

ORDINANCE NO. 2022-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIDLOTHIAN, TEXAS, ACCEPTING AND APPROVING A WESTSIDE PRESERVE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WESTSIDE PRESERVE PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, on January 25, 2022, the Council approved Resolution No. 2022-04 (the "Authorization Resolution"), authorizing, establishing and creating the Westside Preserve Public Improvement District (the "District"); and

WHEREAS, on July 26, 2022, the Council adopted a resolution (i) determining the total costs of certain authorized public improvements to be undertaken in Improvement Area #1 and in the Major Improvement Area of the District, (ii) approving a preliminary service and assessment plan, including proposed Assessment Rolls (defined below), and (iii) directing the City Secretary to publish and mail notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments (individually, the "Improvement Area #1 Assessment" and the "Major Improvement Area Assessment", and collectively, the "Assessments") on certain benefitted property within Improvement Area #1 and the Major Improvement Area (the "Improvement Area #1 Assessed Property" and the "Major Improvement Area Assessed Property", respectively, and collectively, the "Assessed Property"); and

WHEREAS, the City Secretary filed the proposed Assessment Rolls and made the same available for public inspection; and

WHEREAS, the City Secretary (i) published notice of the Assessment Hearing on July 28, 2022 in the *Midlothian Mirror*, which is a newspaper of general circulation in the City, pursuant to Section 372.016(b) of the Act, and (ii) mailed notice of the Assessment Hearing to the last known address of the owners of property liable for the Assessments, pursuant to Section 372.016(c) of the Act; and

WHEREAS, the Council convened the Assessment Hearing on August 9, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Rolls and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation

of the costs of the authorized public improvements to be undertaken for the benefit of certain property within Improvement Area #1 and the Major Improvement Area (the "Improvement Area #1 Authorized Improvements" and the "Major Improvement Area Authorized Improvements", respectively, and collectively, the "Authorized Improvements"), the purposes of the Assessments, the special benefits of the Authorized Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the Council finds and determines that (i) the Assessment Rolls and the Westside Preserve Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan"), attached hereto as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved, and (ii) the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, including the assessment rolls attached thereto as Exhibits E-1 and F-1 (individually, the "Improvement Area #1 Assessment Roll" and the "Major Improvement Area Assessment Roll", and collectively, the "Assessment Rolls"); and

WHEREAS, the Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements as described in the Service and Assessment Plan, the Assessment Rolls or the levy of the Assessments; and

WHEREAS, the Council closed the Assessment Hearing, and, after considering all written and documentary evidence presented at the Assessment Hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

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

SECTION 1. TERMS. Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

SECTION 2. FINDINGS. The Council hereby finds, determines and ordains, as follows:

- (a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the Council acting in its discretionary, legislative capacity.
- (b) All actions of the City in connection with the creation and establishment of the District and the approval of this Ordinance (i) have been taken and performed in compliance with the Act and all other applicable laws, policies and procedures; (ii) have been taken and performed in a regular, proper and valid manner; and (iii) are approved and ratified.
- (c) The apportionment of the Actual Costs of the Authorized Improvements, including specifically the Improvement Area #1 Authorized Improvements and the Major Improvement Area Authorized Improvements (as reflected in the Service and Assessment

Plan, and the Annual Collection Costs pursuant to the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved.

- (d) The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements.
- (e) The Service and Assessment Plan apportions the costs of the (i) Improvement Area #1 Authorized Improvements to be assessed against certain property in Improvement Area #1 and (ii) Major Improvement Area Authorized Improvements to be assessed against certain property in the Major Improvement Area, and such apportionment is made on the basis of special benefits accruing to such property because of the Improvement Area #1 Authorized Improvements and the Major Improvement Area Authorized Improvements, respectively.
- (f) All of the Improvement Area #1 Assessed Property being assessed in the amounts shown on the Improvement Area #1 Assessment Roll will be benefitted by the Improvement Area #1 Authorized Improvements as described in the Service and Assessment Plan, and each assessed Parcel of Improvement Area #1 Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #1 Authorized Improvements.
- (g) All of the Major Improvement Area Assessed Property being assessed in the amounts shown on the Major Improvement Area Assessment Roll will be benefitted by the Major Improvement Area Authorized Improvements as described in the Service and Assessment Plan, and each assessed Parcel of Major Improvement Area Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Major Improvement Area Authorized Improvements.
- (h) The method of apportionment of the costs of the Authorized Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Annual Collection Costs on property similarly benefitted, and results in a reasonable classification and formula for the apportionment of the costs.
- (i) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the Council and shall be the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the Act.
- (j) The Assessment Rolls should be approved as the assessment rolls for the Assessed Property.
- (k) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on the Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District.

SECTION 3. SERVICE AND ASSESSMENT PLAN. The Service and Assessment Plan is hereby accepted and approved as the service plan and the assessment plan for the District. The Service and Assessment Plan shall be updated by the Council no less frequently than annually as required by the Act and more frequently as may be required by the Service and Assessment Plan or as deemed necessary or appropriate by the City.

SECTION 4. ASSESSMENT ROLLS. The Assessment Rolls are hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment rolls for the Assessed Property for all purposes.

SECTION 5. LEVY AND PAYMENT OF ASSESSMENTS FOR COSTS OF THE AUTHORIZED IMPROVEMENTS.

- (a) The Council hereby levies the Assessments on each Assessed Property, as shown and described in the Service and Assessment Plan and the Assessment Rolls, in the respective amounts shown in the Service and Assessment Plan, as special assessments as set forth in the Assessment Rolls.
- (b) The levy of the Assessments shall be effective on the date of adoption of this Ordinance and shall be collected and enforced strictly in accordance with the terms of the Service and Assessment Plan and the Act.
- (c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the Act.
- (d) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in annual installments pursuant to the terms of the Service and Assessment Plan.
- (e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- (f) The Annual Installments shall be collected each year in the manner set forth in the Service and Assessment Plan.
- (g) The Annual Collection Costs for the Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

SECTION 6. METHOD OF ASSESSMENT. The method of apportioning the costs of the Authorized Improvements and Annual Collection Costs is set forth in the Service and Assessment Plan.

SECTION 7. PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

SECTION 8. PREPAYMENTS OF ASSESSMENTS. As provided in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

SECTION 9. LIEN PRIORITY. The Council and the owners of the Assessed Property intend for the obligations, covenants and burdens on the Assessed Property, including without

limitation such landowners' obligations related to payment of the Assessments and Annual Installments, to constitute covenants that shall run with the land. The Assessments and the Annual Installments which are levied hereby shall be binding upon the owners of the Assessed Property and their respective transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the Act.

SECTION 10. APPLICABILITY OF TAX CODE. To the extent not inconsistent with this Ordinance, and not inconsistent with the Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, shall be applicable to the imposition and collection of Assessments by the City.

SECTION 11. FILING IN LAND RECORDS. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan, to be recorded in the real property records of Ellis County, Texas, on or before August 16, 2022. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

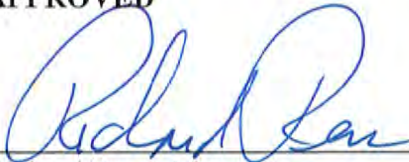
SECTION 12. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

SECTION 13. EFFECTIVE DATE. This Ordinance shall take effect, and the levy of the Assessments and the provisions and terms of the Service and Assessment Plan, shall be and become effective upon adoption hereof.

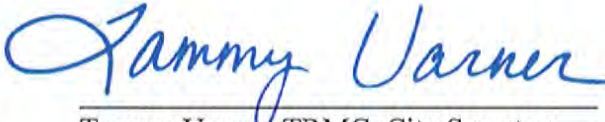
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PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MIDLOTHIAN, TEXAS, THIS THE 9TH DAY OF AUGUST 2022.

APPROVED


Richard Reno, Mayor

ATTEST:

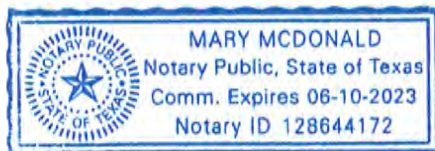

Tammy Varner, TRMC, City Secretary

(City Seal)



STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the 9th day of August, 2022 by Richard Reno and Tammy Varner, the Mayor and City Secretary, respectively, of the City of Midlothian, Texas on behalf of said City.



(Notary Seal)


Notary Public, State of Texas

Exhibit A

Service and Assessment Plan

Westside Preserve Public Improvement District

SERVICE AND ASSESSMENT PLAN

AUGUST 9, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents	1
Introduction	3
Section I: Definitions	4
Section II: The District	11
Section III: Authorized Improvements and Bond Issuance Costs.....	11
Section IV: Service Plan	14
Section V: Assessment Plan.....	14
Section VI: Terms of the Assessments.....	19
Section VII: Assessment Roll	26
Section VIII: Additional Provisions.....	26
Exhibits.....	28
Appendices	29
Exhibit A-1 – Map of the District	30
Exhibit A-2 – Map of Major Improvement Area Residential Parcel.....	31
Exhibit A-3 – Map of Major Improvement Area Commercial 1 Parcel.....	32
Exhibit A-4 – Map of Major Improvement Area Commercial 2 Parcel.....	33
Exhibit A-5 – Map of Improvement Area #1.....	34
Exhibit B-1 – Project Costs	35
Exhibit B-2 – Authorized Improvements	36
Exhibit C – Service Plan	38
Exhibit D – Sources and Uses of Funds.....	39
Exhibit E-1 – Major Improvement Area Assessment Roll	40
Exhibit E-2 – Major Improvement Area Annual Installments	41
Exhibit E-3 – Major Improvement Area Residential Parcel Annual Installments	42
Exhibit E-4 – Major Improvement Area Commercial 1 Parcel Annual Installments.....	43
Exhibit E-5 – Major Improvement Area Commercial 2 Parcel Annual Installments.....	44
Exhibit F-1 – Improvement Area #1 Assessment Roll	45
Exhibit F-2 – Improvement Area #1 Annual Installments	46
Exhibit G-1 – Maps of Major Improvements	47
Exhibit G-2 – Maps of Improvement Area #1 Improvements.....	55

Exhibit H – Maximum Assessment and Tax Rate Equivalent	59
Exhibit I – Form of Notice of PID Assessment Termination	60
Exhibit J-1 – Debt Service Schedule for Major Improvement Area Bonds	63
Exhibit J-2 – Debt Service Schedule for Improvement Area #1 Bonds.....	64
Exhibit K-1 – District Boundary Description*	65
Exhibit K-2 – Major Improvement Area Residential Parcel Boundary Description	68
Exhibit K-3 – Major Improvement Area Commercial 1 Parcel Boundary Description.....	71
Exhibit K-4 – Major Improvement Area Commercial 2 Parcel Boundary Description.....	73
Exhibit K-5 – Improvement Area #1 Boundary Description	76
Appendix A – Engineer’s Report.....	80
Appendix B-1 – Major Improvement Area Residential Parcel Buyer Disclosure	
Appendix B-2 – Major Improvement Area Commercial 1 Parcel Buyer Disclosure	
Appendix B-3 – Major Improvement Area Commercial 2 Parcel Buyer Disclosure	
Appendix B-4 – Improvement Area #1 Initial Parcel Buyer Disclosure	

INTRODUCTION

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

On January 25, 2022, the City Council passed and approved Resolution No. 2022-036 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 468.39 acres located within the corporate limits of the City, as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

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 Assessment Roll for the Major Improvement Area is included as **Exhibit E-1**. The Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**.

SECTION I: DEFINITIONS

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owners (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 the Owners.

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

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

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

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection

Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

“Annual Service Plan Update” means an update to this 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 a Parcel within the District, other than Non-Assessed Property and Non-Benefitted 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 Parcel or reduction according to the provisions herein and in the PID Act.

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

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

“Assessment Roll” means any assessment roll for the Assessed Property, including the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including in Annual Service Plan Updates.

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

“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 Midlothian, Texas.

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

“County” means Ellis County, Texas.

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

“Developer” means Westside Preserve Development, LLC, a Texas limited liability company, 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 Westside Preserve Public Improvement District containing approximately 468.39 acres located within the corporate limits of the City and more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**.

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

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

“Estimated Buildout Value” means the estimated buildout 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 H**.

“Improvement Area #1” means approximately 250.88 acres located within the District, more specifically described in **Exhibit K-5** and depicted on **Exhibit A-5**.

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

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

“Improvement Area #1 Assessment” means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Authorized Improvements, and imposed pursuant to an 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** and in the PID Act.

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

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

“Improvement Area #1 Bonds” means those certain “City of Midlothian, Texas, Special Assessment Revenue Bonds, Series 2022 (Westside Preserve Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

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

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

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

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

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such

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

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

“Lot Type 1” means a Lot within Improvement Area #1 marketed to homebuilders as a 62’ Lot.

“Lot Type 2” means a Lot within Improvement Area #1 marketed to homebuilders as a 70’ Lot.

“Major Improvement Area” means approximately 193.494 acres located within the District, and more specifically described in **Exhibits K-2, K-3, and K-4**, and depicted on **Exhibits A-2, A-3, and A-4**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

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

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

“Major Improvement Area Assessment” means an Assessment levied against the Major Improvement Area Assessed Property, related to the Major Improvement Area Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this Service and Assessment Plan as **Exhibit E-1**.

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

“Major Improvement Area Bonds” means those certain “City Midlothian, Texas, Special Assessment Revenue Bonds, Series 2022 (Westside Preserve Public Improvement District Major Improvement Area Project)” that are secured by Major Improvement Area Assessments.

“Major Improvement Area Commercial Parcel” means, collectively, the Major Improvement Area Commercial 1 Parcel and the Major Improvement Area Commercial 2 Parcel.

“Major Improvement Area Commercial 1 Parcel” means Assessed Property within the Major Improvement Area intended to be developed as commercial property, as provided by the Developer, which is further described on **Exhibit K-3** and depicted on **Exhibit A-3**. The Buyer’s Disclosure for the Major Improvement Area Commercial 1 Parcel is attached hereto as **Appendix B-2**.

“Major Improvement Area Commercial 2 Parcel” means Assessed Property within the Major Improvement Area intended to be developed as commercial property, as provided by the Developer, which is further described on **Exhibit K-4** and depicted on **Exhibit A-4**. The Buyer’s Disclosure for the Major Improvement Area Commercial 1 Parcel is attached hereto as **Appendix B-3**.

“Major Improvement Area Projects” means the pro rata portion of the costs of the Major Improvements allocable to the Major Improvement Area.

“Major Improvement Area Residential Parcel” means Assessed Property within the Major Improvement Area intended to be developed with single-family homes, as provided by the Developer, which is further described on **Exhibit K-2** and depicted on **Exhibit A-2**. The Buyer’s Disclosure for the Major Improvement Area Residential Parcel is attached hereto as **Appendix B-1**.

“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 G-1**.

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

“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.

“Non-Assessed Property” means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements, as determined by the City Council, but are not assessed. Non-Assessed Property is shown on the map attached hereto as **Exhibit A-1**.

“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 I**.

“Owners” means, together, the Developer and First Texas Homes, Inc, and their successors and assigns.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax parcel map identification number assigned by the Ellis Central Appraisal District for real property tax purposes, by the legal description, or by lot and block number in a final subdivision plat recorded in the Plat or 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.

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

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

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

SECTION II: THE DISTRICT

The District includes approximately 468.39 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,069 Lots developed with single-family homes, and 43.126 acres of commercial and community retail space.

The Major Improvement Area includes approximately 193.494 acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibits K-2, K-3, and K-4** and depicted on **Exhibits A-2, A-3, and A-4**. Development of the Major Improvement Area is anticipated to include approximately 481 Lots developed with single-family homes and 43.126 acres of commercial and community retail space.

Improvement Area #1 includes approximately 250.88 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-5** and depicted on **Exhibit A-5**. Development of Improvement Area #1 is anticipated to include approximately 588 Lots developed with single-family homes (258 single-family homes that are on Lots classified as Lot Type 1, and 330 single-family homes that are on Lots classified as Lot Type 2).

The District also includes 24.016 acres of Non-Benefitted Property and Non-Assessed Property including drill sites, and right-of-way for Ward Road, Old Fort Worth Road, and Access Road.

SECTION III: AUTHORIZED IMPROVEMENTS AND BOND ISSUANCE COSTS

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 has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibits B-1 and B-2**.

A. Major Improvements

▪ *Streets*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-

vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within the District.

- *Sewer*

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

- *Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within District.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements, including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal fees, and consultant fees.

B. Improvement Area #1 Improvements

- *Streets*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control

and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sewer*

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

- *Drainage*

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

- *Landscaping*

Improvements include retaining walls, sidewalks, split rail fencing, the playground, entry features, landscaping and the excavation necessary for the completion of the Improvement Area #1 Improvements.

- *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, District Formation Costs, legal fees, and consultant fees.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

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

- *Underwriter's Discount*

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

- *Cost of Issuance*

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

D. Other Costs

- *Deposit to Administrative Fund*

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

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the 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 the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B1, B-2, B-3, and B-4**.

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.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard

to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owners and all future owners, developers, and end-users 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 shall be allocated to each Parcel that accrues special benefit from the Major Improvements, as determined by City Council (which includes 33.900 acres of a school site, the Improvement Area #1 Assessed Property, and the Major Improvement Area Assessed Property) based upon the ratio of the acreage of each Parcel designated as benefitted property to the acreage of all benefitted property.
- The costs of the Major Improvement Area Authorized Improvements shall be allocated between the Major Improvement Area Residential Parcel, the Major Improvement Area Commercial 1 Parcel, and the Major Improvement Area Commercial 2 Parcel based upon the ratio of the acreage of each Parcel to the acreage of all Major Improvement Area Assessed Property. Currently, the Major Improvement Area Residential Parcel is 150.368 acres, the Major Improvement Area Commercial 1 Parcel is 11.519 acres, and the Major Improvement Area Commercial 2 Parcel is 31.607 acres. Therefore, the Major Improvement Area Residential Parcel is allocated 77.71% of the Major Improvement Area Authorized Improvements, the Major Improvement Area Commercial 1 Parcel is allocated 5.95% of the Major Improvement Area Authorized Improvements, and the Major

Improvement Area Commercial 2 Parcel is allocated 16.33% of the Major Improvement Area Authorized Improvements.

- The Improvement Area #1 Authorized Improvements shall be allocated to the Improvement Area #1 Initial Parcel based on the ratio Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Authorized Improvements.

B. Assessments

The Major Improvement Area Assessment will be levied on the Major Improvement Area Residential Parcel and the Major Improvement Area Commercial Parcel in the amounts shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit E-1**. The projected Major Improvement Area Annual Installments for all of the Major Improvement Area Assessed Property are shown on **Exhibit E-2**. The projected Major Improvement Area Annual Installments for (i) the Major Improvement Area Residential Parcel are shown on **Exhibit E-3**, (ii) the Major Improvement Area Commercial 1 Parcel are shown on **Exhibit E-4**, and (iii) Major Improvement Area Commercial 2 Parcel are shown on **Exhibit E-5**. Upon division or subdivision of the Major Improvement Area Residential Parcel or either Major Improvement Area Commercial Parcel, the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #1 Assessment will be levied on the Improvement Area #1 Initial Parcel in the amounts shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of the Improvement Area #1 Initial Parcel, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type within Improvement Area #1 and the Commercial Parcels within the Major Improvement Area is shown on **Exhibit H**. In no case will the Assessment for Lots classified as Lot Type 1 or Lot Type 2 exceed the corresponding Maximum Assessment for each Lot classification.

C. Findings of Special Benefit

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 found and determined the following:

- *Major Improvement Area*

- The costs of the Major Improvement Area Authorized Improvements equal \$9,735,000 as shown on **Exhibit B-2**;
- The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements;
- The Major Improvement Area Assessed Property will be allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Authorized Improvements, which equals \$9,735,000 as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit E-1**;
- The special benefit ($\geq$ \$9,735,000) received by the Major Improvement Area Assessed Property from the Major Improvement Area Authorized Improvements is equal to or greater than the amount of the Major Improvement Area Assessment (\$9,735,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements; and
- At the time the City Council approved the Service and Assessment Plan, the Owners owned 100% of the Major Improvement Area Assessed Property. The Owners acknowledged that the Major Improvement Area Authorized Improvements confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessment to pay for the Actual Costs associated therewith. The Owners 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 Major Improvement Area Assessment on the Major Improvement Area Assessed Property.

- *Improvement Area #1*

- The costs of the Improvement Area #1 Authorized Improvements equal \$32,619,278 as shown on **Exhibit B-2**;
- The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;

- The Improvement Area #1 Initial Parcel will be allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals \$23,796,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
- The special benefit ($\geq$ \$32,619,278) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment (\$23,796,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Authorized Improvements; and
- At the time the City Council approved the Service and Assessment Plan, the Owners owned 100% of the Improvement Area #1 Initial Parcel. The Owners acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Owners 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.

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 for the Residential Parcels

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 and Lot Type 2 are shown on **Exhibit H** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next 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 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 same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value for each Lot to be created after recording the subdivision plat as of the date the subdivision plat is anticipated to be recorded. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on the 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 and Lot Type 2 are shown on **Exhibit H** 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 next 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. Reallocation of Assessments for the Major Improvement Area Commercial Parcel

In general, the sum of the Assessments for all newly subdivided Assessed Properties shall equal the Assessment for the subdivided Assessed Property in the Major Improvement Area Commercial Parcel prior to subdivision. The Assessment initially applicable to each Assessed Property within the Major Improvement Area Commercial Parcel is equal to the Assessment shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**, or the Major Improvement Area Assessment Roll, attached hereto as **Exhibit E-1**. If an Assessed Property within the Major Improvement Area Commercial Parcel is subsequently platted, subdivided, re-subdivided or re-platted, the Assessment applicable to each resulting new Assessed Property on the Major Improvement Area Commercial Parcel shall be equal to the formula below:

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

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 acreage of the newly divided Assessed Property

D = the sum of the acreages for all of the newly divided Assessed Properties

The reallocation of an Assessment for an Assessed Property in the Major Improvement Area Commercial Parcel may not exceed the Maximum Assessment for the respective Major Improvement Area Commercial Parcel, and compliance may require a mandatory Prepayment pursuant to **Section VI.C.** Any reallocation pursuant to this section shall be calculated by the Administrator and approved by the City Council in the next Annual Service Plan Update immediately following such reallocation. The reallocation of any Assessments as described herein shall be considered an administrative action and will not be subject to the notice or public hearing requirements under the PID Act.

C. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is transferred to a person or entity 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 Lot, Parcel, or portion thereof, 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 I**.

D. 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.

E. 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.

F. Prepayment of Assessments

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

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

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

G. Payment of Assessment in Annual Installments

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

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefitted Property or Non-Assessed Property, as shown by the Ellis 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. To the extent permitted by the PID Act or other applicable law, 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. The initial Annual Installments relating to the PID Bonds shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

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.

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

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

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-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 Taken 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. Said 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 Major Improvement Area Assessment Roll is attached as **Exhibit E-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each Annual Service Plan Update.

