00 | \$ 190,545.00 | \$ 16,130.00 | \$ 34,074.52 | \$ 346,749.52 |
| 2038 | \$ 112,000.00 | \$ 184,450.00 | \$ 15,600.00 | \$ 34,756.01 | \$ 346,806.01 |
| 2039 | \$ 119,000.00 | \$ 178,010.00 | \$ 15,040.00 | \$ 35,451.13 | \$ 347,501.13 |
| 2040 | \$ 125,000.00 | \$ 171,167.50 | \$ 14,445.00 | \$ 36,160.16 | \$ 346,772.66 |
| 2041 | \$ 133,000.00 | \$ 163,980.00 | \$ 13,820.00 | \$ 36,883.36 | \$ 347,683.36 |
| 2042 | \$ 140,000.00 | \$ 156,332.50 | \$ 13,155.00 | \$ 37,621.03 | \$ 347,108.53 |
| 2043 | \$ 148,000.00 | \$ 148,282.50 | \$ 12,455.00 | \$ 38,373.45 | \$ 347,110.95 |
| 2044 | \$ 157,000.00 | \$ 139,772.50 | \$ 11,715.00 | \$ 39,140.92 | \$ 347,628.42 |
| 2045 | \$ 166,000.00 | \$ 130,745.00 | \$ 10,930.00 | \$ 39,923.74 | \$ 347,598.74 |
| 2046 | \$ 175,000.00 | \$ 121,200.00 | \$ 10,100.00 | \$ 40,722.21 | \$ 347,022.21 |
| 2047 | \$ 186,000.00 | \$ 110,700.00 | \$ 9,225.00 | \$ 41,536.65 | \$ 347,461.65 |
| 2048 | \$ 197,000.00 | \$ 99,540.00 | \$ 8,295.00 | \$ 42,367.39 | \$ 347,202.39 |
| 2049 | \$ 209,000.00 | \$ 87,720.00 | \$ 7,310.00 | \$ 43,214.74 | \$ 347,244.74 |
| 2050 | \$ 222,000.00 | \$ 75,180.00 | \$ 6,265.00 | \$ 44,079.03 | \$ 347,524.03 |
| 2051 | \$ 235,000.00 | \$ 61,860.00 | \$ 5,155.00 | \$ 44,960.61 | \$ 346,975.61 |
| 2052 | \$ 250,000.00 | \$ 47,760.00 | \$ 3,980.00 | \$ 45,859.82 | \$ 347,599.82 |
| 2053 | \$ 265,000.00 | \$ 32,760.00 | \$ 2,730.00 | \$ 46,777.02 | \$ 347,267.02 |
| 2054 | \$ 281,000.00 | \$ 16,860.00 | \$ 1,405.00 | \$ 47,712.56 | \$ 346,977.56 |
| Total | \$ 4,123,000.00 | \$ 4,509,197.50 | \$ 383,750.00 | \$ 1,053,455.90 | \$ 10,069,403.40 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE –
IMPROVEMENT AREA #3 - LOT TYPE 5**

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 LAVON, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$35,523.01