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

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

B. Amendments

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

C. Administration and Interpretation

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

D. Form of Buyer Disclosure; Filing in Real Property Records

Within seven days of approval by the City Council, the City Secretary shall file and record in the Official Public Records of the County the executed Assessment Ordinance approving this Service and Assessment Plan. In addition, the City Secretary shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

E. Severability

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

EXHIBITS

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

Exhibit A-1	Map of the District
Exhibit A-2	Map of Major Improvement Area Residential Parcel
Exhibit A-3	Map of Major Improvement Area Commercial 1 Parcel
Exhibit A-4	Map of Major Improvement Area Commercial 2 Parcel
Exhibit A-5	Map of Improvement Area #1
Exhibit B-1	Project Costs
Exhibit B-2	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Major Improvement Area Assessment Roll
Exhibit E-2	Major Improvement Area Annual Installments
Exhibit E-3	Major Improvement Area Residential Parcel Annual Installments
Exhibit E-4	Major Improvement Area Commercial 1 Parcel Annual Installments
Exhibit E-5	Major Improvement Area Commercial 2 Parcel Annual Installments
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Maps of Major Improvements
Exhibit G-2	Maps of Improvement Area #1 Improvements
Exhibit H	Maximum Assessment and Tax Rate Equivalent
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	Debt Service Schedules for Major Improvement Area Bonds
Exhibit J-2	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit K-1	District Boundary Description
Exhibit K-2	Major Improvement Area Residential Parcel Boundary Description
Exhibit K-3	Major Improvement Area Commercial 1 Parcel Boundary Description
Exhibit K-4	Major Improvement Area Commercial 2 Parcel Boundary Description
Exhibit K-5	Improvement Area #1 Boundary Description

APPENDICES

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

Appendix A	Engineer's Report
Appendix B-1	Buyer Disclosure for Major Improvement Area Residential Parcel
Appendix B-2	Buyer Disclosure for Major Improvement Area Commercial 1 Parcel
Appendix B-3	Buyer Disclosure for Major Improvement Area Commercial 2 Parcel
Appendix B-4	Buyer Disclosure for Improvement Area #1 Initial Parcel

EXHIBIT A-1 – MAP OF THE DISTRICT

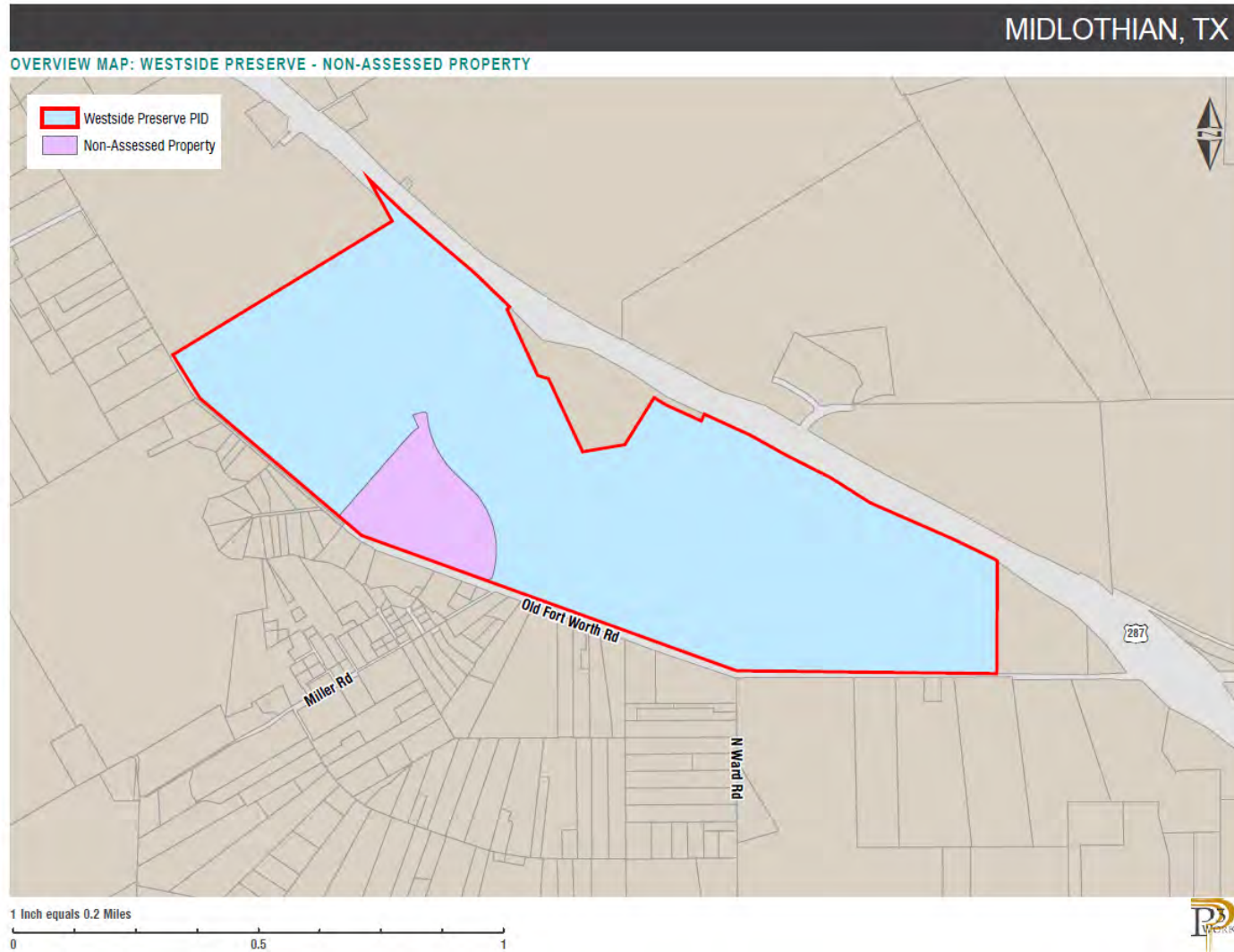


EXHIBIT A-2 – MAP OF MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL

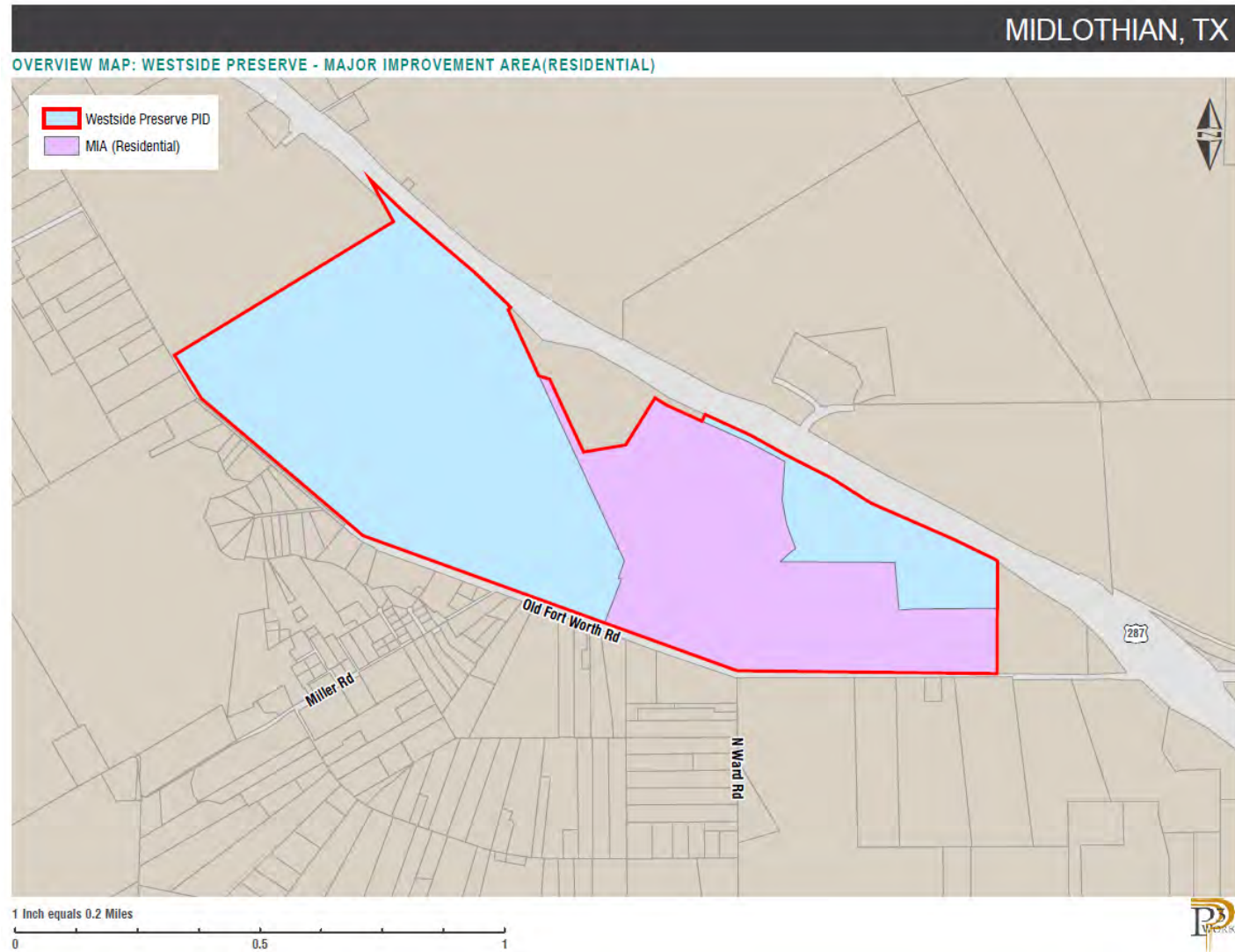


EXHIBIT A-3 – MAP OF MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL

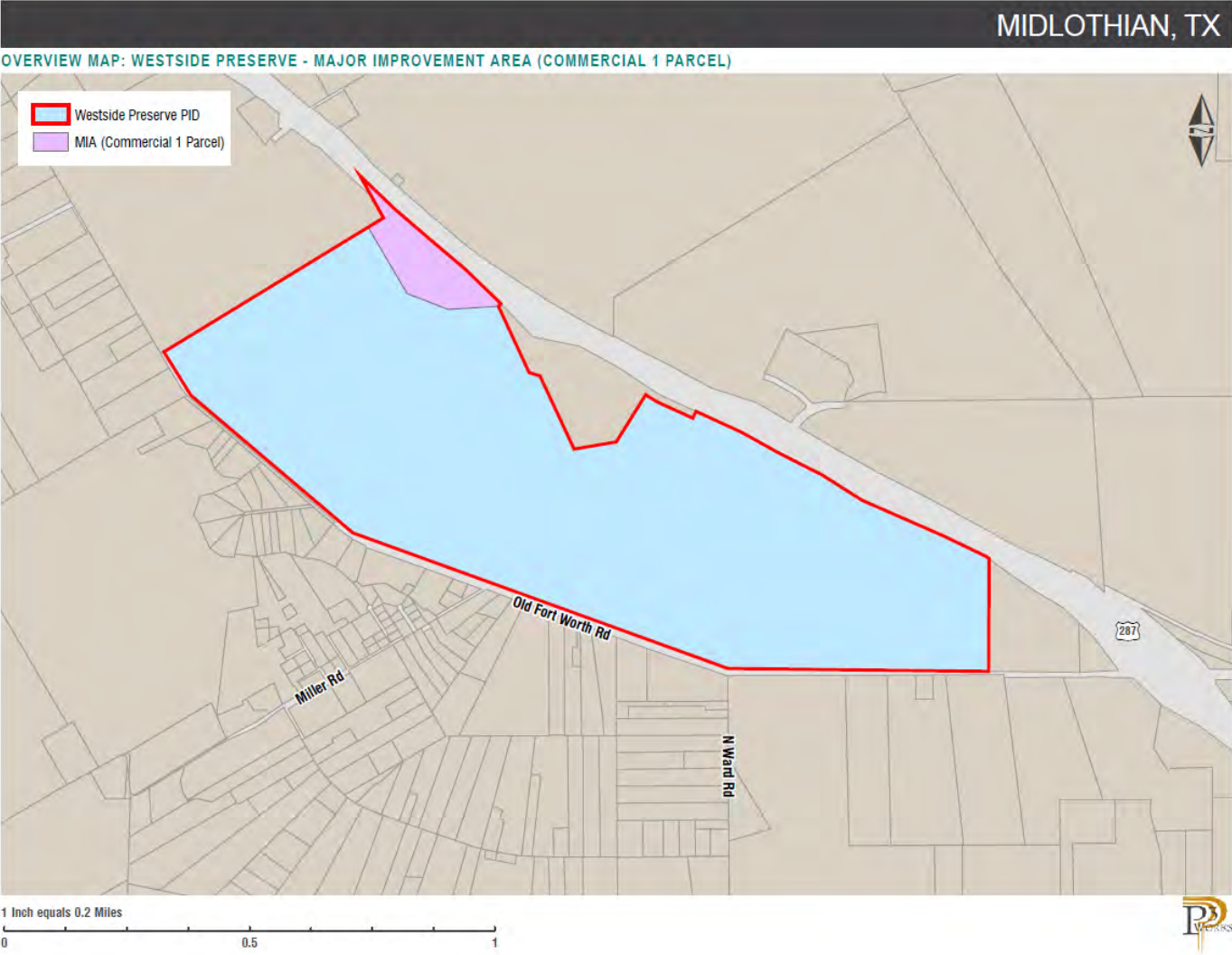


EXHIBIT A-4 – MAP OF MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL

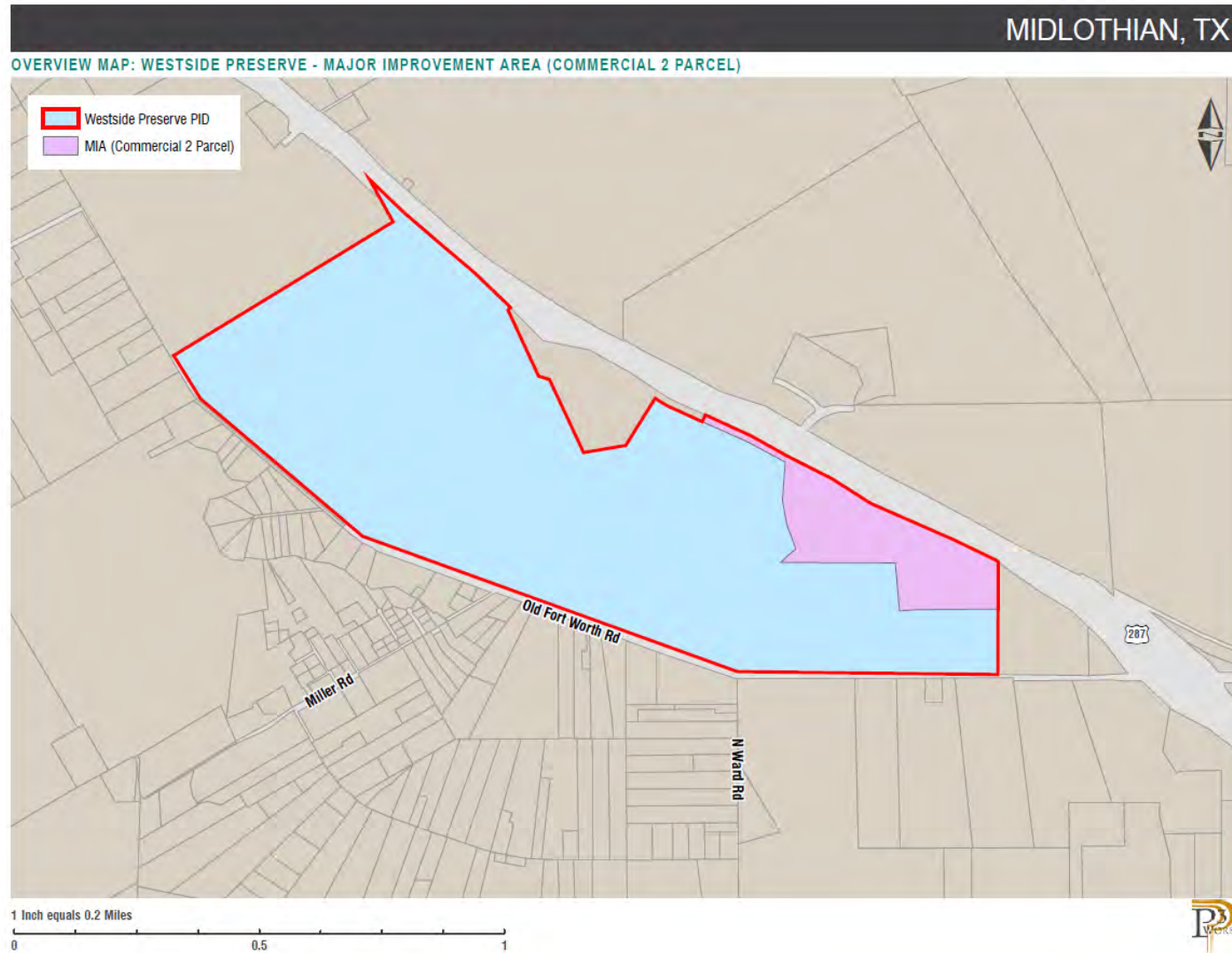


EXHIBIT A-5 – MAP OF IMPROVEMENT AREA #1

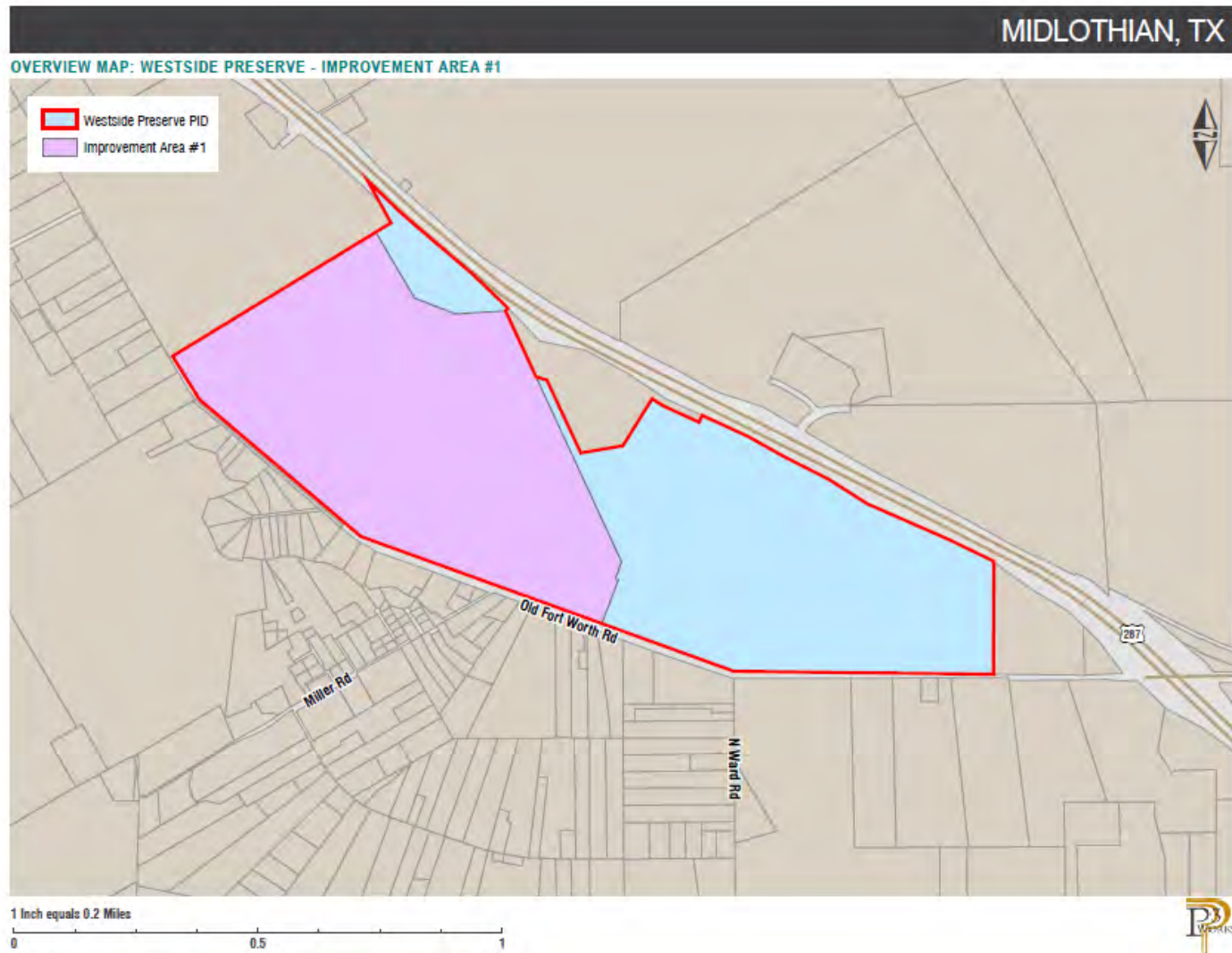


EXHIBIT B-1 – PROJECT COSTS

	Total ¹	Oversizing ²	Road Impact Fee Credits ³	Private Funding	PID Eligible
	(A)	(B)	(C)	(D)	(E) = (A) - (B) - (C) - (D)
<i>Major Improvements</i>					
Streets	\$ 8,947,178	\$ -	\$ 1,228,569	\$ -	\$ 7,718,609
Water	3,421,178	891,470	296,663	-	2,233,045
Sewer	2,938,413	-	-	-	2,938,413
Drainage	3,474,799	-	970,805	-	2,503,994
Soft Costs ⁴	4,096,657	-	795,603	-	3,301,053
	<u>\$ 22,878,225</u>	<u>\$ 891,470</u>	<u>\$ 3,291,640</u>	<u>\$ -</u>	<u>\$ 18,695,115</u>
<i>Improvement Area #1 Improvements</i>					
Streets	\$ 8,918,225	\$ -	\$ -	\$ -	\$ 8,918,225
Water	1,691,559	-	-	-	1,691,559
Sewer	1,514,311	-	-	-	1,514,311
Drainage	1,753,999	-	-	-	1,753,999
Landscaping	1,458,000	-	-	-	1,458,000
Soft Costs ⁴	4,271,109	-	-	-	4,271,109
	<u>\$ 19,607,203</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,607,203</u>
<i>Private Improvements</i>					
Earthwork	\$ 2,569,380	\$ -	\$ -	\$ 2,569,380	-
Water	332,050	-	-	332,050	-
Sewer	422,500	-	-	422,500	-
Retaining Walls	1,176,000	-	-	1,176,000	-
Amenity Center	600,000	-	-	600,000	-
Soft Costs ⁴	509,993	-	-	509,993	-
	<u>\$ 5,609,923</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,609,923</u>	<u>\$ -</u>
Total	\$ 48,095,351	\$ 891,470	\$ 3,291,640	\$ 5,609,923	\$ 38,302,318

Notes:

¹ Costs based on PID Cost Summary - Preliminary Opinion of Probable Construction Cost dated January 20, 2022.

² Oversized portions of the waterline extensions are to be financed through impact fee credits.

³ Road Impact Fee Credits are being used to finance the constructions of improvements related to Access Road A (25' B-B) (2-lanes), and Old Fort Worth Road (Northern 2-lanes)(from east end to 287 intersection).

⁴ Includes 10% contingency.

EXHIBIT B-2 – AUTHORIZED IMPROVEMENTS

Major Improvements ¹	PID Eligible ²	Multi-Family		Major Improvement Area								Improvement Area #1			
				Residential Parcel		Commercial 1 Parcel		Commercial 2 Parcel		MIA Total		Assessed Property		School Site	
		%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$
Streets	\$ 7,718,609	9.12%	\$ 704,025	30.75%	\$ 2,373,606	2.36%	\$ 181,831	6.46%	\$ 498,926	39.57%	\$ 3,054,364	44.37%	\$ 3,425,098	6.93%	\$ 535,122
Water	2,233,045	9.12%	203,679	30.75%	686,700	2.36%	52,605	6.46%	144,343	39.57%	883,648	44.37%	990,904	6.93%	154,814
Sewer	2,938,413	9.12%	268,017	30.75%	903,613	2.36%	69,222	6.46%	189,937	39.57%	1,162,772	44.37%	1,303,907	6.93%	203,717
Drainage	2,503,994	9.12%	228,393	30.75%	770,022	2.36%	58,988	6.46%	161,857	39.57%	990,866	44.37%	1,111,136	6.93%	173,599
Soft Costs ³	3,301,053	9.12%	301,094	30.75%	1,015,131	2.36%	77,765	6.46%	213,378	39.57%	1,306,274	44.37%	1,464,828	6.93%	228,858
	\$ 18,695,115		\$ 1,705,207		\$ 5,749,073		\$ 440,410		\$ 1,208,442		\$ 7,397,924		\$ 8,295,873		\$ 1,296,111
Improvement Area #1 Improvements ⁴															
Streets	\$ 8,918,225	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 8,918,225	0.00%	\$ -
Water	1,691,559	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,691,559	0.00%	-
Sewer	1,514,311	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,514,311	0.00%	-
Drainage	1,753,999	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,753,999	0.00%	-
Landscaping	1,458,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,458,000	0.00%	-
Soft Costs ³	4,271,109	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	4,271,109	0.00%	-
	\$ 19,607,203		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 19,607,203		\$ -
Bond Issuance Costs ⁴															
Debt Service Reserve Fund	\$ 2,399,318				\$ 571,530		\$ 43,782		\$ 120,134		\$ 735,446		\$ 1,663,871		
Capitalized Interest	605,182				470,299		36,027		98,856		605,182		-		
Underwriter's Discount	1,005,930				226,958		17,386		47,706		292,050		713,880		
Cost of Issuance	1,439,240				335,638		25,712		70,550		431,900		1,007,340		
Delinquency and Prepayment Reserve	237,497				184,564		14,139		38,795		237,497		-		
	\$ 5,687,167				\$ 1,788,989		\$ 137,046		\$ 376,041		\$ 2,302,076		\$ 3,385,091		
Other Costs ⁴															
Deposit to Administrative Fund	\$ 70,000				\$ 27,199		\$ 2,084		\$ 5,717		\$ 35,000		\$ 35,000		
	\$ 70,000				\$ 27,199		\$ 2,084		\$ 5,717		\$ 35,000		\$ 35,000		
Total	\$ 44,059,485		\$ 1,705,207		\$ 7,565,260		\$ 579,540		\$ 1,590,200		\$ 9,735,000		\$ 31,323,167		\$ 1,296,111

Notes:

Footnotes on following page.

Notes:

¹ Major Improvements allocated between all areas that accrue special benefit from such improvements, which include the school site, the multi-family site, Improvement Area #1, Major Improvement Area Residential Parcel, the Major Improvement Area Commercial 1 Parcel, and the Major Improvement Area Commercial 2 Parcel. They are allocated pro rata based on the ratio of the acreage of each area to the total benefitted acreage of the District. The benefitted acreage is 488.974. The acreage of the multi-family site equals 44.6, the acreage of the Major Improvement Area Residential Parcel equals 150.368, the acreage of the Major Improvement Area Commercial 1 Parcel equals 11.519, the acreage of the Major Improvement Area Commercial 2 Parcel equals 31.607, the acreage of the Improvement Area #1 Assessed Property equals 216.980, and the acreage of the school site equals 33.9. Therefore, each area is allocated 9.12%, 30.75%, 2.36%, 6.46%, and 39.57% of the Major Improvements, respectively.

² From column (E) in **Exhibit B-1**.

³ Includes 10% contingency.

⁴ Bond Issuance Costs and other costs attributable to the Major Improvement Area Bonds are allocated between the Major Improvement Area Residential Parcel, the Major Improvement Area Commercial 1 Parcel, and the Major Improvement Area Commercial 2 Parcel pro rata based on the ratio of benefitted acreage of each area to the total benefitted acreage of the Major Improvement Area. The benefitted acreage of the Major Improvement Area is 193.494 acres. The benefitted acreage of the Major Improvement Area Residential Parcel is 150.368 acres, therefore the Major Improvement Area Residential Parcel is allocated 77.71% ($150.368 / 193.494 = 77.71\%$) of the Major Improvement Area Bond Issuance Costs and other costs. The benefitted acreage of the Major Improvement Area Commercial 1 Parcel is 11.519 acres, therefore the Major Improvement Area Commercial 1 Parcel is allocated 5.95% ($11.519 / 193.494 = 5.95\%$) of the Major Improvement Area Bond Issuance Costs and other costs. The benefitted acreage of the Major Improvement Area Commercial 2 Parcel is 31.607 acres, therefore the Major Improvement Area Commercial 2 Parcel is allocated 16.33% ($31.607 / 193.494 = 16.33\%$) of the Major Improvement Area Bond Issuance Costs and other costs.

EXHIBIT C – SERVICE PLAN

Major Improvement Area						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ -	\$ 136,000	\$ 143,000	\$ 150,000	\$ 158,000
Interest		605,182	580,975	574,005	566,676	558,989
Capitalized Interest		(605,182)	-	-	-	-
	(1)	\$ -	\$ 716,975	\$ 717,005	\$ 716,676	\$ 716,989
Additional Interest	(2)	\$ -	\$ 48,675	\$ 47,995	\$ 47,280	\$ 46,530
Annual Collection Costs	(3)	\$ -	\$ 35,700	\$ 36,414	\$ 37,142	\$ 37,885
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ -	\$ 801,350	\$ 801,414	\$ 801,099	\$ 801,404

Improvement Area #1						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 326,000	\$ 358,000	\$ 375,000	\$ 393,000	\$ 411,000
Interest		1,288,133	1,222,345	1,206,683	1,190,276	1,173,083
	(1)	\$ 1,614,133	\$ 1,580,345	\$ 1,581,683	\$ 1,583,276	\$ 1,584,083
Additional Interest	(2)	\$ 118,980	\$ 117,350	\$ 115,560	\$ 113,685	\$ 111,720
Annual Collection Costs	(3)	\$ -	\$ 35,700	\$ 36,414	\$ 37,142	\$ 37,885
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 1,733,113	\$ 1,733,395	\$ 1,733,657	\$ 1,734,104	\$ 1,733,688

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private/City/ Impact Fees	Major Improvement Area	Improvement Area #1
Sources of Funds			
Major Improvement Area Bond Par	\$ -	\$ 9,735,000	\$ -
Improvement Area #1 Bond Par	-	-	23,796,000
Owner Contribution ¹	-	-	7,527,167
City Contribution - Oversizing ¹	891,470	-	-
Road Impact Fees ¹	3,291,640	-	-
Owner Contribution - School Site ¹	-	-	1,296,111
Owner Contribution - Multi-Family	-	1,705,207	-
Owner Contribution - Private Improvements ¹	5,609,923	-	-
Total Sources	\$ 9,793,033	\$ 11,440,208	\$ 32,619,278
Uses of Funds			
Major Improvements	\$ 4,183,110	\$ 9,103,132	\$ 9,591,983
Improvement Area #1 Improvements	-	-	19,607,203
Private Improvements	5,609,923	-	-
	\$ 9,793,033	\$ 9,103,132	\$ 29,199,187
<i>Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$ -	\$ 735,446	\$ 1,663,871
Capitalized Interest	-	605,182	-
Underwriter's Discount	-	292,050	713,880
Cost of Issuance	-	431,900	1,007,340
Delinquency and Prepayment Reserve	-	237,497	-
	\$ -	\$ 2,302,076	\$ 3,385,091
<i>Other Costs</i>			
Deposit to Administrative Fund	\$ -	\$ 35,000	\$ 35,000
	\$ -	\$ 35,000	\$ 35,000
Total Uses	\$ 9,793,033	\$ 11,440,208	\$ 32,619,278

Notes:

¹ Non-reimbursable to the Owner through Assessments.

EXHIBIT E-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ¹	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2023
284710	Major Improvement Area Residential Parcel	\$ 7,565,260.32	\$ -
181917	Major Improvement Area Commercial 1 Parcel	\$ 579,539.75	\$ -
181917	Major Improvement Area Commercial 2 Parcel	\$ 1,590,199.93	\$ -
Total		\$ 9,735,000.00	\$ -

Notes:

¹ Per Ellis County Central Appraisal District. Property ID preliminary and subject to change.

EXHIBIT E-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 605,182	\$ (605,182)	\$ -	\$ -	\$ -	\$ -
2024	\$ 136,000	\$ 580,975	\$ -	\$ 48,675	\$ -	\$ 35,700	\$ 801,350
2025	\$ 143,000	\$ 574,005	\$ -	\$ 47,995	\$ -	\$ 36,414	\$ 801,414
2026	\$ 150,000	\$ 566,676	\$ -	\$ 47,280	\$ -	\$ 37,142	\$ 801,099
2027	\$ 158,000	\$ 558,989	\$ -	\$ 46,530	\$ -	\$ 37,885	\$ 801,404
2028	\$ 166,000	\$ 550,891	\$ -	\$ 45,740	\$ -	\$ 38,643	\$ 801,274
2029	\$ 176,000	\$ 541,761	\$ -	\$ 44,910	\$ -	\$ 39,416	\$ 802,087
2030	\$ 185,000	\$ 532,081	\$ -	\$ 44,030	\$ -	\$ 40,204	\$ 801,315
2031	\$ 196,000	\$ 521,906	\$ -	\$ 43,105	\$ -	\$ 41,008	\$ 802,019
2032	\$ 206,000	\$ 511,126	\$ -	\$ 42,125	\$ -	\$ 41,828	\$ 801,079
2033	\$ 218,000	\$ 499,796	\$ -	\$ 41,095	\$ -	\$ 42,665	\$ 801,556
2034	\$ 231,000	\$ 486,716	\$ -	\$ 40,005	\$ -	\$ 43,518	\$ 801,239
2035	\$ 245,000	\$ 472,856	\$ -	\$ 38,850	\$ -	\$ 44,388	\$ 801,095
2036	\$ 261,000	\$ 458,156	\$ -	\$ 37,625	\$ -	\$ 45,276	\$ 802,057
2037	\$ 277,000	\$ 442,496	\$ -	\$ 36,320	\$ -	\$ 46,182	\$ 801,998
2038	\$ 294,000	\$ 425,876	\$ -	\$ 34,935	\$ -	\$ 47,105	\$ 801,917
2039	\$ 312,000	\$ 408,236	\$ -	\$ 33,465	\$ -	\$ 48,047	\$ 801,749
2040	\$ 331,000	\$ 389,516	\$ -	\$ 31,905	\$ -	\$ 49,008	\$ 801,430
2041	\$ 352,000	\$ 369,656	\$ -	\$ 30,250	\$ -	\$ 49,989	\$ 801,895
2042	\$ 373,000	\$ 348,536	\$ -	\$ 28,490	\$ -	\$ 50,988	\$ 801,015
2043	\$ 397,000	\$ 326,156	\$ -	\$ 26,625	\$ -	\$ 52,008	\$ 801,789
2044	\$ 422,000	\$ 301,840	\$ -	\$ 24,640	\$ -	\$ 53,048	\$ 801,528
2045	\$ 449,000	\$ 275,993	\$ -	\$ 22,530	\$ -	\$ 54,109	\$ 801,632
2046	\$ 477,000	\$ 248,491	\$ -	\$ 20,285	\$ -	\$ 55,191	\$ 800,968
2047	\$ 508,000	\$ 219,275	\$ -	\$ 17,900	\$ -	\$ 56,295	\$ 801,470
2048	\$ 541,000	\$ 188,160	\$ -	\$ 15,360	\$ -	\$ 57,421	\$ 801,941
2049	\$ 575,000	\$ 155,024	\$ -	\$ 12,655	\$ -	\$ 58,570	\$ 801,248
2050	\$ 612,000	\$ 119,805	\$ -	\$ 9,780	\$ -	\$ 59,741	\$ 801,326
2051	\$ 651,000	\$ 82,320	\$ -	\$ 6,720	\$ -	\$ 60,936	\$ 800,976
2052	\$ 693,000	\$ 42,446	\$ -	\$ 3,465	\$ (735,446)	\$ 62,155	\$ 65,620
Total	\$ 9,735,000	\$ 11,804,946	\$ (605,182)	\$ 923,290	\$ (735,446)	\$ 1,384,883	\$ 22,507,490

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

EXHIBIT E-3 – MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 470,299	\$ (470,299)	\$ -	\$ -	\$ -	\$ -
2024	\$ 105,688	\$ 451,487	\$ -	\$ 37,826	\$ -	\$ 27,743	\$ 622,745
2025	\$ 111,128	\$ 446,071	\$ -	\$ 37,298	\$ -	\$ 28,298	\$ 622,795
2026	\$ 116,568	\$ 440,375	\$ -	\$ 36,742	\$ -	\$ 28,864	\$ 622,549
2027	\$ 122,785	\$ 434,401	\$ -	\$ 36,159	\$ -	\$ 29,441	\$ 622,787
2028	\$ 129,002	\$ 428,108	\$ -	\$ 35,545	\$ -	\$ 30,030	\$ 622,686
2029	\$ 136,773	\$ 421,013	\$ -	\$ 34,900	\$ -	\$ 30,631	\$ 623,318
2030	\$ 143,767	\$ 413,491	\$ -	\$ 34,217	\$ -	\$ 31,243	\$ 622,718
2031	\$ 152,315	\$ 405,584	\$ -	\$ 33,498	\$ -	\$ 31,868	\$ 623,265
2032	\$ 160,087	\$ 397,206	\$ -	\$ 32,736	\$ -	\$ 32,506	\$ 622,535
2033	\$ 169,412	\$ 388,402	\$ -	\$ 31,936	\$ -	\$ 33,156	\$ 622,905
2034	\$ 179,515	\$ 378,237	\$ -	\$ 31,089	\$ -	\$ 33,819	\$ 622,659
2035	\$ 190,394	\$ 367,466	\$ -	\$ 30,191	\$ -	\$ 34,495	\$ 622,546
2036	\$ 202,828	\$ 356,042	\$ -	\$ 29,239	\$ -	\$ 35,185	\$ 623,295
2037	\$ 215,262	\$ 343,873	\$ -	\$ 28,225	\$ -	\$ 35,889	\$ 623,248
2038	\$ 228,473	\$ 330,957	\$ -	\$ 27,149	\$ -	\$ 36,607	\$ 623,185
2039	\$ 242,461	\$ 317,248	\$ -	\$ 26,006	\$ -	\$ 37,339	\$ 623,055
2040	\$ 257,227	\$ 302,701	\$ -	\$ 24,794	\$ -	\$ 38,085	\$ 622,807
2041	\$ 273,546	\$ 287,267	\$ -	\$ 23,508	\$ -	\$ 38,847	\$ 623,168
2042	\$ 289,866	\$ 270,854	\$ -	\$ 22,140	\$ -	\$ 39,624	\$ 622,484
2043	\$ 308,517	\$ 253,462	\$ -	\$ 20,691	\$ -	\$ 40,417	\$ 623,086
2044	\$ 327,945	\$ 234,566	\$ -	\$ 19,148	\$ -	\$ 41,225	\$ 622,883
2045	\$ 348,927	\$ 214,479	\$ -	\$ 17,509	\$ -	\$ 42,049	\$ 622,964
2046	\$ 370,686	\$ 193,107	\$ -	\$ 15,764	\$ -	\$ 42,890	\$ 622,448
2047	\$ 394,777	\$ 170,403	\$ -	\$ 13,910	\$ -	\$ 43,748	\$ 622,838
2048	\$ 420,422	\$ 146,223	\$ -	\$ 11,937	\$ -	\$ 44,623	\$ 623,204
2049	\$ 446,844	\$ 120,472	\$ -	\$ 9,834	\$ -	\$ 45,516	\$ 622,666
2050	\$ 475,597	\$ 93,103	\$ -	\$ 7,600	\$ -	\$ 46,426	\$ 622,726
2051	\$ 505,905	\$ 63,972	\$ -	\$ 5,222	\$ -	\$ 47,354	\$ 622,454
2052	\$ 538,544	\$ 32,986	\$ -	\$ 2,693	\$ (571,530)	\$ 48,302	\$ 50,994
Total	\$ 7,565,260	\$ 9,173,856	\$ (470,299)	\$ 717,507	\$ (571,530)	\$ 1,076,220	\$ 17,491,014

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

EXHIBIT E-4 – MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 36,027	\$ (36,027)	\$ -	\$ -	\$ -	\$ -
2024	\$ 8,096	\$ 34,586	\$ -	\$ 2,898	\$ -	\$ 2,125	\$ 47,706
2025	\$ 8,513	\$ 34,171	\$ -	\$ 2,857	\$ -	\$ 2,168	\$ 47,709
2026	\$ 8,930	\$ 33,735	\$ -	\$ 2,815	\$ -	\$ 2,211	\$ 47,691
2027	\$ 9,406	\$ 33,277	\$ -	\$ 2,770	\$ -	\$ 2,255	\$ 47,709
2028	\$ 9,882	\$ 32,795	\$ -	\$ 2,723	\$ -	\$ 2,300	\$ 47,701
2029	\$ 10,478	\$ 32,252	\$ -	\$ 2,674	\$ -	\$ 2,346	\$ 47,749
2030	\$ 11,013	\$ 31,676	\$ -	\$ 2,621	\$ -	\$ 2,393	\$ 47,704
2031	\$ 11,668	\$ 31,070	\$ -	\$ 2,566	\$ -	\$ 2,441	\$ 47,745
2032	\$ 12,264	\$ 30,428	\$ -	\$ 2,508	\$ -	\$ 2,490	\$ 47,690
2033	\$ 12,978	\$ 29,754	\$ -	\$ 2,446	\$ -	\$ 2,540	\$ 47,718
2034	\$ 13,752	\$ 28,975	\$ -	\$ 2,382	\$ -	\$ 2,591	\$ 47,699
2035	\$ 14,585	\$ 28,150	\$ -	\$ 2,313	\$ -	\$ 2,643	\$ 47,690
2036	\$ 15,538	\$ 27,275	\$ -	\$ 2,240	\$ -	\$ 2,695	\$ 47,748
2037	\$ 16,490	\$ 26,342	\$ -	\$ 2,162	\$ -	\$ 2,749	\$ 47,744
2038	\$ 17,502	\$ 25,353	\$ -	\$ 2,080	\$ -	\$ 2,804	\$ 47,739
2039	\$ 18,574	\$ 24,303	\$ -	\$ 1,992	\$ -	\$ 2,860	\$ 47,729
2040	\$ 19,705	\$ 23,189	\$ -	\$ 1,899	\$ -	\$ 2,918	\$ 47,710
2041	\$ 20,955	\$ 22,006	\$ -	\$ 1,801	\$ -	\$ 2,976	\$ 47,738
2042	\$ 22,205	\$ 20,749	\$ -	\$ 1,696	\$ -	\$ 3,035	\$ 47,686
2043	\$ 23,634	\$ 19,417	\$ -	\$ 1,585	\$ -	\$ 3,096	\$ 47,732
2044	\$ 25,122	\$ 17,969	\$ -	\$ 1,467	\$ -	\$ 3,158	\$ 47,716
2045	\$ 26,730	\$ 16,430	\$ -	\$ 1,341	\$ -	\$ 3,221	\$ 47,722
2046	\$ 28,397	\$ 14,793	\$ -	\$ 1,208	\$ -	\$ 3,286	\$ 47,683
2047	\$ 30,242	\$ 13,054	\$ -	\$ 1,066	\$ -	\$ 3,351	\$ 47,713
2048	\$ 32,207	\$ 11,201	\$ -	\$ 914	\$ -	\$ 3,418	\$ 47,741
2049	\$ 34,231	\$ 9,229	\$ -	\$ 753	\$ -	\$ 3,487	\$ 47,700
2050	\$ 36,433	\$ 7,132	\$ -	\$ 582	\$ -	\$ 3,556	\$ 47,704
2051	\$ 38,755	\$ 4,901	\$ -	\$ 400	\$ -	\$ 3,628	\$ 47,683
2052	\$ 41,255	\$ 2,527	\$ -	\$ 206	\$ (43,782)	\$ 3,700	\$ 3,906
Total	\$ 579,540	\$ 702,767	\$ (36,027)	\$ 54,965	\$ (43,782)	\$ 82,444	\$ 1,339,906

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

EXHIBIT E-5 – MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 98,856	\$ (98,856)	\$ -	\$ -	\$ -	\$ -
2024	\$ 22,215	\$ 94,902	\$ -	\$ 7,951	\$ -	\$ 5,832	\$ 130,900
2025	\$ 23,359	\$ 93,763	\$ -	\$ 7,840	\$ -	\$ 5,948	\$ 130,910
2026	\$ 24,502	\$ 92,566	\$ -	\$ 7,723	\$ -	\$ 6,067	\$ 130,858
2027	\$ 25,809	\$ 91,310	\$ -	\$ 7,601	\$ -	\$ 6,188	\$ 130,908
2028	\$ 27,116	\$ 89,987	\$ -	\$ 7,472	\$ -	\$ 6,312	\$ 130,887
2029	\$ 28,749	\$ 88,496	\$ -	\$ 7,336	\$ -	\$ 6,439	\$ 131,020
2030	\$ 30,220	\$ 86,915	\$ -	\$ 7,192	\$ -	\$ 6,567	\$ 130,894
2031	\$ 32,016	\$ 85,253	\$ -	\$ 7,041	\$ -	\$ 6,699	\$ 131,009
2032	\$ 33,650	\$ 83,492	\$ -	\$ 6,881	\$ -	\$ 6,833	\$ 130,855
2033	\$ 35,610	\$ 81,641	\$ -	\$ 6,713	\$ -	\$ 6,969	\$ 130,933
2034	\$ 37,734	\$ 79,504	\$ -	\$ 6,535	\$ -	\$ 7,109	\$ 130,881
2035	\$ 40,020	\$ 77,240	\$ -	\$ 6,346	\$ -	\$ 7,251	\$ 130,858
2036	\$ 42,634	\$ 74,839	\$ -	\$ 6,146	\$ -	\$ 7,396	\$ 131,015
2037	\$ 45,248	\$ 72,281	\$ -	\$ 5,933	\$ -	\$ 7,544	\$ 131,005
2038	\$ 48,025	\$ 69,566	\$ -	\$ 5,707	\$ -	\$ 7,695	\$ 130,992
2039	\$ 50,965	\$ 66,685	\$ -	\$ 5,466	\$ -	\$ 7,848	\$ 130,965
2040	\$ 54,068	\$ 63,627	\$ -	\$ 5,212	\$ -	\$ 8,005	\$ 130,913
2041	\$ 57,499	\$ 60,383	\$ -	\$ 4,941	\$ -	\$ 8,166	\$ 130,989
2042	\$ 60,929	\$ 56,933	\$ -	\$ 4,654	\$ -	\$ 8,329	\$ 130,845
2043	\$ 64,849	\$ 53,277	\$ -	\$ 4,349	\$ -	\$ 8,495	\$ 130,971
2044	\$ 68,933	\$ 49,305	\$ -	\$ 4,025	\$ -	\$ 8,665	\$ 130,929
2045	\$ 73,344	\$ 45,083	\$ -	\$ 3,680	\$ -	\$ 8,839	\$ 130,946
2046	\$ 77,917	\$ 40,591	\$ -	\$ 3,314	\$ -	\$ 9,015	\$ 130,837
2047	\$ 82,981	\$ 35,818	\$ -	\$ 2,924	\$ -	\$ 9,196	\$ 130,919
2048	\$ 88,372	\$ 30,736	\$ -	\$ 2,509	\$ -	\$ 9,380	\$ 130,996
2049	\$ 93,926	\$ 25,323	\$ -	\$ 2,067	\$ -	\$ 9,567	\$ 130,883
2050	\$ 99,969	\$ 19,570	\$ -	\$ 1,598	\$ -	\$ 9,759	\$ 130,896
2051	\$ 106,340	\$ 13,447	\$ -	\$ 1,098	\$ -	\$ 9,954	\$ 130,838
2052	\$ 113,201	\$ 6,934	\$ -	\$ 566	\$ (120,134)	\$ 10,153	\$ 10,719
Total	\$ 1,590,200	\$ 1,928,323	\$ (98,856)	\$ 150,818	\$ (120,134)	\$ 226,219	\$ 3,676,570

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ¹	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2023 ²
181917, 284710	Improvement Area #1 Initial Parcel	\$ 23,796,000.00	\$ 1,733,112.81
Total		\$ 23,796,000.00	\$ 1,733,112.81

Notes:

¹ Per Ellis County Central Appraisal District. Property ID preliminary and subject to change.

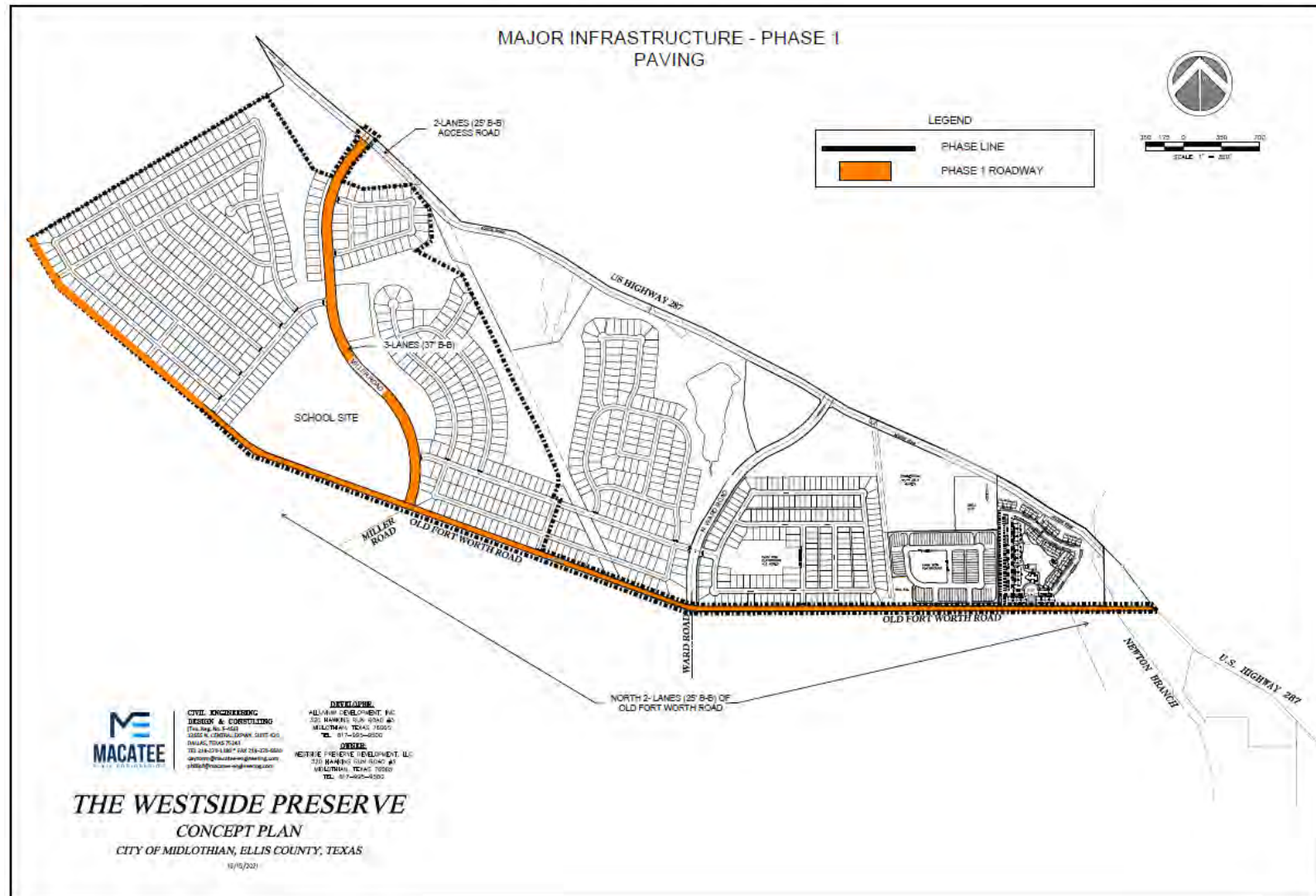
EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

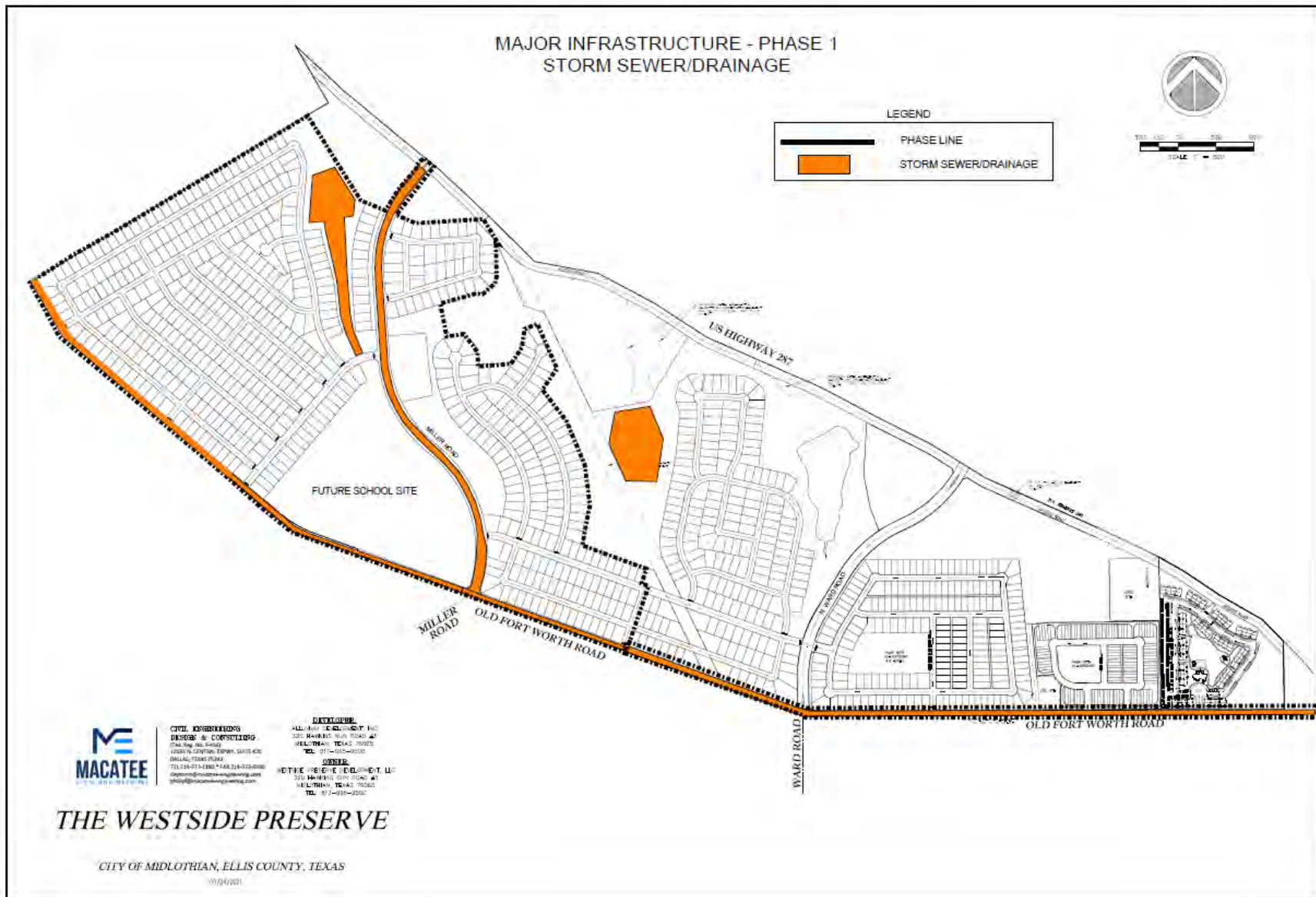
Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ 326,000	\$ 1,288,133	\$ 118,980	\$ -	\$ -	\$ 1,733,113
2024	\$ 358,000	\$ 1,222,345	\$ 117,350	\$ -	\$ 35,700	\$ 1,733,395
2025	\$ 375,000	\$ 1,206,683	\$ 115,560	\$ -	\$ 36,414	\$ 1,733,657
2026	\$ 393,000	\$ 1,190,276	\$ 113,685	\$ -	\$ 37,142	\$ 1,734,104
2027	\$ 411,000	\$ 1,173,083	\$ 111,720	\$ -	\$ 37,885	\$ 1,733,688
2028	\$ 430,000	\$ 1,155,101	\$ 109,665	\$ -	\$ 38,643	\$ 1,733,409
2029	\$ 452,000	\$ 1,134,676	\$ 107,515	\$ -	\$ 39,416	\$ 1,733,607
2030	\$ 475,000	\$ 1,113,206	\$ 105,255	\$ -	\$ 40,204	\$ 1,733,665
2031	\$ 499,000	\$ 1,090,644	\$ 102,880	\$ -	\$ 41,008	\$ 1,733,532
2032	\$ 525,000	\$ 1,066,941	\$ 100,385	\$ -	\$ 41,828	\$ 1,734,154
2033	\$ 551,000	\$ 1,042,004	\$ 97,760	\$ -	\$ 42,665	\$ 1,733,429
2034	\$ 582,000	\$ 1,013,076	\$ 95,005	\$ -	\$ 43,518	\$ 1,733,599
2035	\$ 615,000	\$ 982,521	\$ 92,095	\$ -	\$ 44,388	\$ 1,734,005
2036	\$ 649,000	\$ 950,234	\$ 89,020	\$ -	\$ 45,276	\$ 1,733,530
2037	\$ 685,000	\$ 916,161	\$ 85,775	\$ -	\$ 46,182	\$ 1,733,118
2038	\$ 724,000	\$ 880,199	\$ 82,350	\$ -	\$ 47,105	\$ 1,733,654
2039	\$ 765,000	\$ 842,189	\$ 78,730	\$ -	\$ 48,047	\$ 1,733,966
2040	\$ 808,000	\$ 802,026	\$ 74,905	\$ -	\$ 49,008	\$ 1,733,940
2041	\$ 853,000	\$ 759,606	\$ 70,865	\$ -	\$ 49,989	\$ 1,733,460
2042	\$ 901,000	\$ 714,824	\$ 66,600	\$ -	\$ 50,988	\$ 1,733,412
2043	\$ 952,000	\$ 667,521	\$ 62,095	\$ -	\$ 52,008	\$ 1,733,624
2044	\$ 1,007,000	\$ 616,351	\$ 57,335	\$ -	\$ 53,048	\$ 1,733,735
2045	\$ 1,065,000	\$ 562,225	\$ 52,300	\$ -	\$ 54,109	\$ 1,733,634
2046	\$ 1,127,000	\$ 504,981	\$ 46,975	\$ -	\$ 55,191	\$ 1,734,148
2047	\$ 1,192,000	\$ 444,405	\$ 41,340	\$ -	\$ 56,295	\$ 1,734,040
2048	\$ 1,261,000	\$ 380,335	\$ 35,380	\$ -	\$ 57,421	\$ 1,734,136
2049	\$ 1,333,000	\$ 312,556	\$ 29,075	\$ -	\$ 58,570	\$ 1,733,201
2050	\$ 1,411,000	\$ 240,908	\$ 22,410	\$ -	\$ 59,741	\$ 1,734,059
2051	\$ 1,492,000	\$ 165,066	\$ 15,355	\$ -	\$ 60,936	\$ 1,733,357
2052	\$ 1,579,000	\$ 84,871	\$ 7,895	\$ (1,663,871)	\$ 62,155	\$ 70,050
Total	\$ 23,796,000	\$ 24,523,148	\$ 2,306,260	\$ (1,663,871)	\$ 1,384,883	\$ 50,346,419

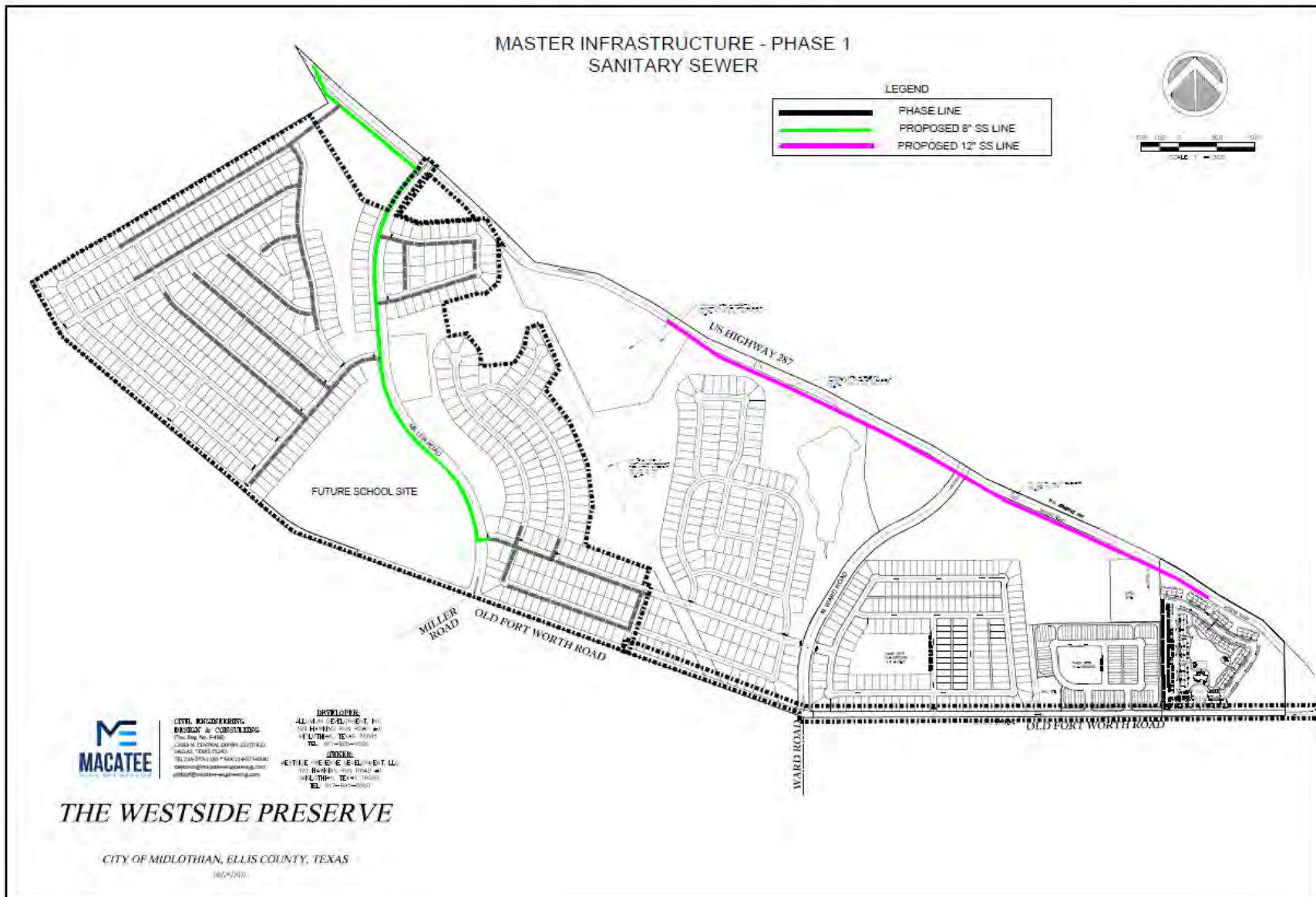
¹ Interest is calculated at 4.375%, 4.750%, 5.250%, 5.375% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

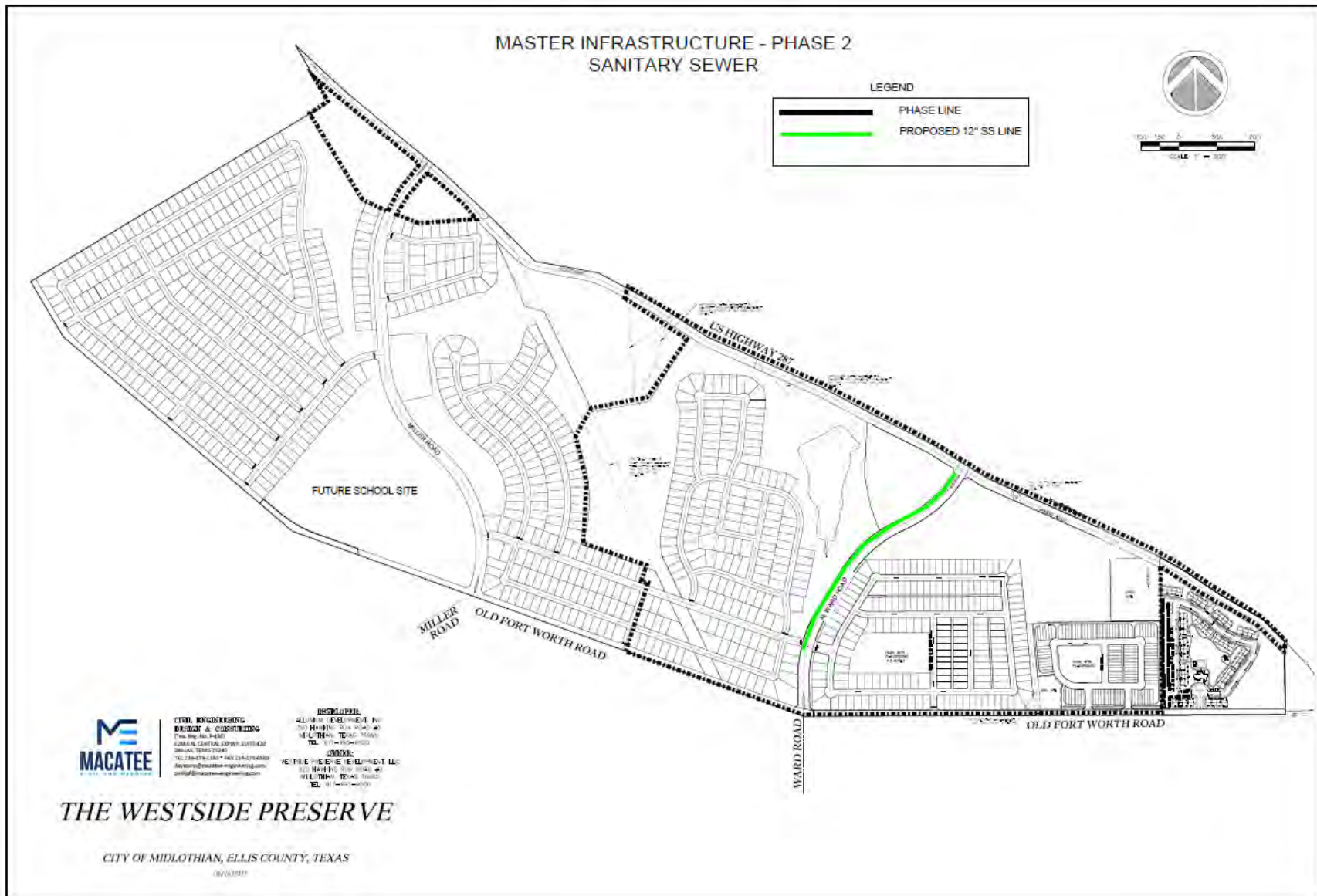
Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

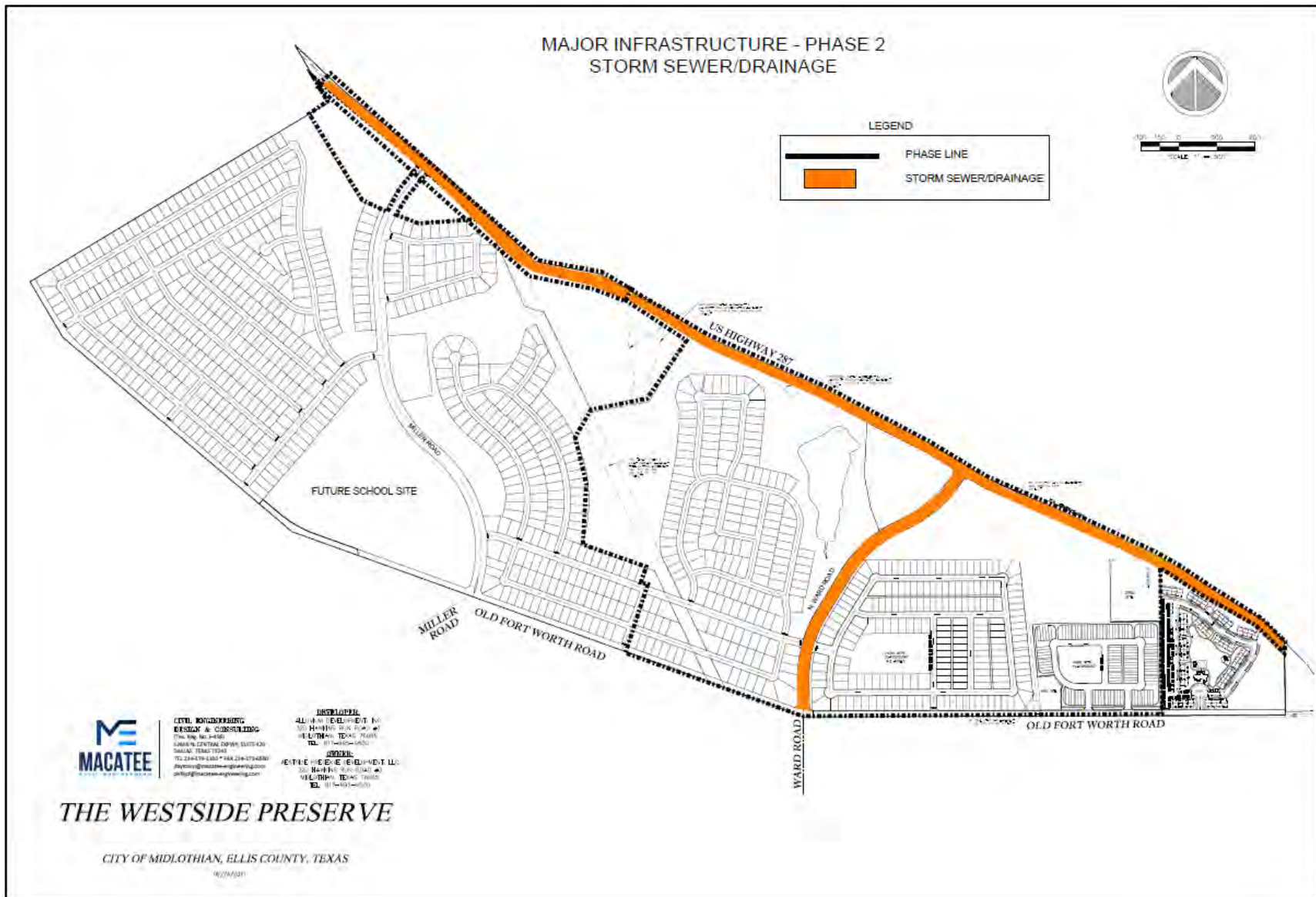
EXHIBIT G-1 – MAPS OF MAJOR IMPROVEMENTS











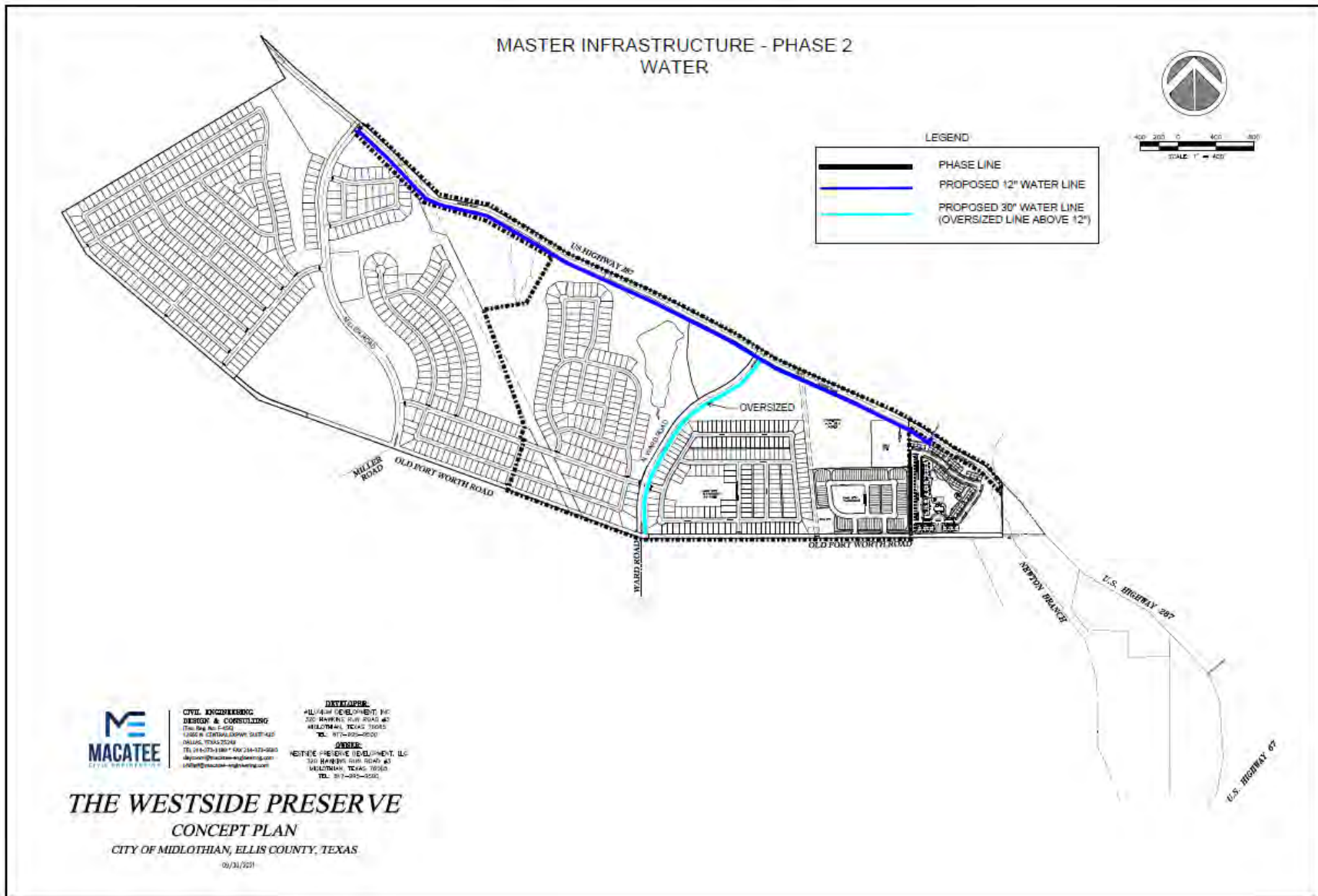
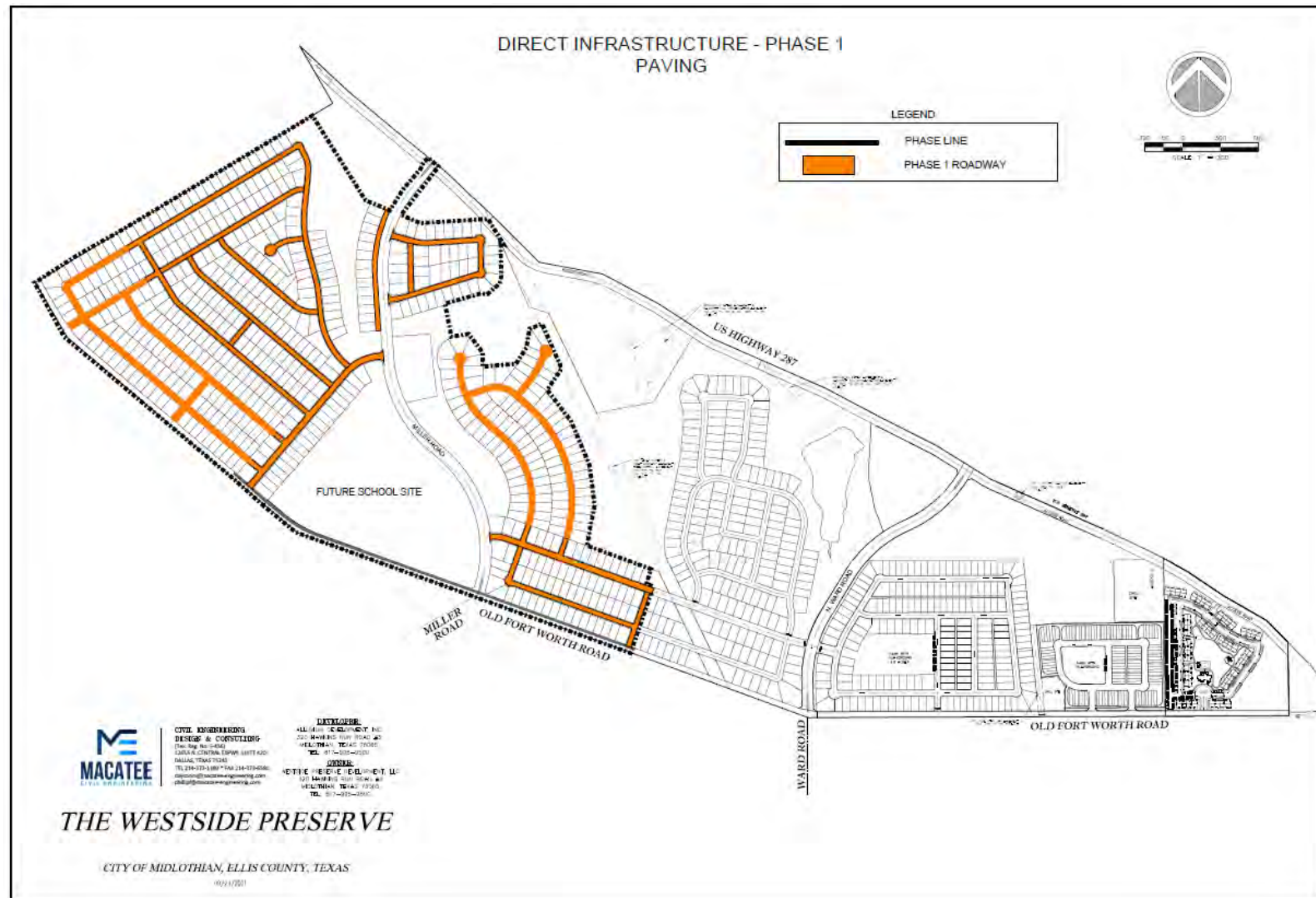
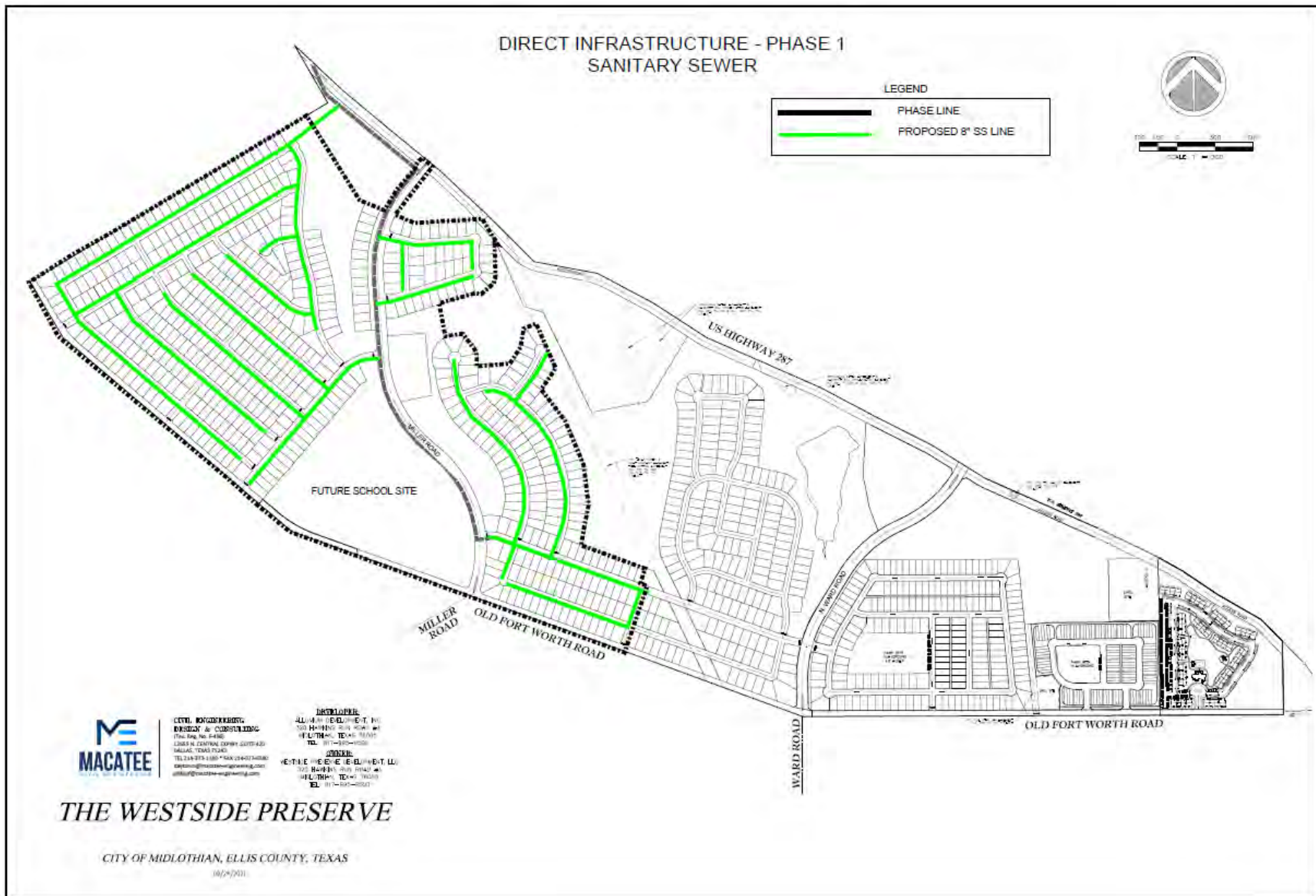
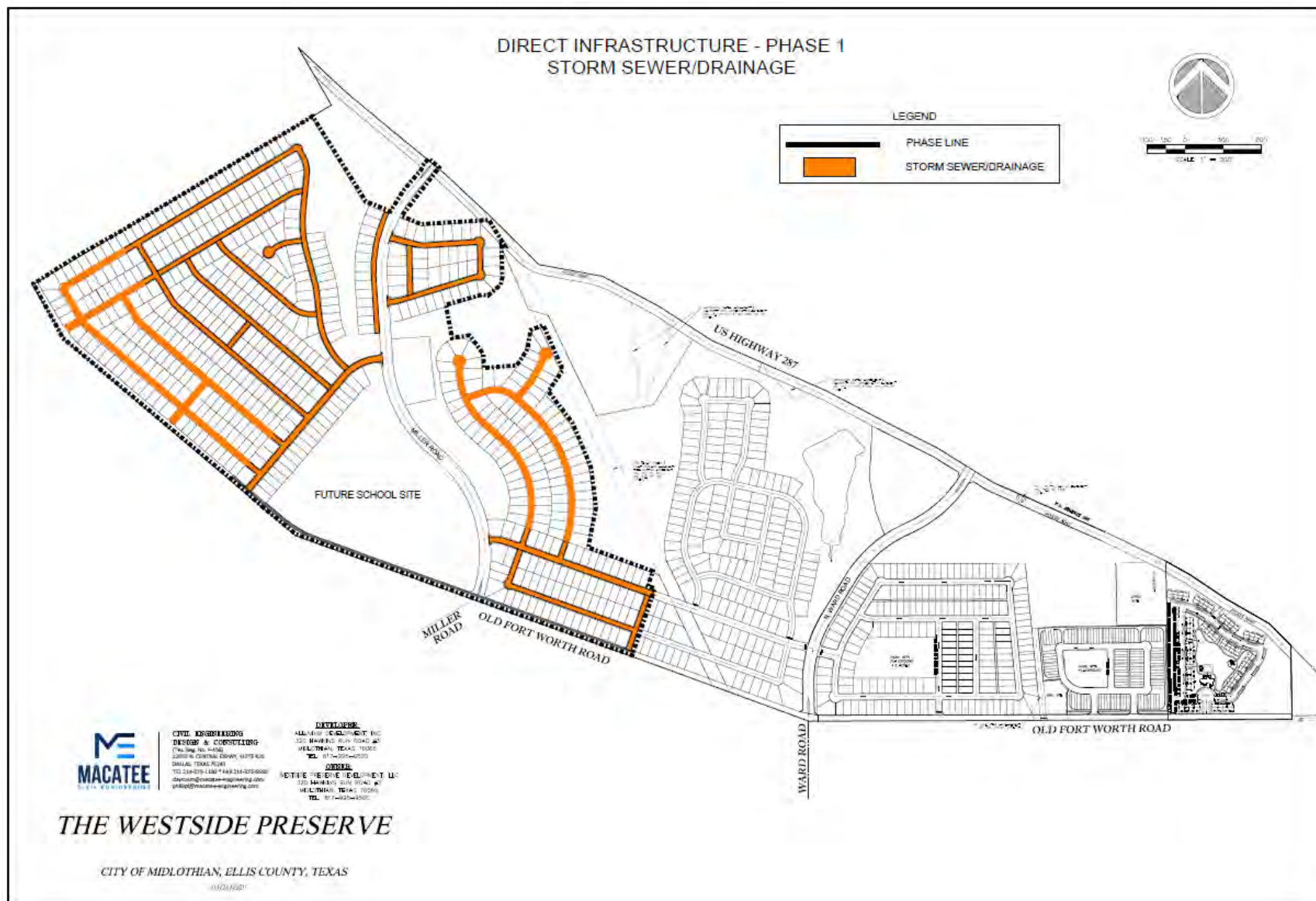


EXHIBIT G-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







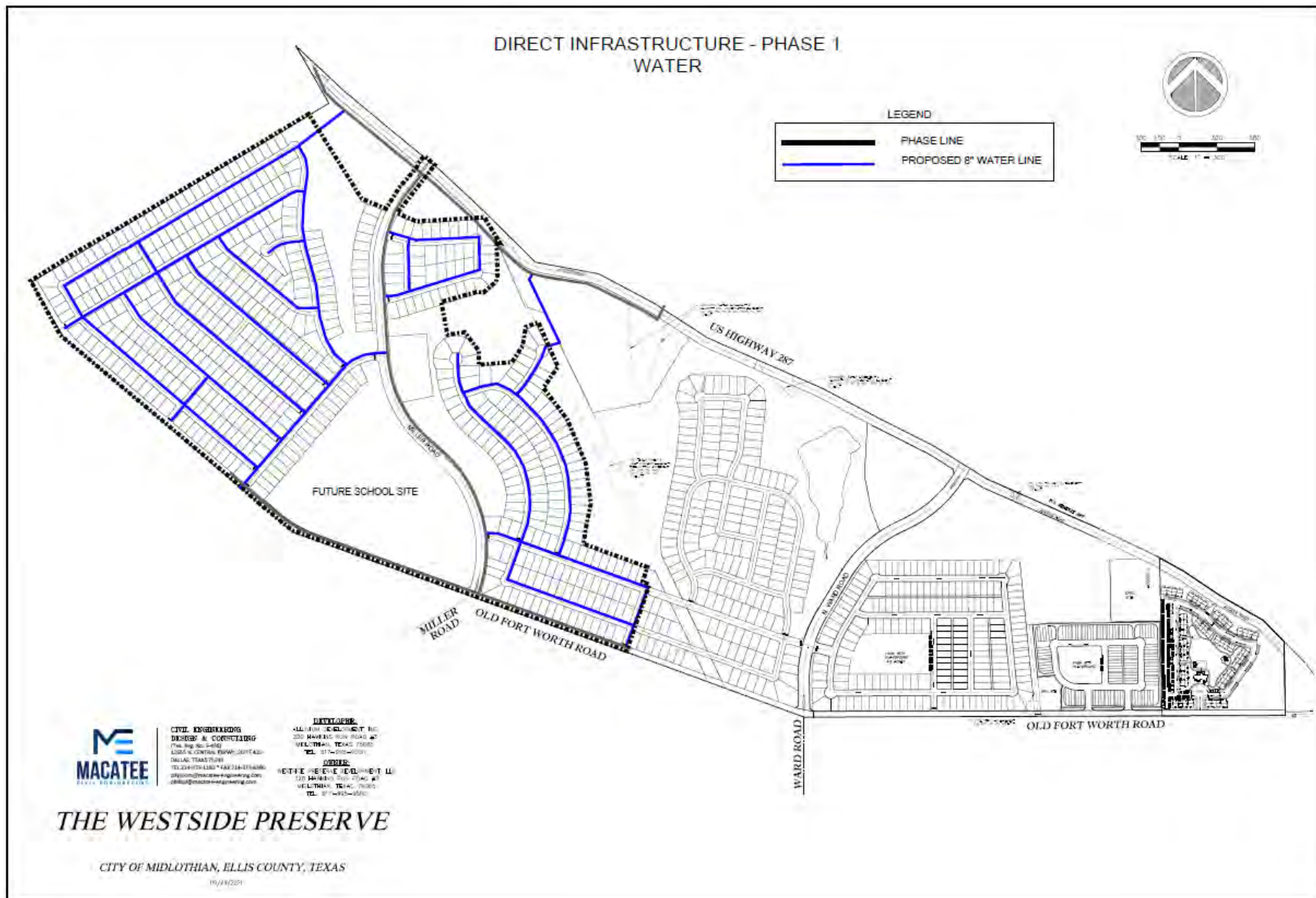


EXHIBIT H – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Lots	Acreage ⁴	Estimated Buildout Value per Unit ¹	Total Estimated Buildout Value	Assessment	Maximum Assessment Per Unit ³	Average Annual Installment	Average Annual Installment Per Unit ³	PID TRE	VTL
Improvement Area #1										
<i>IA#1 Residential Parcel</i>										
Lot Type 1	258		\$ 434,000	\$ 111,972,000	\$ 9,736,055	\$ 37,736.65	\$ 709,325	\$ 2,749.32	\$ 0.6335	
Lot Type 2	330		490,000	161,700,000	14,059,945	42,605.89	1,024,343	3,104.07	0.6335	
Improvement Area #1 Total	588	216.980		\$ 273,672,000	\$ 23,796,000		\$ 1,733,668			2.122
Major Improvement Area										
<i>MIA Residential Parcel</i>										
Lot Type 3	97		\$ 350,000	\$ 33,950,000	\$ 1,318,226	\$ 13,589.96	\$ 108,531	\$ 1,118.88	\$ 0.3197	
Lot Type 4	143		350,000	50,050,000	1,943,365	13,589.96	160,000	1,118.88	0.3197	
Lot Type 5	50		420,000	21,000,000	815,398	16,307.95	67,133	1,342.66	0.3197	
Lot Type 6	67		434,000	29,078,000	1,129,054	16,851.55	92,957	1,387.41	0.3197	
Lot Type 7	124		490,000	60,760,000	2,359,217	19,025.95	194,237	1,566.43	0.3197	
Subtotal	481	150.368		\$ 194,838,000	\$ 7,565,260		\$ 622,858			1.599
<i>MIA Commercial Parcels</i>										
Commercial 1		11.519	N/A	N/A	\$ 579,540		\$ 47,714			
Commercial 2		31.607	N/A	N/A	1,590,200		130,923			
Subtotal		43.126		N/A	\$ 2,169,740		\$ 178,638			3.858
Major Improvement Area Total		193.494		\$ 194,838,000	\$ 9,735,000		\$ 801,495			2.103
Grand Total⁴	1,069	410.474		\$ 468,510,000	\$ 33,531,000		\$ 2,535,163			

Notes:

¹ Information per Developer PID consultant's PID Bond Capacity model dated 1/11/2022.

² Assessment allocated between Residential and Commercial Parcels in each Improvement Area based on Acreage, and allocated between Lot Types based on Estimated Buildout Value.

³ Units for Improvement Area #1 Residential Parcel and Major Improvement Area Residential Parcel are Lots. Units for Improvement Area #1 Commercial Parcel and Major Improvement Area

⁴ Acreages per information provided by Developer's engineer 3/2/2022. District also includes 151.89 acres of open space, parks, playgrounds, School Site, drill sites, thoroughfares, etc. which is Non-Assessed Property. Total District acreage is approximately 468.39 acres.

EXHIBIT I – FORM OF NOTICE OF PID ASSESSMENT TERMINATION



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

[Date]
Ellis County Clerk's Office
Honorable [County Clerk]
109 S Jackson St
Waxahachie, TX 75165

Re: City of Midlothian Lien Release documents for filing

Dear Ms./Mr. [County Clerk],

Enclosed is a lien release that the City of Midlothian 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 Midlothian
Attn: [City Secretary]
104 West Avenue E
Midlothian, TX 76065

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

**[City Secretary Name]
[City Secretary Address]
Midlothian, TX 76065**

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

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

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA BONDS

BOND DEBT SERVICE

City of Midlothian, Texas
 Special Assessment Revenue Bonds, Series 2022
 (Westside Preserve Public Improvement District Major Improvement Area Project)
 Bonds Callable September 15, 2032 @ Par
 ~UPDATED FINAL NUMBERS~

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2023			605,182.29	605,182.29
09/30/2024	136,000	5.125%	580,975.00	716,975.00
09/30/2025	143,000	5.125%	574,005.00	717,005.00
09/30/2026	150,000	5.125%	566,676.26	716,676.26
09/30/2027	158,000	5.125%	558,988.76	716,988.76
09/30/2028	166,000	5.500%	550,891.26	716,891.26
09/30/2029	176,000	5.500%	541,761.26	717,761.26
09/30/2030	185,000	5.500%	532,081.26	717,081.26
09/30/2031	196,000	5.500%	521,906.26	717,906.26
09/30/2032	206,000	5.500%	511,126.26	717,126.26
09/30/2033	218,000	6.000%	499,796.26	717,796.26
09/30/2034	231,000	6.000%	486,716.26	717,716.26
09/30/2035	245,000	6.000%	472,856.26	717,856.26
09/30/2036	261,000	6.000%	458,156.26	719,156.26
09/30/2037	277,000	6.000%	442,496.26	719,496.26
09/30/2038	294,000	6.000%	425,876.26	719,876.26
09/30/2039	312,000	6.000%	408,236.26	720,236.26
09/30/2040	331,000	6.000%	389,516.26	720,516.26
09/30/2041	352,000	6.000%	369,656.26	721,656.26
09/30/2042	373,000	6.000%	348,536.26	721,536.26
09/30/2043	397,000	6.125%	326,156.26	723,156.26
09/30/2044	422,000	6.125%	301,840.00	723,840.00
09/30/2045	449,000	6.125%	275,992.50	724,992.50
09/30/2046	477,000	6.125%	248,491.26	725,491.26
09/30/2047	508,000	6.125%	219,275.00	727,275.00
09/30/2048	541,000	6.125%	188,160.00	729,160.00
09/30/2049	575,000	6.125%	155,023.76	730,023.76
09/30/2050	612,000	6.125%	119,805.00	731,805.00
09/30/2051	651,000	6.125%	82,320.00	733,320.00
09/30/2052	693,000	6.125%	42,446.26	735,446.26
	9,735,000		11,804,946.25	21,539,946.25

EXHIBIT J-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

BOND DEBT SERVICE

City of Midlothian, Texas
 Special Assessment Revenue Bonds, Series 2022
 (Westside Preserve Public Improvement District Improvement Area #1 Project)
 Bonds Callable September 15, 2032 @ Par
 ~FINAL NUMBERS~

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2023	326,000	4.375%	1,288,132.81	1,614,132.81
09/30/2024	358,000	4.375%	1,222,345.00	1,580,345.00
09/30/2025	375,000	4.375%	1,206,682.50	1,581,682.50
09/30/2026	393,000	4.375%	1,190,276.26	1,583,276.26
09/30/2027	411,000	4.375%	1,173,082.50	1,584,082.50
09/30/2028	430,000	4.750%	1,155,101.26	1,585,101.26
09/30/2029	452,000	4.750%	1,134,676.26	1,586,676.26
09/30/2030	475,000	4.750%	1,113,206.26	1,588,206.26
09/30/2031	499,000	4.750%	1,090,643.76	1,589,643.76
09/30/2032	525,000	4.750%	1,066,941.26	1,591,941.26
09/30/2033	551,000	5.250%	1,042,003.76	1,593,003.76
09/30/2034	582,000	5.250%	1,013,076.26	1,595,076.26
09/30/2035	615,000	5.250%	982,521.26	1,597,521.26
09/30/2036	649,000	5.250%	950,233.76	1,599,233.76
09/30/2037	685,000	5.250%	916,161.26	1,601,161.26
09/30/2038	724,000	5.250%	880,198.76	1,604,198.76
09/30/2039	765,000	5.250%	842,188.76	1,607,188.76
09/30/2040	808,000	5.250%	802,026.26	1,610,026.26
09/30/2041	853,000	5.250%	759,606.26	1,612,606.26
09/30/2042	901,000	5.250%	714,823.76	1,615,823.76
09/30/2043	952,000	5.375%	667,521.26	1,619,521.26
09/30/2044	1,007,000	5.375%	616,351.26	1,623,351.26
09/30/2045	1,065,000	5.375%	562,225.00	1,627,225.00
09/30/2046	1,127,000	5.375%	504,981.26	1,631,981.26
09/30/2047	1,192,000	5.375%	444,405.00	1,636,405.00
09/30/2048	1,261,000	5.375%	380,335.00	1,641,335.00
09/30/2049	1,333,000	5.375%	312,556.26	1,645,556.26
09/30/2050	1,411,000	5.375%	240,907.50	1,651,907.50
09/30/2051	1,492,000	5.375%	165,066.26	1,657,066.26
09/30/2052	1,579,000	5.375%	84,871.26	1,663,871.26
	23,796,000		24,523,148.03	48,319,148.03

EXHIBIT K-1 – DISTRICT BOUNDARY DESCRIPTION*

Exhibit A

WESTSIDE PRESERVE PID 468.39 ACRES

BEING 487.561 acres out of the M.E.P. & Railroad Company Survey, Abstract 761, the John Chamblee Survey, Abstract 192, the Cuadrilla Irrigation Company Survey, Abstract 1204 and the Cuadrilla Irrigation Company Survey, Abstract 262 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as "Development Tract"), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), said tract also being all of those tracts of land conveyed by deed to First Texas Homes, Inc., as recorded under Instrument No. 2100468 and Instrument No. 2107894 (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE North 58° 59' 26" East, along the common line between said Development Tract and said C.J. Cottonwood tract for a distance of 2739.70 feet to a point for corner;

THENCE North 29° 58' 42" West, along the common line between said Development Tract and said C.J. Cottonwood tract for a distance of 521.67 feet to a point for corner, said corner being in the south right-of-way line of U.S. Highway 287 (a variable width right-of-way);

THENCE along the common line between said Development Tract and the south line of said U.S. Highway 287 for the following eighteen (18) calls;

South 46° 56' 30" East for a distance of 516.61 feet to a point for corner;
South 50° 12' 34" East for a distance of 496.33 feet to a point for corner;
South 50° 44' 32" East for a distance of 494.55 feet to a point for corner;
South 46° 57' 24" East for a distance of 487.95 feet to a point for corner;
South 45° 07' 14" East for a distance of 548.86 feet to a point for corner;
South 79° 30' 52" East for a distance of 510.09 feet to a point for corner;
South 62° 02' 58" East for a distance of 498.57 feet to a point for corner;
South 57° 05' 38" East for a distance of 499.35 feet to a point for corner;
South 66° 18' 07" East for a distance of 984.74 feet to a point for corner;
South 62° 08' 49" East for a distance of 486.57 feet to a point for corner;
South 63° 15' 19" East for a distance of 494.69 feet to a point for corner;
South 58° 10' 43" East for a distance of 502.08 feet to a point for corner;

South 66° 08' 08" East for a distance of 976.09 feet to a point for corner;
South 64° 28' 29" East for a distance of 493.32 feet to a point for corner;
South 60° 45' 27" East for a distance of 248.63 feet to a point for corner;
South 56° 14' 05" East for a distance of 344.60 feet to a point for corner;
South 60° 14' 22" East for a distance of 388.60 feet to a point for corner;
South 44° 33' 34" East for a distance of 237.73 feet to a point for corner;

THENCE departing the south line of said U.S. Highway 287, over and across said Development Tract for the following eight (8) calls:

South 00° 54' 19" East for a distance of 108.65 feet to a point for corner;
North 44° 33' 34" West for a distance of 306.01 feet to a point for corner;
North 60° 14' 22" West for a distance of 380.90 feet to a point for corner;
North 56° 14' 05" West for a distance of 344.26 feet to a point for corner;
North 60° 45' 27" West for a distance of 171.40 feet to a point for corner;
South 00° 47' 25" East for a distance of 1113.64 feet to a point for corner;
North 89° 47' 43" East for a distance of 972.53 feet to a point for corner;
South 00° 54' 19" East for a distance of 45.00 feet to a point on the south line of said Development Tract, said point being the approximate centerline of said Old Fort Worth Road;

THENCE, along the common line between said Development Tract and the approximate centerline of said Old Fort Worth Road for the following ten (10) calls;

South 89° 47' 43" West for a distance of 3794.46 feet to a point for corner;
North 69° 53' 14" West for a distance of 1322.40 feet to a point for corner;
North 70° 13' 06" West for a distance of 2412.60 feet to a point for corner;
North 06° 54' 33" West for a distance of 50.37 feet to a point for corner;
North 70° 13' 06" West for a distance of 348.50 feet to a point for corner;
Along a curve to the right, having a radius of 995.00 feet, and arc length of 341.59 feet, a delta of 20° 29' 38", a tangent of 172.64 feet, and a chord which bears north 59° 58' 17" west, a distance of 339.77 feet to a point for a corner;
North 49° 43' 28" West for a distance of 158.89 feet to a point for corner;
South 40° 16' 32" West for a distance of 45.00 feet to a point for corner;
North 49° 43' 28" West for a distance of 2029.92 feet to a point for corner;
North 30° 30' 43" West for a distance of 506.68 feet to the POINT OF BEGINNING, containing 21,238,156 square feet or 487.561 acres of land, more or less.

SAVE AND EXCEPT 19.171 acres out of the M.E.P. & Railroad Company Survey, Abstract 761, in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as "Development Tract"), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

COMMENCING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE North 84° 55' 12" East, over and across said Development Tract, a distance of 3683.10 feet to the **POINT OF BEGINNING**;

THENCE South 45° 00' 19" East for a distance of 181.31 feet to the beginning of a curve to the left;

THENCE along a curve to the left, having a radius of 456.00 feet, and arc length of 274.65 feet, a delta of 34° 30' 34", a tangent of 141.63 feet, and a chord which bears south 62° 15' 36" East, a distance of 270.52 feet to a point for a corner;

THENCE South 79° 30' 52" East for a distance of 302.17 feet to the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 781.00 feet, and arc length of 238.07 feet, a delta of 17° 27' 54", a tangent of 119.96 feet, and a chord which bears south 70° 46' 55" east, a distance of 237.15 feet to a point for a corner;

THENCE South 62° 02' 58" East for a distance of 330.05 feet to the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 781.00 feet, and arc length of 67.55 feet, a delta of 04° 57' 20", a tangent of 33.80 feet, and a chord which bears south 59° 34' 18" east, a distance of 67.53 feet to a point for a corner;

THENCE South 57° 05' 38" East for a distance of 332.18 feet to a point for corner;

THENCE South 31° 05' 46" West for a distance of 597.98 feet to a point for corner;

THENCE South 79° 23' 56" West for a distance of 456.17 feet to a point for corner;

THENCE North 25° 43' 29" West for a distance of 871.07 feet to a point for corner;

THENCE North 72° 44' 23" West for a distance of 162.90 feet to a point for corner;

THENCE North 23° 33' 34" West for a distance of 566.66 feet to the **POINT OF BEGINNING**, containing 835,067 square feet or 19.171 acres of land, more or less.

* Note the District, in addition to Improvement Area #1, and the Major Improvement Area, also includes 24.016 acres of Non-Benefitted Property.

EXHIBIT K-2 – MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL BOUNDARY DESCRIPTION

WESTSIDE PRESERVE MAJOR IMPROVEMENT AREA RESIDENTIAL 1

BEING 91.698 acres out of the John Chamblee Survey, Abstract 192 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as "Development Tract"), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), said tract also being a portion of that tract of land conveyed by deed to First Texas Homes, Inc., as recorded under Instrument No. 2100468 (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE S 58° 43' 01" E, over and across said Development Tract, for a distance of 5,508.29 feet to the **POINT OF BEGINNING**;

THENCE over and across said Development Tract and First Texas Homes Tract for the following twenty-two (22) calls:

N 19° 46' 54" E for a distance of 490.10 feet to a point for corner;

N 70° 13' 06" W for a distance of 57.80 feet to a point for corner;

N 19° 46' 54" E for a distance of 330.63 feet to a point for corner;

N 25° 43' 29" W for a distance of 1156.68 feet to a point for corner;

N 79° 23' 56" E for a distance of 456.17 feet to a point for corner;

N 31° 05' 46" E for a distance of 597.98 feet to a point for corner;

S 57° 05' 38" E for a distance of 67.24 feet to the beginning of a curve;

Along said curve turning to the left through an angle of 09° 12' 29", having a radius of 856.00 feet, an arc length of 137.57 feet, and whose long chord bears S 61° 41' 53" E for a distance of 137.42 feet to a point for corner;

S 66° 18' 07" E for a distance of 890.79 feet to the beginning of a curve;

Along said curve turning to the right through an angle of $04^{\circ} 09' 18''$, having a radius of 781.00 feet, an arc length of 56.64 feet, and whose long chord bears $S 64^{\circ} 13' 28'' E$ for a distance of 56.63 feet to a point for corner;

$S 62^{\circ} 08' 49'' E$ for a distance of 413.19 feet to a point for corner;

$S 03^{\circ} 10' 50'' W$ for a distance of 416.76 feet to a point for corner;

$S 11^{\circ} 08' 05'' E$ for a distance of 259.15 feet to a point for corner;

$S 20^{\circ} 38' 04'' E$ for a distance of 197.20 feet to the beginning of a curve;

Along said curve turning to the left through an angle of $24^{\circ} 35' 22''$, having a radius of 1045.00 feet, an arc length of 448.48 feet, and whose long chord bears $S 43^{\circ} 48' 08'' W$ for a distance of 445.05 feet to a point for corner;

$S 31^{\circ} 30' 27'' W$ for a distance of 349.15 feet to the beginning of a curve;

Along said curve turning to the left through an angle of $32^{\circ} 17' 52''$, having a radius of 1045.00 feet, an arc length of 589.07 feet, and whose long chord bears $S 15^{\circ} 21' 31'' W$ for a distance of 581.30 feet to a point for corner;

$S 00^{\circ} 47' 25'' E$ for a distance of 194.52 feet to a point for corner;

$S 54^{\circ} 39' 41'' W$ a distance of 28.36 feet to a point for corner;

$N 69^{\circ} 53' 14'' W$ for a distance of 1232.04 feet to a point for corner;

$N 70^{\circ} 13' 06'' W$ for a distance of 166.37 feet to a point for corner;

$N 25^{\circ} 13' 06'' W$ for a distance of 14.14 feet to the POINT OF BEGINNING, containing 3,994,379 square feet, or 91.698 acres of land, more or less.

WESTSIDE PRESERVE
MAJOR IMPROVEMENT AREA
RESIDENTIAL 2

BEING 58.670 acres out of the John Chamblee Survey, Abstract 192 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as "Development Tract"), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE S 61° 20' 22" E, over and across said Development Tract, for a distance of 6,997.72 feet to the **POINT OF BEGINNING**;

THENCE over and across said Development Tract for the following eighteen (18) calls:

N 00° 47' 25" W for a distance of 215.38 feet to the beginning of a curve;

Along a curve turning to the right through an angle of 32° 17' 52", having a radius of 955.00 feet, an arc length of 538.33 feet, and whose long chord bears N 15° 21' 31" E for a distance of 531.23 feet;

N 31° 30' 27" E for a distance of 349.15 feet to the beginning of a curve;

Along a curve turning to the right through an angle of 10° 35' 54", having a radius of 955.00 feet, an arc length of 176.65 feet, and whose long chord bears N 36° 48' 24" E for a distance of 176.40 feet to a point of intersection with a non-tangential line;

N 89° 47' 43" E for a distance of 1230.02 feet to a point for corner;

05° 36' 57" E for a distance of 518.47 feet to a point for corner;

N 84° 23' 03" E for a distance of 175.84 feet to a point for corner;

N 89° 12' 35" E for a distance of 886.09 feet to a point for corner;

S 00° 47' 25" E for a distance of 699.51 feet to a point for corner;

S 89° 47' 43" W for a distance of 791.04 feet to a point for corner;

N 00° 47' 25" W for a distance of 156.28 feet to the beginning of a curve;

Along a curve turning to the right through an angle of 30° 31' 06", having a radius of 60.00 feet, an arc length of 31.96 feet, and whose long chord bears N 14° 28' 08" E for a distance of 31.58 feet to a point for corner;

N 29° 43' 41" E for a distance of 12.35 feet to a point for corner, said corner being in a curve to the right;

Along a curve turning to the right through an angle of 30° 26' 02", having a radius of 200.00 feet, an arc length of 106.23 feet, and whose long chord bears N 39° 18' 57" W for a distance of 104.99 feet to a point of intersection with a non-tangential line;

S 84° 23' 03" W for a distance of 185.32 feet to a point for corner;

S 05° 36' 57" E for a distance of 262.69 feet to a point for corner;

S 89° 47' 43" W for a distance of 1747.53 feet to a point for corner;

N 45° 29' 51" W for a distance of 35.54 feet to the POINT OF BEGINNING, containing 2,555,704 square feet, or 58.670 acres of land, more or less.

EXHIBIT K-3 – MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL BOUNDARY DESCRIPTION

MAJOR IMPROVEMENT AREA COMMERCIAL 1A

BEING 8.426 acres of land out of the Joseph Stewart Survey, Abstract No. 961, and the M.E.P. & Railroad Co. Survey, Abstract No. 761, City of Midlothian, Ellis County, Texas, being a portion of that tract of land conveyed by deed to Westside Preserve Development, LLC, as recorded under Inst. No. 2100466, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the most western corner of said Westside Preserve Development, LLC tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being in the approximate centerline of Old Fort Worth Road (no recorded right-of-way);

THENCE North 58 degrees 59 minutes 26 seconds East, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 2556.18 feet to the **POINT OF BEGINNING**;

THENCE North 58 degrees 59 minutes 26 seconds East, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 183.51 feet to a point for corner;

THENCE North 29 degrees 58 minutes 32 seconds West, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 264.88 feet to a point for corner;

THENCE, departing said common line, over and across said Westside Preserve Development, LLC tract for the following seven (7) calls;

South 46 degrees 55 minutes 23 seconds East, a distance of 273.12 feet to a point for corner;

South 50 degrees 23 minutes 56 seconds East, a distance of 808.31 feet to a point for corner;

South 05 degrees 34 minutes 14 seconds East, a distance of 35.46 feet to a point for corner;

South 39 degrees 15 minutes 28 seconds West, a distance of 173.45 feet to a point for corner;

Southwesterly, along a circular curve to the right, having a central angle of 13 degrees 36 minutes 27 seconds, a radius of 1045.00 feet, an arc distance of 248.18, and a chord which bears south 32 degrees 27 minutes 15 seconds west, a distance of 247.60 feet to a point for corner;

North 68 degrees 38 minutes 54 seconds West, a distance of 204.71 feet to a point for corner;

North 31 degrees 28 minutes 31 seconds West, a distance of 799.41 feet to the POINT OF BEGINNING, containing 367,052 square feet or 8.426 acres of land, more or less.

**MAJOR IMPROVEMENT AREA
COMMERCIAL 1B**

BEING 3.093 acres of land out of the M.E.P. & Railroad Co. Survey, Abstract No. 761, City of Midlothian, Ellis County, Texas, being a portion of that tract of land conveyed by deed to Westside Preserve Development, LLC, as recorded under Inst. No. 2100466, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the most western corner of said Westside Preserve Development, LLC tract, same being in the approximate centerline of Old Fort Worth Road (no recorded right-of-way);

THENCE North 79 degrees 35 minutes 07 seconds East, over and across said Westside Preserve Development, LLC tract, a distance of 2932.50 feet to the **POINT OF BEGINNING**;

THENCE Northeasterly along a curve to the right, having a radius of 955.00 feet, a central angle of 13 degrees 02 minutes 24 seconds, an arc length of 217.34 feet and a chord which bears North 32 degrees 44 minutes 17 seconds East, a distance of 216.88 feet to the point of tangency;

THENCE North 39 degrees 15 minutes 28 seconds East, a distance of 173.80 feet to a point for corner;

THENCE North 84 degrees 15 minutes 28 seconds East, a distance of 35.36 feet to a point for corner;

THENCE South 50 degrees 44 minutes 32 seconds East, a distance of 13.18 feet to a point for corner;

THENCE Southeasterly, along a curve to the right, having a radius of 900.00 feet, a central angle of 03 degrees 47 minutes 24 seconds, an arc length of 59.46 feet, and a chord which bears South 48 degrees 50 minutes 58 seconds East, a distance of 59.45 feet to the point of tangency;

THENCE South 46 degrees 57 minutes 24 seconds East, a distance of 281.58 feet to a point for corner;

THENCE Southeasterly, along a curve to the right, having a radius of 762.50 feet, a central angle of 06 degrees 15 minutes 36 seconds, an arc length of 83.28 feet, and a chord which bears South 43 degrees 49 minutes 40 seconds East, a distance of 83.23 feet to the point of tangency;

THENCE South 40 degrees 41 minutes 57 seconds East, a distance of 75.04 feet to a point for corner;

THENCE South 86 degrees 18 minutes 38 seconds West, a distance of 463.61 feet to a point for corner;

THENCE North 68 degrees 29 minutes 09 seconds West, a distance of 179.65 feet to the **POINT OF BEGINNING**, containing 134,745 square feet or 3.093 acres of land, more or less.

EXHIBIT K-4 – MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL BOUNDARY DESCRIPTION

WESTSIDE PRESERVE MAJOR IMPROVEMENT AREA COMMERCIAL 2A

BEING 7.99 acres out of the John Chamblee Survey, Abstract 192 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as “Development Tract”), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE S 73° 39' 13" E, over and across said Development Tract, for a distance of 6,973.75 feet to the **POINT OF BEGINNING**;

THENCE over and across said Development Tract for the following eleven (11) calls:

N 20° 38' 04" W for a distance of 197.20 feet to a point for corner;

N 11° 08' 05" W for a distance of 259.15 feet to a point for corner;

N 03° 10' 50" E for a distance of 416.76 feet to a point for corner;

S 62° 08' 49" E for a distance of 43.06 feet to a point for corner;

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S 63° 15' 19" E for a distance of 457.47 feet to the beginning of a curve;

Along said curve turning to the right through 05° 04' 37", having a radius of 781.00 feet, an arc length of 69.20 feet, and whose long chord bears S 60° 43' 01" E for a distance of 69.18 feet to a point for corner;

S 58° 10' 43" E for a distance of 197.68 feet to a point for corner;

S 13° 09' 41" E for a distance of 35.34 feet to the beginning of a curve;

Along said curve turning to the right through an angle of 32° 22' 16", having a radius of 955.00 feet, an arc length of 539.55 feet, and whose long chord bears S 48° 19' 40" W for a distance of 532.41 feet to a point for corner;

S 64° 30' 48" W for a distance of 61.62 feet to the beginning of a curve;

Along said curve turning to the left through an angle of $08^{\circ} 24' 59''$, having a radius of 1045.00 feet, an arc length of 153.50 feet, and whose long chord bears $S 60^{\circ} 18' 18'' W$ for a distance of 153.37 feet to the POINT OF BEGINNING, containing 348,122 square feet, or 7.99 acres of land, more or less.

WESTSIDE PRESERVE
MAJOR IMPROVEMENT AREA
COMMERCIAL 2B

BEING 23.617 acres out of the John Chamblee Survey, Abstract 192 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as "Development Tract"), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE $S 71^{\circ} 33' 27'' E$, over and across said Development Tract, for a distance of 6,921.71 feet to the **POINT OF BEGINNING**;

THENCE over and across said Development Tract for the following fifteen (15) calls:

Along said curve turning to the right through an angle of $22^{\circ} 24' 27''$, having a radius of 955.00 feet, an arc length of 373.49 feet, and whose long chord bears $N 53^{\circ} 18' 34'' E$ for a distance of 371.11 feet to a point for corner;

$N 64^{\circ} 30' 48'' E$ for a distance of 61.62 feet to the beginning of a curve;

Along said curve turning to the left through an angle of $32^{\circ} 23' 55''$, having a radius of 1045.00 feet, an arc length of 590.91 feet, and whose long chord bears $N 48^{\circ} 18' 51'' E$ for a distance of 583.07 feet to a point for corner;

$N 76^{\circ} 50' 14'' E$ for a distance of 35.37 feet to a point for corner;

$S 58^{\circ} 10' 43'' E$ for a distance of 72.14 feet to the beginning of a curve;

Along said curve turning to the left through an angle of $07^{\circ} 57' 25''$, having a radius of 856.00 feet, and arc length of 118.88 feet, and whose long chord bears $S 62^{\circ} 09' 25'' E$ for a distance of 118.78 feet to a point for corner;

$S 66^{\circ} 08' 08'' E$ a distance of 920.60 feet to a point for corner;

$S 64^{\circ} 21' 08'' E$ for a distance of 73.34 feet to a point for corner;

$S 64^{\circ} 21' 08'' E$ for a distance of 325.04 feet to a point for corner;

S 89° 27' 09" W for a distance of 240.94 feet to a point for corner;

S 00° 47' 25" E for a distance of 490.90 feet to a point for corner;

S 89° 12' 35" W for a distance of 500.57 feet to a point for corner;

S 84° 23' 03" W for a distance of 175.84 feet to a point for corner;

N 05° 36' 57" W for a distance of 518.47 feet to a point for corner;

S 89° 47' 43" W for a distance of 1230.02 feet to the POINT OF BEGINNING, containing 1,028,742 square feet, or 23.617 acres of land, more or less.

EXHIBIT K-5 – IMPROVEMENT AREA #1 BOUNDARY DESCRIPTION

WESTSIDE PRESERVE IMPROVEMENT AREA #1 250.88 ACRES

BEING 262.40 acres out of the M.E.P. & Railroad Company Survey, Abstract 761, the John Chamblee Survey, Abstract 192, the Cuadrilla Irrigation Company Survey, Abstract 1204 and the Cuadrilla Irrigation Company Survey, Abstract 262 in the City of Midlothian, Ellis County, Texas, and being a portion of that tract of land as described in special warranty deed to Westside Preserve Development LLC (hereinafter referred to as “Development Tract”), a Texas limited liability company, as recorded under Instrument No. 2100466, Deed Records, Ellis County, Texas (D.R.E.C.T.), said tract also being all of those tracts of land conveyed by deed to First Texas Homes, Inc., as recorded under Instrument No. 2100468 and Instrument No. 2107894 (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at the most western corner of said Development Tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being the approximate centerline of Old Fort Worth Road (an unknown right-of-way width);

THENCE North 58° 59' 26" East, along the common line between said Development Tract and said C.J. Cottonwood tract for a distance of 2739.69 feet to a point for corner;

THENCE North 29° 58' 42" West, along the common line between said Development Tract and said C.J. Cottonwood tract for a distance of 521.67 feet to a point for corner, said corner being in the south right-of-way line of U.S. Highway 287 (a variable width right-of-way);

THENCE along the common line between said Development Tract and the south line of said U.S. Highway 287 for the following nine (8) calls;

South 46° 56' 30" East for a distance of 516.61 feet to a point for corner;

South 50° 12' 34" East for a distance of 496.33 feet to a point for corner;

South 50° 44' 32" East for a distance of 494.55 feet to a point for corner;

South 46° 57' 24" East for a distance of 487.95 feet to a point for corner;

South 45° 07' 14" East for a distance of 548.86 feet to a point for corner;

South 79° 30' 52" East for a distance of 510.09 feet to a point for corner;

South 62° 02' 58" East for a distance of 498.57 feet to a point for corner;

South 57° 05' 38" East for a distance of 366.85 feet to a point for corner;

THENCE departing the south line of said U.S. Highway 287, over and across said Development Tract for the following eighteen (18) calls:

South 31° 05' 46" West for a distance of 75.04 feet to a point for corner;

North 57° 05' 38" West for a distance of 332.18 feet to a point for corner;

Along a curve to the left, having a radius of 781.00 feet, and arc length of 67.55 feet, a delta of 04° 57' 20", a tangent of 33.80 feet, and a chord which bears north 59° 34' 18" west, a distance of 67.53 feet to a point for a corner;

North 62° 02' 58" West for a distance of 327.86 feet to a point for corner;

Along a curve to the left, having a radius of 781.00 feet, and arc length of 271.38 feet, a delta of 19° 54' 32", a tangent of 137.07 feet, and a chord which bears north 72° 00' 14" west, a distance of 270.01 feet to a point for a corner;

North 81° 57' 30" West for a distance of 236.72 feet to a point for corner;

Along a curve to the right, having a radius of 537.50 feet, and arc length of 387.06 feet, a delta of 41° 15' 34", a tangent of 202.35 feet, and a chord which bears north 61° 19' 43" west, a distance of 378.75 feet to a point for a corner;

North 40° 41' 57" West for a distance of 86.83 feet to a point for corner;

South 23° 33' 34" East for a distance of 540.35 feet to a point for corner;

South 72° 44' 23" East for a distance of 162.90 feet to a point for corner;

South 25° 43' 29" East for a distance of 2027.76 feet to a point for corner;

South 19° 46' 54" West for a distance of 330.63 feet to a point for corner;

South 70° 13' 06" East for a distance of 57.80 feet to a point for corner;

South 19° 46' 54" West for a distance of 545.10 feet to a point for corner;

North 70° 13' 06" West for a distance of 2788.26 feet to a point for corner;

North 49° 43' 28" West for a distance of 2369.59 feet to a point for corner;

North 30° 30' 43" West for a distance of 506.68 feet to a point to the POINT OF BEGINNING, containing 11,430,108 square feet or 262.40 acres of land, more or less.

SAVE AND EXCEPT 3.093 acres of land out of the M.E.P. & Railroad Co. Survey, Abstract No. 761, City of Midlothian, Ellis County, Texas, being a portion of that tract of land conveyed by deed to Westside

Preserve Development, LLC, as recorded under Inst. No. 2100466, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the most western corner of said Westside Preserve Development, LLC tract, same being in the approximate centerline of Old Fort Worth Road (no recorded right-of-way);

THENCE North 79 degrees 35 minutes 07 seconds East, over and across said Westside Preserve Development, LLC tract, a distance of 2932.50 feet to the **POINT OF BEGINNING**;

THENCE Northeasterly along a curve to the right, having a radius of 955.00 feet, a central angle of 13 degrees 02 minutes 24 seconds, an arc length of 217.34 feet and a chord which bears North 32 degrees 44 minutes 17 seconds East, a distance of 216.88 feet to the point of tangency;

THENCE North 39 degrees 15 minutes 28 seconds East, a distance of 173.80 feet to a point for corner;

THENCE North 84 degrees 15 minutes 28 seconds East, a distance of 35.36 feet to a point for corner;

THENCE South 50 degrees 44 minutes 32 seconds East, a distance of 13.18 feet to a point for corner;

THENCE Southeasterly, along a curve to the right, having a radius of 900.00 feet, a central angle of 03 degrees 47 minutes 24 seconds, an arc length of 59.46 feet, and a chord which bears South 48 degrees 50 minutes 58 seconds East, a distance of 59.45 feet to the point of tangency;

THENCE South 46 degrees 57 minutes 24 seconds East, a distance of 281.58 feet to a point for corner;

THENCE Southeasterly, along a curve to the right, having a radius of 762.50 feet, a central angle of 06 degrees 15 minutes 36 seconds, an arc length of 83.28 feet, and a chord which bears South 43 degrees 49 minutes 40 seconds East, a distance of 83.23 feet to the point of tangency;

THENCE South 40 degrees 41 minutes 57 seconds East, a distance of 75.04 feet to a point for corner;

THENCE South 86 degrees 18 minutes 38 seconds West, a distance of 463.61 feet to a point for corner;

THENCE North 68 degrees 29 minutes 09 seconds West, a distance of 179.65 feet to the **POINT OF BEGINNING**, containing 134,745 square feet or 3.093 acres of land, more or less.

SAVE AND EXCEPT 8.426 acres of land out of the Joseph Stewart Survey, Abstract No. 961, and the M.E.P. & Railroad Co. Survey, Abstract No. 761, City of Midlothian, Ellis County, Texas, being a portion of that tract of land conveyed by deed to Westside Preserve Development, LLC, as recorded under Inst. No. 2100466, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the most western corner of said Westside Preserve Development, LLC tract, same being the most southern corner of a tract of land conveyed by deed to C.J. Cottonwood, LP, as recorded under Volume 2052, Page 2323, Deed Records, Ellis County, Texas (D.R.E.C.T.), same being in the approximate centerline of Old Fort Worth Road (no recorded right-of-way);

THENCE North 58 degrees 59 minutes 26 seconds East, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 2556.18 feet to the **POINT OF BEGINNING**;

THENCE North 58 degrees 59 minutes 26 seconds East, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 183.51 feet to a point for corner;

THENCE North 29 degrees 58 minutes 32 seconds West, along the common line between said Westside Preserve Development, LLC tract and the C.J. Cottonwood, LP tract, a distance of 264.88 feet to a point for corner;

THENCE, departing said common line, over and across said Westside Preserve Development, LLC tract for the following seven (7) calls;

South 46 degrees 55 minutes 23 seconds East, a distance of 273.12 feet to a point for corner;

South 50 degrees 23 minutes 56 seconds East, a distance of 808.31 feet to a point for corner;

South 05 degrees 34 minutes 14 seconds East, a distance of 35.46 feet to a point for corner;

South 39 degrees 15 minutes 28 seconds West, a distance of 173.45 feet to a point for corner;

Southwesterly, along a circular curve to the right, having a central angle of 13 degrees 36 minutes 27 seconds, a radius of 1045.00 feet, an arc distance of 248.18, and a chord which bears south 32 degrees 27 minutes 15 seconds west, a distance of 247.60 feet to a point for corner;

North 68 degrees 38 minutes 54 seconds West, a distance of 204.71 feet to a point for corner;

North 31 degrees 28 minutes 31 seconds West, a distance of 799.41 feet to the POINT OF BEGINNING, containing 367,052 square feet or 8.426 acres of land, more or less.

APPENDIX A – ENGINEER’S REPORT

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09/28/2021

RE: Engineer's Report
Westside Preserve
Midlothian, Ellis County, Texas

Introduction:

Westside Preserve is an approximately 506.6 acre proposed mixed-use development consisting of 972 single-family homes, 97 townhome units, 614 multi-family units, and approximately 51.5 acres of community retail/commercial. Westside Preserve is located between U.S. Highway 287 and Old Fort Worth Road, and is approximately 4,200 L.F. northwest of U.S. Highway 67 in Midlothian, Texas as depicted on Exhibit A. This Engineer's report includes the documents requested by the City of Midlothian for the formation of the PID and the issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

Development Costs:

An engineer's opinion of probable construction costs (EOPCC) has been prepared for all off-site and on-site infrastructure and is included as Exhibit B.

Development Improvements:

Development improvements have been separated into Direct Public, Master Public and Private improvements. The Direct and Master Public Improvements will be included in the PID.

Master Improvements are depicted in attached exhibits.

Development Schedule:

Design Stage

The Preliminary Plat for the entire development west of Ward Road has been approved by the City of Midlothian.

Flood studies and civil construction plans for Phase 1 are completed and are under review at the City of Midlothian.

Construction Stage

The first phase of Westside Preserve is estimated to begin in October of 2021 with final acceptance estimated in December 2022. A project schedule for construction is depicted in Exhibit C.

MACATEE ENGINEERING, LLC

Dayton Macatee

Dayton C. Macatee, P.E.



09/28/2021



PID COST SUMMARY

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

WESTSIDE PRESERVE - PUBLIC IMPROVEMENT DISTRICT

20-Jan-22

DIVISION	DIRECT PUBLIC		MASTER PUBLIC		PUBLIC TOTAL	PRIVATE		PRIVATE TOTAL	PUBLIC + PRIVATE	
	PHASE 1	PHASE 2	PHASE 1	PHASE 2		PHASE 1	PHASE 2		TOTAL	TOTAL
EARTHWORK	\$ 3,032,892	\$ 1,934,023	\$ 1,104,193	\$ 550,642	\$ 6,621,750	\$ 2,569,380	\$ 1,938,300	\$ 4,507,680	\$ 11,129,430	
EROSION CONTROL	\$ 902,548	\$ 712,875	\$ 287,341	\$ 152,295	\$ 2,055,059	\$ -		\$ -	\$ 2,055,059	
SANITARY SEWER SYSTEM	\$ 1,514,311	\$ 924,368	\$ 2,666,761	\$ 271,652	\$ 5,377,092	\$ 422,500	\$ 341,250	\$ 763,750	\$ 6,140,842	
DRAINAGE SYSTEM	\$ 1,753,999	\$ 1,441,012	\$ 2,433,986	\$ 1,040,813	\$ 6,669,811	\$ -	\$ -	\$ -	\$ 6,669,811	
WATER DISTRIBUTION SYSTEM	\$ 1,691,559	\$ 1,150,309	\$ 1,345,600	\$ 530,573	\$ 4,718,041	\$ 332,050	\$ 318,500	\$ 650,550	\$ 5,368,591	
OVER SIZED WATER DISTRIBUTION SYSTEM			\$ 635,790	\$ 909,215	\$ 1,545,005	\$ -	\$ -	\$ -	\$ 1,545,005	
STREET PAVING SYSTEM	\$ 4,982,785	\$ 3,439,481	\$ 4,841,728	\$ 2,010,979	\$ 15,274,973	\$ -	\$ -	\$ -	\$ 15,274,973	
RETAINING WALLS		\$ -	\$ -	\$ -	\$ -	\$ 1,176,000	\$ 792,000	\$ 1,968,000	\$ 1,968,000	
AMENITY CENTER & LANDSCAPING	\$ 1,458,000	\$ 1,052,000	\$ -	\$ -	\$ 2,510,000	\$ 600,000	\$ 500,000	\$ 1,100,000	\$ 3,610,000	
SUB-TOTAL	\$ 15,336,095	\$ 10,654,068	\$ 13,315,399	\$ 5,466,169	\$ 44,771,731	\$ 5,099,930	\$ 3,890,050	\$ 8,989,980	\$ 53,761,711	
SOFT COSTS (GEOTECH, FRANCHISE, PROFESSIONAL FEES)	\$ 2,737,500	\$ 2,762,875	\$ 1,434,500	\$ 784,000	\$ 7,718,875	\$ -	\$ -	\$ -	\$ 7,718,875	
CONTINGENCY (10%)	\$ 1,533,609	\$ 1,065,407	\$ 1,331,540	\$ 546,617	\$ 4,477,173	\$ 509,993	\$ 389,005.00	\$ 898,998	\$ 5,376,171	
GRAND TOTALS	\$ 19,607,204	\$ 14,482,350	\$ 16,081,439	\$ 6,796,786	\$ 56,967,779	\$ 5,609,923	\$ 4,279,055	\$ 9,888,978	\$ 66,856,757	

PHASE TOTAL SUMMARY - CITY OF MIDLOTHIAN IMPROVEMENTS			
COST TYPE	PHASE 1	PHASE 2	TOTAL
DIRECT PUBLIC	\$ 19,607,204	\$ 14,482,350	\$ 34,089,554
MASTER PUBLIC	\$ 16,081,439	\$ 6,796,786	\$ 22,878,225
PRIVATE	\$ 5,609,923	\$ 4,279,055	\$ 9,888,978
TOTAL	\$ 41,298,566	\$ 25,558,191	\$ 66,856,757

Notes:

Macatee Engineering cannot guarantee that proposals, bids or actual costs will not vary from this opinion of probable cost.

Actual cost depends on circumstances out of Macatee engineering's control, such as labor cost and material cost and the methods of determining pricing or competitive bidding.

Westside Preserve - Phase 1

1/20/2022

Midlothian, Texas*Some Quantities are based on preliminary design and are subject to change.**Macatee Engineering does not guarantee that proposals, bids or actual costs will not vary from this opinion of probable cost.***PRELIMINARY ESTIMATE OF
PROBABLE CONSTRUCTION COST****SUMMARY****DIRECT PUBLIC INFRASTRUCTURE**

Water Distribution System	\$1,691,558.93
Sanitary Sewer System	\$1,514,311.42
Drainage System	\$1,753,999.43
Street Paving	\$4,982,784.93
Earthwork	\$3,032,891.56
Erosion	\$902,548.25
Landscaping and Entry	\$2,058,000
Total	\$15,936,095

PRIVATE INFRASTRUCTURE

Water Distribution System	\$	332,050.00
Sanitary Sewer System		\$422,500.00
Retaining Wall	\$	1,176,000.00
Earthwork		\$2,569,380.00
Total		\$4,499,930.00
Subtotal Construction		\$20,436,025
Uncertainty	10%	\$2,043,602
Total		\$22,479,627

Geotech, Dry Utilities, Professional Fees \$2,737,500

Grand Total	\$25,217,127
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MASTER PUBLIC INFRASTRUCTURE**Miller Road**

Water Distribution System	\$419,595
Sanitary Sewer System	\$271,589
Drainage System	\$453,446
Street Paving	\$1,545,540
Earthwork	\$431,366
Erosion	\$91,446

TOTAL	\$3,212,982
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Old Fort Worth Road (FROM SEC 1A TO EAST END)

Water Distribution System	\$437,122
Drainage System	\$854,344
Street Paving	\$1,948,314
Earthwork	\$336,187
Erosion	\$52,900

TOTAL	\$3,628,866
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Old Fort Worth Road (FROM EAST END TO 287 INTERSECTION)

Water Distribution System	\$0
Drainage System	\$ 459,999.42
Street Paving	\$ 302,460.65
Earthwork	\$ 51,417.56
Erosion	\$ 10,000.00

TOTAL	\$823,878
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Old Fort Worth Road (ADJACENT TO SECTION 1B)

Water Distribution System	\$192,220
Drainage System	\$155,392
Street Paving	\$485,998
Earthwork	\$91,443
Erosion	\$21,500

TOTAL	\$946,554
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Access Road A

Water Distribution System	\$ 296,662.85
Sanitary Sewer System	\$0
Drainage System	\$ 510,805.16
Street Paving	\$ 559,415.96
Earthwork	\$ 193,780.00
Erosion	\$ 111,495.00

TOTAL	\$ 1,672,158.97
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12" Offsite Sanitary Sewer \$2,395,171

16" Onsite Water (From Ward Road to East end of WSP) \$635,790

Subtotal Construction \$13,315,399

Uncertainty 10% \$1,331,540

Total \$14,646,939

Geotech, Dry Utilities, Professional Fees \$ 1,434,500.00

Grand Total	\$16,081,439
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DIRECT PUBLIC INFRASTRUCTURE

SECTION 1A

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
8" P.V.C. Water Pipe	11,166	LF	23.00	\$	256,818.00
8" Gate Valves	65	EA	1,250.00	\$	81,250.00
Fire Hydrant W/6" Valve	26	EA	4,200.00	\$	109,200.00
Cast Iron Fittings & Blocking	1	LS	45,000.00	\$	45,000.00
1" Water Service (IRR)	2	EA	485.00	\$	970.00
8" Plug	1	EA	300.00	\$	300.00
Test Water Line	11,166	LF	0.45	\$	5,024.70
Trench Safety	11,166	LF	0.25	\$	2,791.50
City Bonds	501,354	PER	3.0%	\$	15,040.63
Insepction Fee	501,354	PER	4.00%	\$	20,054.17
WATER TOTAL				\$	536,448.99
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
6" P.V.C. Pipe SDR-35	1,288	LF	26.00	\$	33,488.00
8" P.V.C. Pipe SDR-35	7,251	LF	31.00	\$	224,781.00
8" P.V.C. Pipe SDR-26	551	LF	66.50	\$	36,641.50
8" P.V.C. Pipe SDR-35 (Parallel Main)	551	LF	31.00	\$	17,081.00
5' Dia Drop Manhole	3	EA	8,100.00	\$	24,300.00
4' Dia. Manhole	32	EA	3,500.00	\$	112,000.00
Conn to Existing Manhole	1	EA	2,500.00	\$	2,500.00
TV & Test Sewer Line	8,539	LF	2.60	\$	22,201.40
Trench Safety	8,539	LF	1.50	\$	12,808.50
City Bonds	452,313	PER	3.0%	\$	13,569.40
Inspection Fee	452,313	PER	4.00%	\$	18,092.54
SANITARY SEWER TOTAL				\$	517,463.34
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10' Curb Inlet	12	EA	4,450.00	\$	53,400.00
15' Curb Inlet	3	EA	6,050.00	\$	18,150.00
20' Curb Inlet	4	EA	8,000.00	\$	32,000.00
18" Class III RCP	743	LF	52.00	\$	38,636.00
21" Class III RCP	741	LF	57.00	\$	42,237.00
24" Class III RCP	1,071	LF	66.00	\$	70,686.00
27" Class III RCP	133	LF	71.00	\$	9,443.00
30" Class III RCP	133	LF	82.00	\$	10,906.00
36" Class III RCP	559	LF	109.00	\$	60,931.00
3-5'x3' Box Culvert	118	LF	1,050.00	\$	123,900.00
Type A Junction Box	5	EA	6,200.00	\$	31,000.00
Headwall W/Flared Wingwalls per TxDOT detail	3	EA	5,000.00	\$	15,000.00
Headwall W/Parallel Wings per TxDOT detail	2	EA	5,000.00	\$	10,000.00
Rock Rip Rap at Outfall	404	SY	60.00	\$	24,240.00
Trench Safety	3,498	LF	0.20	\$	699.60
TV Storm	3,498	LF	1.40	\$	4,897.20
City Bonds	541,229	PER	3.0%	\$	16,236.86
Insepction Fee	541,229	PER	4.0%	\$	21,649.14
DRAINAGE TOTAL				\$	584,011.80

STREET PAVING**RESIDENTIAL STREETS**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
6" 3600 psi Reinf. Conc. Pvmnt. w/6" Curb (31' B-B)	40,733	SY	38.10 \$	1,551,927.30
8" Stabilized Subgrade	45,849	SY	4.15 \$	190,273.35
Stamped Concrete at Entries	33	SY	150.00 \$	4,950.00
Barrier Free Ramp	32	EA	1,800.00 \$	57,600.00
5' Conc. Sidewalk	6,489	SF	5.50 \$	35,689.50
Traffic Control During Paving	2	LS	2,000.00 \$	4,000.00
Conn. To Ex. Concrete Pavement	1	EA	2,500.00 \$	2,500.00
End of Road Barricade	124	LF	30.00 \$	3,720.00
City Bonds	1,850,660	PER	3.0% \$	55,519.80
Inspection Fee	1,850,660	PER	4.0% \$	74,026.41
PAVING TOTAL				\$ 1,980,206.36

EARTHWORK

Clearing & Grubbing	65	AC	500.00 \$	32,500.00
Unclassified Excavation	220,000	CY	3.25 \$	715,000.00
Chemical Injection Under Streets	423,900	SF	0.94 \$	398,466.00
EARTHWORK TOTAL				\$ 1,145,966.00

EROSION CONTROL

Open Top Inlet Protection	19	EA	250.00 \$	4,750.00
Standard Inlet Protection	19	EA	250.00 \$	4,750.00
8' Wide Curlex in Parkways	33,782	SY	2.50 \$	84,455.00
Post-Construction Erosion Control	241	Lots	1,000.00 \$	241,000.00
Stone Overflow Structure	2	EA	4,000.00 \$	8,000.00
Stone Construction Entrance	1	EA	4,000.00 \$	4,000.00
EROSION CONTROL TOTAL				\$ 346,955.00

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00 \$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00 \$	12,000.00
Materials Testing	241	Lots	450.00 \$	108,450.00
Platting	1	LS	20,000.00 \$	20,000.00
Final Engineering	1	LS	240,000.00 \$	240,000.00
Downstream Assessment	1	LS	15,000.00 \$	15,000.00
Construction Phase Services	1	LS	20,000.00 \$	20,000.00
Construction Surveying	1	LS	120,000.00 \$	120,000.00
Topographic Data	1	LS	15,000.00 \$	15,000.00
Set Final Iron Rods	1	LS	12,000.00 \$	12,000.00
Screening wall Adjacent to Old Ft. Worth Road (6' Masonry)	300	LF	120.00 \$	36,000.00
Playground	1	LS	40,000.00 \$	40,000.00
Hwy 287 Overpass at Auger Rd. Escrow	241	EA	675.00 \$	162,675.00
Street Signs	1	LS	18,000.00 \$	18,000.00
SOFT COST TOTAL				\$ 820,625.00

SECTION 1B

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
12" P.V.C. Water Pipe	0	LF	28.00	\$0.00	
8" P.V.C. Water Pipe	5,140	LF	23.00	\$118,220.00	
12" Gate Valves	0	EA	2,200.00	\$0.00	
8" Gate Valves	20	EA	1,250.00	\$25,000.00	
Fire Hydrant W/6" Valve	9	EA	4,000.00	\$36,000.00	
Cast Iron Fittings & Blocking	5	TN	3,000.00	\$15,420.00	
Connect to Existing Water Pipe	4	EA	100.00	\$400.00	
8" Plug	1	EA	300.00	\$300.00	
4" Conduit for Gas/Electric/Irrigation Crossings	2,000	LF	10.00	\$20,000.00	
Test Water Line	5,140	LF	1.50	\$7,710.00	
Trench Safety	5,140	LF	1.50	\$7,710.00	
Misc. Items	230,760	PER	5.0%	\$11,538.00	
City Bonds	242,298	PER	3.0%	\$7,268.94	
Insepction Fee	242,298	PER	4.00%	\$9,691.92	
WATER TOTAL				\$259,258.86	
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
8" P.V.C. Pipe SDR-35	4,643	LF	28.00	\$130,004.00	
8" P.V.C. Pipe SDR-35 (Parallel Main)	800	LF	28.00	\$22,400.00	
5' Dia Manhole	5	EA	5,000.00	\$25,000.00	
4' Dia. Manhole	7	EA	4,000.00	\$28,000.00	
Conn to Existing Manhole	1	EA	2,500.00	\$2,500.00	
TV & Test Sewer Line	4,643	LF	2.00	\$9,286.00	
Trench Safety	4,643	LF	1.50	\$6,964.50	
Misc. Items	224,155	PER	5.0%	\$11,207.73	
City Bonds	235,362	PER	3.0%	\$7,060.87	
Inspection Fee	235,362	PER	4.00%	\$9,414.49	
SANITARY SEWER TOTAL				\$251,837.58	
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
10' Curb Inlet	20	EA	3,500.00	\$70,000.00	
21" Class III RCP	1,500	LF	61.00	\$91,500.00	
24" Class III RCP	2,200	LF	72.00	\$158,400.00	
30" Class III RCP	1,100	LF	93.00	\$102,300.00	
36" Class III RCP	800	LF	125.00	\$100,000.00	
4' Manholes	2	EA	4,000.00	\$8,000.00	
Type B Headwalls	2	EA	5,000.00	\$10,000.00	
Detention Outfalls	1	EA	50,000.00	\$50,000.00	
Rock Rip Rap at Outfall	300	SY	60.00	\$18,000.00	
Trench Safety	5,600	LF	1.00	\$5,600.00	
Misc. Items	613,800	PER	5.0%	\$30,690.00	
City Bonds	644,490	PER	3.0%	\$19,334.70	
Insepction Fee	644,490	PER	4.0%	\$25,779.60	
DRAINAGE TOTAL				\$689,604.30	
STREET PAVING					
<u>RESIDENTIAL STREETS</u>					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
6" 3600 psi Reinf. Conc. Pvmt. w/6" Curb (31' B-B)	18,410	SY	35.00	\$644,350.00	
8" Stabilized Subgrade	21,175	SY	3.00	\$63,525.00	
Hydrated Lime Material (8% - 48#/SY)	508	Tons	160.00	\$81,280.00	
Stamped Concrete at Entries	85	SY	150.00	\$12,750.00	
Barrier Free Ramp	16	EA	1,800.00	\$28,800.00	
Conn. To Ex. Concrete Pavement	2	EA	2,500.00	\$5,000.00	
Misc. Items	835,705	PER	5.0%	\$41,785.25	
City Bonds	877,490	PER	3.0%	\$26,324.71	
Inspection Fee	877,490	PER	4.0%	\$35,099.61	
PAVING TOTAL				\$938,914.57	

EARTHWORK

Clearing & Grubbing	36	AC	500.00	\$18,000.00
Unclassified Excavation	70,000	CY	3.25	\$227,500.00
Chemical Injection Under Streets	250,335	SF	0.94	\$235,314.90
Misc. Items	245,500	PER	6.0%	\$14,730.00
EARTHWORK TOTAL				\$495,544.90

EROSION CONTROL

Open Top Inlet Protection	20	EA	250.00	\$5,000.00
Standard Inlet Protection	20	EA	250.00	\$5,000.00
8' Wide Curlex in Parkways	12,650	SY	2.50	\$31,625.00
Post-Construction Erosion Control	124	Lots	1,000.00	\$124,000.00
Stone Construction Entrance	1	EA	4,000.00	\$4,000.00
Erosion Control at Detention Structures	1	LS	25,000.00	\$25,000.00
Silt Fence	2,200	LF	2.50	\$5,500.00
Stone Overflow Structure	2	EA	4,000.00	\$8,000.00
Misc. Items	208,125	PER	5.0%	\$10,406.25
EROSION CONTROL TOTAL				\$218,531.25

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$12,000.00
Materials Testing	124	Lots	450.00	\$55,800.00
Platting	1	LS	10,000.00	\$10,000.00
Final Engineering	1	LS	135,000.00	\$135,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	20,000.00	\$20,000.00
Construction Surveying	1	LS	67,500.00	\$67,500.00
Topographic Data	1	LS	4,000.00	\$4,000.00
Set Final Iron Rods	1	LS	6,000.00	\$6,000.00
Screening wall Adjacent to Old Ft. Worth Road (6' Masonry)	2,100	LF	120.00	\$252,000.00
Playground	1	LS	40,000.00	\$40,000.00
Hwy 287 Overpass at Auger Rd. Escrow	124	EA	675.00	\$83,700.00
Street Signs	1	LS	18,000.00	\$18,000.00
SOFT COST TOTAL				\$715,500.00

SECTION 4**WATER SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Water Pipe	3,350	LF	23.00 \$	77,050.00
8" Gate Valves	14	EA	1,250.00 \$	17,500.00
Fire Hydrant W/6" Valve	4	EA	4,200.00 \$	16,800.00
Cast Iron Fittings & Blocking	1	LS	30,000.00 \$	30,000.00
1" Water Service (IRR)	1	EA	485.00 \$	485.00
Connect to Existing Water Pipe	2	EA	100.00 \$	200.00
Test Water Line	3,350	LF	0.45 \$	1,507.50
Trench Safety	3,350	LF	0.25 \$	837.50
City Bonds	144,380	PER	3.0% \$	4,331.40
Inspection Fee	144,380	PER	4.00% \$	5,775.20
WATER TOTAL				\$ 154,486.60

SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Pipe SDR-35	3,200	LF	31.00 \$	99,200.00
6" P.V.C. Pipe SDR-35	205	LF	26.00 \$	5,330.00
4' Dia. Manhole	8	EA	3,500.00 \$	28,000.00
TV & Test Sewer Line	3,200	LF	2.60 \$	8,320.00
Trench Safety	3,200	LF	1.50 \$	4,800.00
City Bonds	145,650	PER	3.0% \$	4,369.50
Inspection Fee	145,650	PER	4.00% \$	5,826.00
SANITARY SEWER TOTAL				\$ 155,845.50

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
20' Curb Inlet	2	EA	7,000.00	\$	14,000.00
15' Curb Inlet	2	EA	6,000.00	\$	12,000.00
18" Class III RCP	300	LF	55.00	\$	16,500.00
Trench Safety	300	LF	1.00	\$	300.00
Misc. Items	28,800	PER	5.0%	\$	1,440.00
City Bonds	30,240	PER	3.0%	\$	907.20
Inspection Fee	30,240	PER	4.0%	\$	1,209.60

DRAINAGE TOTAL \$ **46,356.80**

STREET PAVING**RESIDENTIAL STREET**

ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
6" 3600 psi Reinf. Conc. Pvmnt. w/6" Curb (31' B-B)	8,193	SY	38.10	\$	312,153.30
8" Stabilized Subgrade	9,153	SY	4.15	\$	37,984.95
6" 3600 psi Reinf. Conc. Pvmnt. w/6" Curb (25' B-B) (Slip Street)	2,800	SY	38.10	\$	106,680.00
8" Stabilized Subgrade	3,000	SY	4.15	\$	12,450.00
Barrier Free Ramp	4	EA	1,800.00	\$	7,200.00
Traffic Control During Paving	2	LS	2,000.00	\$	4,000.00
City Bonds	480,468	PER	3.0%	\$	14,414.05
Inspection Fee	480,468	PER	4.0%	\$	19,218.73

PAVING TOTAL \$ **514,101.03**

EARTHWORK

Clearing & Grubbing	20	AC	500.00	\$	10,000.00
Unclassified Excavation	45,000	CY	3.25	\$	146,250.00
Chemical Injection Under Streets	81,450	SF	0.94	\$	76,563.00

EARTHWORK TOTAL \$ **232,813.00**

EROSION CONTROL

Post-Construction Erosion Control	57	Lots	1,000.00	\$	57,000.00
Stone Construction Entrance	1	EA	4,000.00	\$	4,000.00
Misc. Items	61,000	PER	5.0%	\$	3,050.00
EROSION CONTROL TOTAL					\$ 64,050.00

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$	12,000.00
Materials Testing	57	Lots	450.00	\$	25,650.00
Platting	1	LS	15,000.00	\$	15,000.00
Final Engineering	1	LS	60,000.00	\$	60,000.00
Downstream Assessment	1	LS	10,000.00	\$	10,000.00
Construction Phase Services	1	LS	20,000.00	\$	20,000.00
Construction Surveying	1	LS	30,000.00	\$	30,000.00
Topographic Data	1	LS	10,000.00	\$	10,000.00
Set Final Iron Rods	1	LS	6,000.00	\$	6,000.00
Hwy 287 Overpass at Auger Rd. Escrow	57	EA	675.00	\$	38,475.00
Street Signs	1	LS	18,000.00	\$	18,000.00
SOFT COST TOTAL					\$ 246,625.00

LANDSCAPE & ENTRY FEATURES

Retaining Wall	4500	FF	15.00	\$	67,500.00
Conc. Sidewalk	600	SF	5	\$	3,000.00
Split Rail Fence	6900	LF	10	\$	69,000.00
Excavation	50000	CY	3.25	\$	162,500.00
Pool House	1	LS	526000	\$	526,000.00
Pool & Deck	1	LS	290000	\$	290,000.00
Playground	2	LS	70000	\$	140,000.00
Entry Features	1	LS	300000	\$	300,000.00
Landscaping	1	LS	500000	\$	500,000.00
Parks and Entry Features - Phase 1					\$ 2,058,000.00

SECTION 2A

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Water Pipe	3,579	LF	49.50	\$	177,160.50
8" P.V.C. Water Pipe	5,126	LF	22.50	\$	115,335.00
12" Gate Valves	20	EA	2,300.00	\$	46,000.00
8" Gate Valves	22	EA	1,250.00	\$	27,500.00
Fire Hydrant W/6" Valve	15	EA	4,200.00	\$	63,000.00
Cast Iron Fittings & Blocking	1	LS	45,000.00	\$	45,000.00
8" Plug	9	EA	300.00	\$	2,700.00
Test Water Line	8,705	LF	0.45	\$	3,917.25
Trench Safety	8,705	LF	0.25	\$	2,176.25
City Bonds	482,789	PER	3.0%	\$	14,483.67
Insepction Fee	482,789	PER	4.00%	\$	19,311.56
WATER TOTAL				\$	516,584.23
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
8" P.V.C. Pipe SDR-35	2,885	LF	31.00	\$	89,435.00
8" P.V.C. Pipe SDR-35 (Parallel)	1,146	LF	31.00	\$	35,526.00
8" P.V.C. Pipe SDR-26	1,970	LF	66.50	\$	131,005.00
5' Dia Manhole	4	EA	6,700.00	\$	26,800.00
5' Dia Drop Manhole	4	EA	8,100.00	\$	32,400.00
4' Dia. Manhole	9	EA	3,350.00	\$	30,150.00
TV & Test Sewer Line	4,855	LF	2.60	\$	12,623.00
Trench Safety	4,855	LF	1.50	\$	7,282.50
City Bonds	365,222	PER	3.0%	\$	10,956.65
Inspection Fee	365,222	PER	4.00%	\$	14,608.86
SANITARY SEWER TOTAL				\$	390,787.01
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10' Curb Inlet	3	EA	4,450.00	\$	13,350.00
15' Curb Inlet	2	EA	6,050.00	\$	12,100.00
20' Curb Inlet	4	EA	8,000.00	\$	32,000.00
18" Class III RCP	1,226	LF	51.75	\$	63,445.50
21" Class III RCP	311	LF	56.25	\$	17,493.75
24" Class III RCP	146	LF	65.75	\$	9,599.50
30" Class III RCP	355	LF	82.00	\$	29,110.00
36" Class III RCP	177	LF	108.50	\$	19,204.50
42" Class III RCP	224	LF	130.00	\$	29,120.00
Type A Junction Box	2	EA	6,500.00	\$	13,000.00
Concrete Wingwalls w/ Straight Wings Per TxDOT Detail	1	EA	5,000.00	\$	5,000.00
Concrete Headwall w/ Flared Wings Per TxDOT Detail	2	EA	5,000.00	\$	10,000.00
Rock Rip Rap at Outfall	132	SY	60.00	\$	7,920.00
Trench Safety	2,439	LF	0.20	\$	487.80
TV Storm	2,439	LF	1.40	\$	3,414.60
City Bonds	261,831	PER	3.0%	\$	7,854.93
Insepction Fee	261,831	PER	4.0%	\$	10,473.24
DRAINAGE TOTAL				\$	283,573.82

STREET PAVING**INTERNAL RESIDENTIAL STREETS**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
6" 3600 psi Reinf. Conc. Pvmnt. w/6" Curb (31' B-B)	18,718	SY	38.10 \$	713,155.80
8" Stabilized Subgrade	20,866	SY	4.15 \$	86,593.90
Stamped Concrete at Entries	116	SY	150.00 \$	17,400.00
Barrier Free Ramp	12	EA	1,800.00 \$	21,600.00
Traffic Control During Paving	2	LS	2,000.00 \$	4,000.00
Conn. To Ex. Concrete Pavement	1	EA	2,500.00 \$	2,500.00
End of Road Barricade	111	LF	30.00 \$	3,330.00
City Bonds	848,580	PER	3.0% \$	25,457.39
Inspection Fee	848,580	PER	4.0% \$	33,943.19
PAVING TOTAL				\$ 907,980.28

EARTHWORK

Clearing & Grubbing	34	AC	500.00 \$	17,000.00
Unclassified Excavation	140,000	CY	3.25 \$	455,000.00
Chemical Injection under Streets	212,060	SF	0.94 \$	199,336.40
EARTHWORK TOTAL				\$ 671,336.40

EROSION CONTROL

Open Top Inlet Protection	9	EA	250.00 \$	2,250.00
Standard Inlet Protection	9	EA	250.00 \$	2,250.00
Silt Fence	1,006	LF	2.00 \$	2,012.00
Stone Overflow Structure	2	EA	1,500.00 \$	3,000.00
Post-Construction Erosion Control	107	Lots	1,000.00 \$	107,000.00
Stone Construction Entrance	1	EA	4,000.00 \$	4,000.00
EROSION CONTROL TOTAL				\$ 120,512.00

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00 \$	1,500.00
SWPPP Inspections	1	LS	12,000.00 \$	12,000.00
Materials Testing	72	Lots	450.00 \$	32,400.00
Platting	1	LS	15,000.00 \$	15,000.00
Final Engineering	1	LS	135,000.00 \$	135,000.00
Downstream Assessment	1	LS	10,000.00 \$	10,000.00
Construction Phase Services	1	LS	25,000.00 \$	25,000.00
Construction Surveying	1	LS	67,500.00 \$	67,500.00
Screening Wall adjacent to Old Ft. Worth Road (6' Masonry)	2,200	LF	120.00 \$	264,000.00
Set Final Iron Rods	1	LS	8,500.00 \$	8,500.00
Hwy 287 Overpass at Auger Rd. Escrow	72	EA	675.00 \$	48,600.00
Street Signs	1	LS	9,000.00 \$	9,000.00
SOFT COST TOTAL				\$ 628,500.00

SECTION 2B**WATER SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Water Pipe	4,500	LF	23.00	\$103,500.00
8" Gate Valves	25	EA	1,250.00	\$31,250.00
Fire Hydrant W/6" Valve	10	EA	4,000.00	\$40,000.00
Cast Iron Fittings & Blocking	4,500	LF	2.25	\$10,125.00
1" Water Service (IRR)	1	EA	900.00	\$900.00
Connect to Existing Water Pipe	2	EA	100.00	\$200.00
8" Plug	2	EA	300.00	\$600.00
4" Conduit for Gas/Electric/Irrigation Crossings	1,000	LF	10.00	\$10,000.00
Test Water Line	4,500	LF	1.50	\$6,750.00
Trench Safety	4,500	LF	1.50	\$6,750.00
City Bonds	210,075	PER	3.0%	\$6,302.25
Inspection Fee	210,075	PER	4.00%	\$8,403.00
WATER TOTAL				\$224,780.25

SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Pipe SDR-35	3,600	LF	28.00	\$100,800.00
5' Dia Manhole	7	EA	5,000.00	\$35,000.00
4' Dia. Manhole	8	EA	4,000.00	\$32,000.00
Conn to Existing Manhole	2	EA	2,500.00	\$5,000.00
TV & Test Sewer Line	3,600	LF	2.00	\$7,200.00
Trench Safety	3,600	LF	1.50	\$5,400.00
City Bonds	185,400	PER	3.0%	\$5,562.00
Inspection Fee	185,400	PER	4.00%	\$7,416.00

SANITARY SEWER TOTAL**\$198,378.00****DRAINAGE SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10' Curb Inlet	10	EA	3,500.00	\$35,000.00
21" Class III RCP	80	LF	61.00	\$4,880.00
24" Class III RCP	450	LF	72.00	\$32,400.00
30" Class III RCP	300	LF	93.00	\$27,900.00
36" Class III RCP	100	LF	125.00	\$12,500.00
Type B Headwalls	3	EA	5,000.00	\$15,000.00
Rock Rip Rap at Outfall	200	SY	60.00	\$12,000.00
Trench Safety	930	LF	1.00	\$930.00
City Bonds	140,610	PER	3.0%	\$4,218.30
Inspection Fee	140,610	PER	4.0%	\$5,624.40

DRAINAGE TOTAL**\$150,452.70****STREET PAVING****INTERNAL RESIDENTIAL STREETS**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
6" 3600 psi Reinf. Conc. Pvmt. w/6" Curb (31' B-B)	13,300	SY	35.00	\$465,500.00
8" Stabilized Subgrade	14,630	SY	3.00	\$43,890.00
Hydrated Lime Material (8% - 48#/SY)	351	Tons	160.00	\$56,160.00
Stamped Concrete at Entries	90	SY	150.00	\$13,500.00
Barrier Free Ramp	4	EA	1,800.00	\$7,200.00
Traffic Control During Paving	2	LS	2,000.00	\$4,000.00
Conn. To Ex. Concrete Pavement	3	EA	2,500.00	\$7,500.00
End of Road Barricade	62	LF	30.00	\$1,860.00
City Bonds	599,610	PER	3.0%	\$17,988.30
Inspection Fee	599,610	PER	4.0%	\$23,984.40

PAVING TOTAL**\$641,582.70****EARTHWORK**

Clearing & Grubbing	30	AC	500.00	\$15,000.00
Unclassified Excavation	100,000	CY	3.25	\$325,000.00
Chemical Injection under Streets	156,629	SF	0.94	\$147,231.26

EARTHWORK TOTAL**\$487,231.26****EROSION CONTROL**

Open Top Inlet Protection	10	EA	250.00	\$2,500.00
Standard Inlet Protection	10	EA	250.00	\$2,500.00
8' Wide Curlex in Parkways	10,000	SY	2.00	\$20,000.00
Post-Construction Erosion Control	94	Lots	1,000.00	\$94,000.00
Stone Construction Entrance	1	EA	4,000.00	\$4,000.00
Silt Fence	7,000	LF	2.50	\$17,500.00
Stone Overflow Structure	3	EA	4,000.00	\$12,000.00

EROSION CONTROL TOTAL**\$152,500.00**

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections	1	LS	12,000.00	\$12,000.00
Materials Testing	94	Lots	450.00	\$42,300.00
Platting	1	LS	20,000.00	\$20,000.00
Final Engineering	1	LS	100,000.00	\$100,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	15,000.00	\$15,000.00
Construction Surveying	1	LS	50,000.00	\$50,000.00
Set Final Iron Rods	1	LS	6,000.00	\$6,000.00
Hwy 287 Overpass at Auger Rd. Escrow	94	EA	675.00	\$63,450.00
Street Signs	1	LS	6,000.00	\$6,000.00
SOFT COST TOTAL				\$326,250.00

PRIVATE INFRASTRUCTURE**SECTION 1A**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	241	EA	485.00 \$	116,885.00
6" SS Lateral	241	EA	700.00 \$	168,700.00
Chemical Injection Under Pads	241	EA	3,760.00 \$	906,160.00
Retaining Walls	30,000	FF	12.00 \$	360,000.00
Lot Benching/Fine Grading	241	EA	500.00 \$	120,500.00
TOTAL			\$	1,672,245.00

SECTION 1B

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	124	EA	700.00 \$	86,800.00
6" SS Lateral	124	EA	750.00 \$	93,000.00
Chemical Injection Under Pads	124	EA	3,760.00 \$	466,240.00
Retaining Walls	10,000	FF	12.00 \$	120,000.00
Lot Benching/Fine Grading	124	EA	500.00 \$	62,000.00
TOTAL			\$	828,040.00

SECTION 4

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	57	EA	485.00 \$	27,645.00
6" SS Lateral	57	EA	700.00 \$	39,900.00
Lot Benching/Fine Grading	57	EA	1,000.00 \$	57,000.00
Chemical Injection Under Pads	57	EA	3,760.00 \$	214,320.00
Retaining Walls	33,000	FF	12.00 \$	396,000.00
TOTAL			\$	734,865.00

SECTION 2A

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	72	EA	485.00 \$	34,920.00
6" SS Lateral	72	EA	700.00 \$	50,400.00
Lot Benching/Fine Grading	72	EA	1,000.00 \$	72,000.00
Chemical Injection under Pads	72	EA	3,760.00 \$	270,720.00
Retaining Walls	12,000	FF	12.00 \$	144,000.00
TOTAL			\$	572,040.00

SECTION 2B

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	94	EA	700.00	\$65,800.00
6" SS Lateral	94	EA	750.00	\$70,500.00
Chemical Injection Under Pads	94	EA	3,760.00	\$353,440.00
Retaining Walls	13,000	FF	12.00	\$156,000.00
Lot Benching/Fine Grading	94	EA	500.00	\$47,000.00
TOTAL				\$692,740.00