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

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

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

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

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 #3 LOT TYPE 5

| Annual Installment Due 1/31 | Principal | Interest^[a] | Additional Interest | Annual Collection Costs | Annual Installment^[b] |
|--|---------------------|-------------------------------|--------------------------------|------------------------------------|---|
| 2026 | \$ 641.27 | \$ 2,003.02 | \$ 176.27 | \$ 151.89 | \$ 2,972.45 |
| 2027 | \$ 581.42 | \$ 1,975.77 | \$ 173.06 | \$ 239.01 | \$ 2,969.26 |
| 2028 | \$ 607.07 | \$ 1,951.06 | \$ 170.15 | \$ 243.79 | \$ 2,972.07 |
| 2029 | \$ 624.17 | \$ 1,925.26 | \$ 167.12 | \$ 248.66 | \$ 2,965.21 |
| 2030 | \$ 649.83 | \$ 1,898.73 | \$ 164.00 | \$ 253.64 | \$ 2,966.19 |
| 2031 | \$ 675.48 | \$ 1,871.11 | \$ 160.75 | \$ 258.71 | \$ 2,966.04 |
| 2032 | \$ 701.13 | \$ 1,842.40 | \$ 157.37 | \$ 263.88 | \$ 2,964.78 |
| 2033 | \$ 735.33 | \$ 1,812.61 | \$ 153.86 | \$ 269.16 | \$ 2,970.96 |
| 2034 | \$ 769.53 | \$ 1,770.32 | \$ 150.19 | \$ 274.54 | \$ 2,964.58 |
| 2035 | \$ 820.83 | \$ 1,726.08 | \$ 146.34 | \$ 280.04 | \$ 2,973.28 |
| 2036 | \$ 863.58 | \$ 1,678.88 | \$ 142.23 | \$ 285.64 | \$ 2,970.33 |
| 2037 | \$ 906.34 | \$ 1,629.22 | \$ 137.92 | \$ 291.35 | \$ 2,964.82 |
| 2038 | \$ 957.64 | \$ 1,577.11 | \$ 133.39 | \$ 297.18 | \$ 2,965.31 |
| 2039 | \$ 1,017.49 | \$ 1,522.04 | \$ 128.60 | \$ 303.12 | \$ 2,971.25 |
| 2040 | \$ 1,068.79 | \$ 1,463.54 | \$ 123.51 | \$ 309.18 | \$ 2,965.02 |
| 2041 | \$ 1,137.19 | \$ 1,402.08 | \$ 118.17 | \$ 315.36 | \$ 2,972.81 |
| 2042 | \$ 1,197.05 | \$ 1,336.69 | \$ 112.48 | \$ 321.67 | \$ 2,967.89 |
| 2043 | \$ 1,265.45 | \$ 1,267.86 | \$ 106.49 | \$ 328.11 | \$ 2,967.91 |
| 2044 | \$ 1,342.40 | \$ 1,195.10 | \$ 100.17 | \$ 334.67 | \$ 2,972.34 |
| 2045 | \$ 1,419.35 | \$ 1,117.91 | \$ 93.46 | \$ 341.36 | \$ 2,972.08 |
| 2046 | \$ 1,496.31 | \$ 1,036.30 | \$ 86.36 | \$ 348.19 | \$ 2,967.15 |
| 2047 | \$ 1,590.36 | \$ 946.52 | \$ 78.88 | \$ 355.15 | \$ 2,970.91 |
| 2048 | \$ 1,684.42 | \$ 851.10 | \$ 70.92 | \$ 362.26 | \$ 2,968.70 |
| 2049 | \$ 1,787.02 | \$ 750.03 | \$ 62.50 | \$ 369.50 | \$ 2,969.06 |
| 2050 | \$ 1,898.17 | \$ 642.81 | \$ 53.57 | \$ 376.89 | \$ 2,971.45 |
| 2051 | \$ 2,009.33 | \$ 528.92 | \$ 44.08 | \$ 384.43 | \$ 2,966.76 |
| 2052 | \$ 2,137.58 | \$ 408.36 | \$ 34.03 | \$ 392.12 | \$ 2,972.09 |
| 2053 | \$ 2,265.84 | \$ 280.11 | \$ 23.34 | \$ 399.96 | \$ 2,969.25 |
| 2054 | \$ 2,402.64 | \$ 144.16 | \$ 12.01 | \$ 407.96 | \$ 2,966.77 |
| Total | \$ 35,253.01 | \$ 38,555.13 | \$ 3,281.19 | \$ 9,007.40 | \$ 86,096.73 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE –
IMPROVEMENT AREA #3 – LOT TYPE 6**

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 LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$45,401.61