MASTER INFRASTRUCTURE

MILLER ROAD

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Water Pipe	4,768	LF	49.50	\$	236,016.00
12" Gate Valves	32	EA	2,300.00	\$	73,600.00
8" P.V.C. Water Pipe	350	LF	22.50	\$	7,875.00
8" Gate Valves	13	EA	1,250.00	\$	16,250.00
Fire Hydrant W/6" Valve	8	EA	4,000.00	\$	32,000.00
Cast Iron Fittings & Blocking	1	LS	3,000.00	\$	3,000.00
Connect to Existing Water Pipe	1	EA	100.00	\$	100.00
4" Conduit for Gas/Electric/Irrigation Crossings	900	LF	10.00	\$	9,000.00
Test Water Line	4,768	LF	1.50	\$	7,152.00
Trench Safety	4,768	LF	1.50	\$	7,152.00
City Bonds	392,145	PER	3.0%	\$	11,764.35
Insepction Fee	392,145	PER	4.00%	\$	15,685.80
WATER TOTAL				\$	419,595.15
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10" P.V.C. Pipe SDR-35	180	LF	45.00	\$	8,100.00
8" P.V.C. Pipe SDR-35	4,189	LF	31.00	\$	129,859.00
5' Dia Manhole >15'	6	EA	12,000.00	\$	72,000.00
4' Dia. Manhole <10'	7	EA	3,350.00	\$	23,450.00
Conn to Existing Manhole	1	EA	2,500.00	\$	2,500.00
TV & Test Sewer Line	4,369	LF	2.60	\$	11,359.40
Trench Safety	4,369	LF	1.50	\$	6,553.50
City Bonds	253,822	PER	3.0%	\$	7,614.66
Inspection Fee	253,822	PER	4.00%	\$	10,152.88
SANITARY SEWER TOTAL				\$	271,589.43
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10' Curb Inlet	16	EA	4,450.00	\$	71,200.00
15' Curb Inlet	2	EA	6,050.00	\$	12,100.00
20' Curb Inlet	2	EA	8,000.00	\$	16,000.00
18" Class III RCP	721	LF	51.75	\$	37,311.75
21" Class III RCP	724	LF	56.25	\$	40,725.00
24" Class III RCP	475	LF	65.75	\$	31,231.25
27" Class III RCP	245	LF	71.00	\$	17,395.00
30" Class III RCP	190	LF	82.00	\$	15,580.00
33" Class III RCP	272	LF	90.00	\$	24,480.00
42" Class III RCP	280	LF	130.00	\$	36,400.00
48" Class III RCP	250	LF	150.00	\$	37,500.00
4' Manholes	2	EA	6,000.00	\$	12,000.00
4' Drop Inlet	3	EA	5,000.00	\$	15,000.00
Type B Headwalls	8	EA	5,000.00	\$	40,000.00
Rock Rip Rap at Outfalls	200	SY	60.00	\$	12,000.00
Trench Safety	2,191	LF	0.20	\$	438.20
TV Storm	3,157	PER	1.40	\$	4,419.80
City Bonds	423,781	PER	3.0%	\$	12,713.43
Insepction Fee	423,781	PER	4.0%	\$	16,951.24
DRAINAGE TOTAL				\$	453,445.67

STREET PAVING**Deceleration Lane**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10" 4000 psi Reinf. Conc. Pvmt.	143	SY	65.00 \$	9,295.00
Flex Base Type D Grade 1-2 12"	143	SY	42.00 \$	6,006.00
Type B HMAC 4"	143	SY	56.00 \$	8,008.00
Subgrade Prep	289	SY	2.50 \$	722.50
Striping	1	LS	7,500.00 \$	7,500.00
Hydromulch In TxDot Right-of-way	1	LS	3,000.00 \$	3,000.00
Traffic Control During Paving	1	LS	2,000.00 \$	2,000.00
Conn. To Ex. Asphalt Pavement	1	EA	25,000.00 \$	25,000.00
Misc. Items	61,532	PER	3.0% \$	1,845.95
City Bonds	63,377	PER	3.0% \$	1,901.32
Inspection Fee	63,377	PER	4.0% \$	2,535.10
SUBTOTAL			\$	67,813.87

Acceleration Lane

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10" 4000 psi Reinf. Conc. Pvmt.	335	SY	65.00 \$	21,775.00
Flex Base Type D Grade 1-2 12"	335	SY	42.00 \$	14,070.00
Type B HMAC 4"	335	SY	56.00 \$	18,760.00
Subgrade Prep	686	SY	2.50 \$	1,715.00
Striping	1	LS	7,500.00 \$	7,500.00
Hydromulch In TxDot Right-of-way	1	LS	3,000.00 \$	3,000.00
Traffic Control During Paving	1	LS	2,000.00 \$	2,000.00
Conn. To Ex. Asphalt Pavement	1	EA	25,000.00 \$	25,000.00
Misc. Items	93,820	PER	3.0% \$	2,814.60
City Bonds	96,635	PER	3.0% \$	2,899.04
Inspection Fee	96,635	PER	4.0% \$	3,865.38
SUBTOTAL			\$	103,399.02

Westside Blvd

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb (37' B-B)	19,207	SY	45.00 \$	864,315.00
8" Stabilized Subgrade	22,261	SY	2.50 \$	55,652.50
Barrier Free Ramp	18	EA	1,200.00 \$	21,600.00
5' Conc. Sidewalk	35,770	SF	5.00 \$	178,850.00
Traffic Control During Paving	2	LS	2,000.00 \$	4,000.00
Conn. To Ex. Asphalt Pavement	2	EA	2,500.00 \$	5,000.00
Decorative Pavement Sections	2,000	SF	20.00 \$	40,000.00
Striping	1	LS	5,000.00 \$	5,000.00
Franchise utility trenching and install	3,600	LF	25.00 \$	90,000.00
Street Lights	1	LS	20,000.00 \$	20,000.00
City Bonds	1,284,418	PER	3.0% \$	38,532.53
Inspection Fee	1,284,418	PER	4.0% \$	51,376.70
SUBTOTAL			\$	1,374,326.73
PAVING TOTAL			\$	1,545,539.61

EARTHWORK

Clearing & Grubbing	12	AC	500.00 \$	6,000.00
Unclassified Excavation	50,000	CY	2.50 \$	125,000.00
Lot Benching/Fine Grading	14	EA	1,000.00 \$	14,000.00
Retaining Wall	5,000	FF	12.00 \$	60,000.00
Chemical Injection Under Streets	240,815	SF	0.94 \$	226,366.10
EARTHWORK TOTAL			\$	431,366.10

EROSION CONTROL

Open Top Inlet Protection	23	EA	250.00	\$	5,750.00
Standard Inlet Protection	23	EA	250.00	\$	5,750.00
8' Wide Curlex in Parkways	12,696	SY	2.00	\$	25,392.00
Stone Contruction Entrance	1	EA	2,500.00	\$	2,500.00
Silt Fence	6,527	LF	2.00	\$	13,054.00
Stone Overflow Structure	7	EA	1,500.00	\$	10,500.00
Post-construction Erosion Control	14	Lots	1,500.00	\$	21,000.00
Stone Overflow Structure	5	EA	1,500.00	\$	7,500.00

EROSION CONTROL TOTAL**\$ 91,446.00****SOFT COSTS**

SWPPP + NOI	1	LS	1,500.00	\$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$	12,000.00
Materials Testing	1	LS	30,000.00	\$	30,000.00
Platting	1	LS	10,000.00	\$	10,000.00
Final Engineering	1	LS	135,000.00	\$	135,000.00
Downstream Assessment	1	LS	10,000.00	\$	10,000.00
Construction Phase Services	1	LS	20,000.00	\$	20,000.00
Construction Surveying	1	LS	45,000.00	\$	45,000.00
Topographic Data	1	LS	10,000.00	\$	10,000.00
Set Final Iron Rods	1	LS	3,000.00	\$	3,000.00
Street Signs	1	LS	15,000.00	\$	15,000.00

SOFT COST TOTAL**\$ 291,500.00****OLD FORT WORTH ROAD (FROM SEC 1A TO EAST END)****Old Fort Worth Road**

ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb	25,000	SY	45.00	\$	1,125,000.00
8" Stabilized Subgrade	26,250	SY	2.50	\$	65,625.00
Hydrated Lime Material (8% - 48#/SY)	630	Tons	150.00	\$	94,500.00
Barrier Free Ramp	18	EA	1,200.00	\$	21,600.00
5' Conc. Sidewalk	48,770	SF	5.00	\$	243,850.00
Traffic Control During Paving	2	LS	2,000.00	\$	4,000.00
Conn. To Ex. Asphalt Pavement	2	EA	2,500.00	\$	5,000.00
Asphalt Transitions	2	LS	20,000.00	\$	40,000.00
End of Road Barricades	1	LS	6,000.00	\$	6,000.00
Demo Existing Asphalt Pavement	1	LS	50,000.00	\$	50,000.00
Street Lights	25		2,500.00	\$	62,500.00
Striping	1	LS	20,000.00	\$	20,000.00
Misc. Items	1,655,575	PER	5.0%	\$	82,778.75
City Bonds	1,820,854	PER	3.0%	\$	54,625.61
Inspection Fee	1,820,854	PER	4.0%	\$	72,834.15

TOTAL**\$ 1,948,313.51****WATER SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Water Pipe	4,925	LF	49.50	\$	243,787.50
12" Gate Valves	20	EA	2,300.00	\$	46,000.00
8" P.V.C. Water Pipe	450	LF	22.50	\$	10,125.00
8" Gate Valves	10	EA	1,250.00	\$	12,500.00
Fire Hydrant W/6" Valve	12	EA	4,000.00	\$	48,000.00
Cast Iron Fittings & Blocking	1	LS	6,000.00	\$	6,000.00
Connect to Existing Water Pipe	1	EA	100.00	\$	100.00
4" Conduit for Gas/Electric/Irrigation Crossings	900	LF	10.00	\$	9,000.00
Test Water Line	4,925	LF	1.50	\$	7,387.50
Trench Safety	4,925	LF	1.50	\$	7,387.50
Misc. Items	390,288	PER	5.0%	\$	19,514.38
City Bonds	390,288	PER	3.0%	\$	11,708.63
Inspection Fee	390,288	PER	4.00%	\$	15,611.50

WATER TOTAL**\$ 437,122.00**

EARTHWORK

Clearing & Grubbing	15	AC	500.00	\$	7,500.00
Unclassified Excavation	35,000	CY	2.50	\$	87,500.00
Misc. Items	593,732	PER	5.0%	\$	29,686.58
Chemical Injection Under Streets	225,000	SF	0.94	\$	211,500.00
EARTHWORK TOTAL					\$ 336,186.58

EROSION CONTROL

Open Top Inlet Protection	32	EA	250.00	\$	8,000.00
Standard Inlet Protection	32	EA	250.00	\$	8,000.00
8' Wide Curlex in Parkways	13,200	SY	2.00	\$	26,400.00
Stone Contruction Entrance	1	EA	2,500.00	\$	2,500.00
Silt Fence	1,000	LF	2.00	\$	2,000.00
Stone Overflow Structure	4	EA	1,500.00	\$	6,000.00
EROSION CONTROL TOTAL					\$ 52,900.00

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10' Curb Inlet	32	EA	4,450.00	\$	142,400.00
18" Class III RCP	3,000	LF	51.75	\$	155,250.00
21" Class III RCP	3,000	LF	56.25	\$	168,750.00
24" Class III RCP	1,000	LF	65.75	\$	65,750.00
27" Class III RCP	1,800	LF	71.00	\$	127,800.00
30" Class III RCP	150	LF	82.00	\$	12,300.00
36" Class III RCP	100	LF	110.00	\$	11,000.00
42" Class III RCP	150	LF	130.00	\$	19,500.00
4' Manholes	4	EA	6,000.00	\$	24,000.00
4' Drop Inlet	1	EA	5,000.00	\$	5,000.00
Type B Headwalls	2	EA	5,000.00	\$	10,000.00
Rock Rip Rap at Outfalls	600	SY	60.00	\$	36,000.00
Trench Safety	9,200	LF	0.20	\$	1,840.00
Misc. Items	119,640	PER	5.0%	\$	5,982.00
TV Storm	9,200	PER	1.40	\$	12,880.00
City Bonds	798,452	PER	3.0%	\$	23,953.56
Insepction Fee	798,452	PER	4.0%	\$	31,938.08
DRAINAGE TOTAL					\$ 854,343.64

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$	12,000.00
Materials Testing	1	LS	30,000.00	\$	30,000.00
Platting	1	LS	10,000.00	\$	10,000.00
Final Engineering	1	LS	170,000.00	\$	170,000.00
Construction Phase Services	1	LS	25,000.00	\$	25,000.00
Construction Surveying	1	LS	75,000.00	\$	75,000.00
Topographic Data	1	LS	5,000.00	\$	5,000.00
Street Signs	1	LS	25,000.00	\$	25,000.00
SOFT COST TOTAL					\$ 353,500.00

OLD FORT WORTH ROAD (ADJACENT TO SECTION 1B)

Old Fort Worth Road					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb	6,150	SY	45.00	\$276,750.00	
8" Stabilized Subgrade	6,460	SY	2.50	\$16,150.00	
Hydrated Lime Material (8% - 48#/SY)	155	Tons	150.00	\$23,256.00	
Barrier Free Ramp	4	EA	1,200.00	\$4,800.00	
5' Conc. Sidewalk	11,100	SF	5.00	\$55,500.00	
Traffic Control During Paving	2	LS	2,000.00	\$4,000.00	
Conn. To Ex. Asphalt Pavement	1	EA	2,500.00	\$2,500.00	
Asphalt Transitions	1	LS	20,000.00	\$20,000.00	
End of Road Barricades	1	LS	2,000.00	\$2,000.00	
Demo Existing Asphalt Pavement	1	LS	10,000.00	\$10,000.00	
Street Lights	7	EA	2,500.00	\$17,500.00	
Striping	1	LS	1,000.00	\$1,000.00	
Misc. Items	414,956	PER	5.0%	\$20,747.80	
City Bonds	454,204	PER	3.0%	\$13,626.11	
Inspection Fee	454,204	PER	4.0%	\$18,168.15	
TOTAL				\$485,998.07	
WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
12" P.V.C. Water Pipe	2,250	LF	49.50	\$111,375.00	
12" Gate Valves	8	EA	2,300.00	\$18,400.00	
8" P.V.C. Water Pipe	200	LF	22.50	\$4,500.00	
8" Gate Valves	2	EA	1,250.00	\$2,500.00	
Fire Hydrant W/6" Valve	5	EA	4,000.00	\$20,000.00	
Cast Iron Fittings & Blocking	1	LS	3,000.00	\$3,000.00	
Connect to Existing Water Pipe	1	EA	100.00	\$100.00	
4" Conduit for Gas/Electric/Irrigation Crossings	500	LF	10.00	\$5,000.00	
Test Water Line	2,250	LF	1.50	\$3,375.00	
Trench Safety	2,250	LF	1.50	\$3,375.00	
Misc. Items	171,625	PER	5.0%	\$8,581.25	
City Bonds	171,625	PER	3.0%	\$5,148.75	
Insepection Fee	171,625	PER	4.00%	\$6,865.00	
WATER TOTAL				\$192,220.00	
EARTHWORK					
Clearing & Grubbing	3	AC	500.00	\$1,500.00	
Unclassified Excavation	10,000	CY	2.50	\$25,000.00	
Misc. Items	246,065	PER	5.0%	\$12,303.25	
Chemical Injection Under Streets	56,000	SF	0.94	\$52,640.00	
EARTHWORK TOTAL				\$91,443.25	
EROSION CONTROL					
Open Top Inlet Protection	6	EA	250.00	\$1,500.00	
Standard Inlet Protection	6	EA	250.00	\$1,500.00	
8' Wide Curlex in Parkways	4,000	SY	2.00	\$8,000.00	
Stone Contruction Entrance	1	EA	2,500.00	\$2,500.00	
Silt Fence	2,500	LF	2.00	\$5,000.00	
Stone Overflow Structure	2	EA	1,500.00	\$3,000.00	
EROSION CONTROL TOTAL				\$21,500.00	

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10' Curb Inlet	6	EA	4,450.00	\$26,700.00
18" Class III RCP	500	LF	51.75	\$25,875.00
21" Class III RCP	200	LF	56.25	\$11,250.00
24" Class III RCP	100	LF	65.75	\$6,575.00
36" Class III RCP	200	LF	110.00	\$22,000.00
42" Class III RCP	150	LF	130.00	\$19,500.00
4' Manholes	2	EA	6,000.00	\$12,000.00
Type B Headwalls	2	EA	5,000.00	\$10,000.00
Rock Rip Rap at Outfalls	100	SY	60.00	\$6,000.00
Trench Safety	1,150	LF	0.20	\$230.00
Misc. Items	69,730	PER	5.0%	\$3,486.50
TV Storm	1,150	PER	1.40	\$1,610.00
City Bonds	145,227	PER	3.0%	\$4,356.80
Insepection Fee	145,227	PER	4.0%	\$5,809.06
DRAINAGE TOTAL				\$155,392.36

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$12,000.00
Materials Testing	1	LS	30,000.00	\$30,000.00
Platting	1	LS	10,000.00	\$10,000.00
Final Engineering	1	LS	100,000.00	\$100,000.00
Construction Phase Services	1	LS	25,000.00	\$25,000.00
Construction Surveying	1	LS	50,000.00	\$50,000.00
Topographic Data	1	LS	5,000.00	\$5,000.00
Street Signs	1	LS	10,000.00	\$10,000.00
SOFT COST TOTAL				\$243,500.00

OLD FORT WORTH ROAD (FROM EAST END TO 287 INTERSECTION)**Old Fort Worth Road**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb	3,500	SY	45.00 \$	157,500.00
8" Stabilized Subgrade	3,700	SY	2.50 \$	9,250.00
Hydrated Lime Material (8% - 48#/SY)	89	Tons	150.00 \$	13,320.00
5' Conc. Sidewalk	4,500	SF	5.00 \$	22,500.00
Traffic Control During Paving	1	LS	2,000.00 \$	2,000.00
Conn. To Ex. Asphalt Pavement	1	EA	2,500.00 \$	2,500.00
Asphalt Transitions	1	LS	5,000.00 \$	5,000.00
Old Fort Worth Road/287 Intersection	1	LS	35,000.00 \$	35,000.00
Demo Existing Asphalt Pavement	1	LS	15,000.00 \$	15,000.00
Street Lights	3		2,500.00 \$	7,500.00
Misc. Items	262,070	PER	5.0% \$	13,103.50
City Bonds	282,674	PER	3.0% \$	8,480.21
Inspection Fee	282,674	PER	4.0% \$	11,306.94
TOTAL				\$ 302,460.65

EARTHWORK

Unclassified Excavation	5,000	CY	2.50 \$	12,500.00
Misc. Items	355,351	PER	5.0% \$	17,767.56
Chemical Injection Under Streets	22,500	SF	0.94 \$	21,150.00
EARTHWORK TOTAL				\$ 51,417.56

EROSION CONTROL

Open Top Inlet Protection	6	EA	250.00 \$	1,500.00
Standard Inlet Protection	6	EA	250.00 \$	1,500.00
8' Wide Curlex in Parkways	1,000	SY	2.00 \$	2,000.00
Silt Fence	1,000	LF	2.00 \$	2,000.00
Stone Overflow Structure	2	EA	1,500.00 \$	3,000.00
EROSION CONTROL TOTAL				\$ 10,000.00

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10' Curb Inlet	4	EA	4,450.00 \$	17,800.00
18" Class III RCP	150	LF	51.75 \$	7,762.50
21" Class III RCP	150	LF	56.25 \$	8,437.50
7x5 Box Culvert	400	LF	600.00 \$	240,000.00
60" Class III RCP Culverts	150	LF	345.00 \$	51,750.00
Type A Headwalls	4	EA	15,000.00 \$	60,000.00
Rock Rip Rap at Outfalls	400	SY	60.00 \$	24,000.00
Trench Safety	850	LF	0.20 \$	170.00
Misc. Items	375,920	PER	5.0% \$	18,796.00
TV Storm	850	PER	1.40 \$	1,190.00
City Bonds	429,906	PER	3.0% \$	12,897.18
Insepction Fee	429,906	PER	4.0% \$	17,196.24
DRAINAGE TOTAL				\$ 459,999.42

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00 \$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00 \$	12,000.00
Materials Testing	1	LS	15,000.00 \$	15,000.00
Platting	1	LS	6,000.00 \$	6,000.00
Final Engineering	1	LS	55,000.00 \$	55,000.00
Construction Phase Services	1	LS	5,000.00 \$	5,000.00
Construction Surveying	1	LS	20,000.00 \$	20,000.00
Topographic Data	1	LS	2,000.00 \$	2,000.00
Street Signs	1	LS	10,000.00 \$	10,000.00
SOFT COST TOTAL				\$ 126,500.00

ONSITE 16" WATER - OVERSIZED**WATER SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
16" P.V.C. Water Pipe	3,809	LF	60.00 \$	228,540.00
8" P.V.C. Water Pipe	250	LF	25.00 \$	6,250.00
16" Gate Valves	14	EA	8,000.00 \$	112,000.00
8" Gate Valves	5	EA	1,250.00 \$	6,250.00
Fire Hydrant W/6" Valve	5	EA	4,000.00 \$	20,000.00
Cast Iron Fittings & Blocking	5	TN	3,000.00 \$	15,000.00
Connect to Existing Water Pipe	1	EA	100.00 \$	100.00
8" Plug	3	EA	300.00 \$	900.00
16" Plug	1	EA	500.00 \$	500.00
Bore Ex. Creek W/24" Steel Casing Pipe	500	LF	200.00 \$	100,000.00
Air Release Valve	1	EA	5,000.00 \$	5,000.00
Pavement Cut and Repair	100	LF	125.00 \$	12,500.00
Test Water Line	3,809	LF	1.50 \$	5,713.50
Trench Safety	3,809	LF	1.50 \$	5,713.50
Misc. Items	1	LS	6803.00 \$	6,803.00
City Bonds	1	LS	16331.71 \$	16,331.71
Insepction Fee	1	LS	21775.61 \$	21,775.61
Subtotal				\$ 563,377.32

SOFT COSTS

SWPPP + NOI	1	LS	750.00 \$	750.00
SWPPP Inspections & Repairs	12	Months	1,000.00 \$	12,000.00
Easements	1	LS	15,000.00 \$	15,000.00
Final Engineering	1	LS	32,162.85 \$	32,162.85
Construction Layout	1	LS	12,500.00 \$	12,500.00

WATER TOTAL **\$ 635,790.17**

ONSITE 16" WATER - WITHOUT OVERSIZING

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Water Pipe	3,809	LF	49.50	\$	188,545.50
8" P.V.C. Water Pipe	250	LF	25.00	\$	6,250.00
12" Gate Valves	14	EA	2,300.00	\$	32,200.00
8" Gate Valves	5	EA	1,250.00	\$	6,250.00
Fire Hydrant W/6" Valve	5	EA	4,000.00	\$	20,000.00
Cast Iron Fittings & Blocking	5	TN	3,000.00	\$	15,221.25
Connect to Existing Water Pipe	1	EA	100.00	\$	100.00
8" Plug	3	EA	300.00	\$	900.00
12" Plug	1	EA	300.00	\$	300.00
Bore Ex. Creek W/18" Steel Casing Pipe	500	LF	125.00	\$	62,500.00
Air Release Valve	1	EA	5,000.00	\$	5,000.00
Pavement Cut and Repair	100	LF	125.00	\$	12,500.00
Test Water Line	3,809	LF	1.50	\$	5,713.50
Trench Safety	3,809	LF	1.50	\$	5,713.50
Misc. Items	361,194	PER	5.0%	\$	18,059.69
City Bonds	379,253	PER	3.0%	\$	11,377.60
Insepection Fee	379,253	PER	4.00%	\$	15,170.14
Subtotal				\$	405,801.18
SOFT COSTS					
SWPPP + NOI	1	LS	750.00	\$	750.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$	12,000.00
Easements	0	LS	15,000.00	\$	-
Final Engineering	1	LS	32,162.85	\$	32,162.85
Construction Layout	1	LS	12,500.00	\$	12,500.00
WATER TOTAL				\$	463,214.03

12" OFFSITE SANITARY SEWER

SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Pipe SDR-26	5,087	LF	284.00		\$1,444,708.00
8" P.V.C. Pipe SDR-35	455	LF	200.00		\$91,000.00
6' Dia. Manhole	2	LF	44,050.00		\$88,100.00
6' Dia. Manhole W/Drop Connection	3	EA	51,550.00		\$154,650.00
5' Dia. Manhole	11	EA	27,425.00		\$301,675.00
Conn. To Existing Manhole	1	EA	2,500.00		\$2,500.00
8" SS Stubouts	95	EA	57.00		\$5,415.00
12" SS Stubouts	25	LF	76.00		\$1,900.00
Concrete Encasement	200	LF	95.00		\$19,000.00
TV & Test Sewer Line	5,207	LF	2.50		\$13,017.50
Misc. Itmes	2,121,966	PER	5.0%		\$106,098.28
Trench Safety	5,207	LF	2.00		\$10,414.00
City Bonds	2,238,478	PER	3.0%		\$67,154.33
Insepection Fee	2,238,478	PER	4.00%		\$89,539.11
SANITARY SEWER TOTAL					\$2,395,171.22

ACCESS ROAD A

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
12" P.V.C. Water Pipe	2,500	LF	45.00	\$	112,500.00
8" PVC Stubouts	150	LF	25.00	\$	3,750.00
12" Gate Valves	15	EA	2,200.00	\$	33,000.00
8" Gate Valves	6	EA	1,250.00	\$	7,500.00
Fire Hydrant	12	EA	4,000.00	\$	48,000.00
Cast Iron Fittings & Blocking	3	TN	3,000.00	\$	7,500.00
Connect to Existing Water Pipe	2	EA	1,000.00	\$	2,000.00
12" Plug	1	EA	300.00	\$	300.00
Test Water Line	2,500	LF	1.50	\$	3,750.00
Air Release Valves	2	EA	15,000.00	\$	30,000.00
Trench Safety	2,500	LF	1.50	\$	3,750.00
Misc. Items	252,050	PER	10.0%	\$	25,205.00
City Bonds	277,255	PER	3.0%	\$	8,317.65
Insepection Fee	277,255	PER	4.00%	\$	11,090.20
WATER TOTAL				\$	296,662.85
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
10' Curb Inlet	20	EA	3,500.00	\$	70,000.00
21" Class III RCP	600	LF	61.00	\$	36,600.00
24" Class III RCP	350	LF	72.00	\$	25,200.00
27" Class III RCP	750	LF	85.00	\$	63,750.00
30" Class III