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

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

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

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

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 #3 LOT TYPE 6

| Annual Installment Due 1/31 | Principal | Interest^[a] | Additional Interest | Annual Collection Costs | Annual Installment^[b] |
|--|---------------------|-------------------------------|--------------------------------|------------------------------------|---|
| 2026 | \$ 825.88 | \$ 2,579.65 | \$ 227.01 | \$ 195.62 | \$ 3,828.16 |
| 2027 | \$ 748.80 | \$ 2,544.55 | \$ 222.88 | \$ 307.81 | \$ 3,824.04 |
| 2028 | \$ 781.84 | \$ 2,512.73 | \$ 219.13 | \$ 313.97 | \$ 3,827.67 |
| 2029 | \$ 803.86 | \$ 2,479.50 | \$ 215.23 | \$ 320.25 | \$ 3,818.83 |
| 2030 | \$ 836.90 | \$ 2,445.33 | \$ 211.21 | \$ 326.65 | \$ 3,820.09 |
| 2031 | \$ 869.93 | \$ 2,409.76 | \$ 207.02 | \$ 333.19 | \$ 3,819.90 |
| 2032 | \$ 902.97 | \$ 2,372.79 | \$ 202.67 | \$ 339.85 | \$ 3,818.28 |
| 2033 | \$ 947.01 | \$ 2,334.42 | \$ 198.16 | \$ 346.65 | \$ 3,826.23 |
| 2034 | \$ 991.06 | \$ 2,279.96 | \$ 193.42 | \$ 353.58 | \$ 3,818.03 |
| 2035 | \$ 1,057.13 | \$ 2,222.98 | \$ 188.47 | \$ 360.65 | \$ 3,829.23 |
| 2036 | \$ 1,112.19 | \$ 2,162.19 | \$ 183.18 | \$ 367.86 | \$ 3,825.43 |
| 2037 | \$ 1,167.25 | \$ 2,098.24 | \$ 177.62 | \$ 375.22 | \$ 3,818.33 |
| 2038 | \$ 1,233.32 | \$ 2,031.12 | \$ 171.78 | \$ 382.73 | \$ 3,818.95 |
| 2039 | \$ 1,310.40 | \$ 1,960.21 | \$ 165.62 | \$ 390.38 | \$ 3,826.61 |
| 2040 | \$ 1,376.47 | \$ 1,884.86 | \$ 159.07 | \$ 398.19 | \$ 3,818.59 |
| 2041 | \$ 1,464.57 | \$ 1,805.71 | \$ 152.18 | \$ 406.15 | \$ 3,828.62 |
| 2042 | \$ 1,541.65 | \$ 1,721.50 | \$ 144.86 | \$ 414.27 | \$ 3,822.29 |
| 2043 | \$ 1,629.74 | \$ 1,632.86 | \$ 137.15 | \$ 422.56 | \$ 3,822.31 |
| 2044 | \$ 1,728.85 | \$ 1,539.15 | \$ 129.00 | \$ 431.01 | \$ 3,828.01 |
| 2045 | \$ 1,827.96 | \$ 1,439.74 | \$ 120.36 | \$ 439.63 | \$ 3,827.68 |
| 2046 | \$ 1,927.06 | \$ 1,334.63 | \$ 111.22 | \$ 448.42 | \$ 3,821.34 |
| 2047 | \$ 2,048.19 | \$ 1,219.01 | \$ 101.58 | \$ 457.39 | \$ 3,826.17 |
| 2048 | \$ 2,169.32 | \$ 1,096.11 | \$ 91.34 | \$ 466.54 | \$ 3,823.32 |
| 2049 | \$ 2,301.46 | \$ 965.95 | \$ 80.50 | \$ 475.87 | \$ 3,823.79 |
| 2050 | \$ 2,444.62 | \$ 827.87 | \$ 68.99 | \$ 485.39 | \$ 3,826.86 |
| 2051 | \$ 2,587.77 | \$ 681.19 | \$ 56.77 | \$ 495.10 | \$ 3,820.82 |
| 2052 | \$ 2,752.95 | \$ 525.92 | \$ 43.83 | \$ 505.00 | \$ 3,827.70 |
| 2053 | \$ 2,918.12 | \$ 360.75 | \$ 30.06 | \$ 515.10 | \$ 3,824.03 |
| 2054 | \$ 3,094.31 | \$ 185.66 | \$ 15.47 | \$ 525.40 | \$ 3,820.84 |
| Total | \$ 45,401.61 | \$ 49,654.33 | \$ 4,225.77 | \$ 11,600.43 | \$ 110,882.15 |

Footnotes:

[a] Interest on the District Bonds is 4.25% for bonds maturing 2032, 5.750% for bonds maturing 2045, and 6.00% for bonds maturing 2054.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000091215

eRecording - Real Property

ORDINANCE

Recorded On: July 21, 2025 04:13 PM

Number of Pages: 151

" Examined and Charged as Follows: "

Total Recording: \$621.00

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

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

File Information:

Document Number: 2025000091215
Receipt Number: 20250721000790
Recorded Date/Time: July 21, 2025 04:13 PM
User: Deborah H
Station: Workstation cck028

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX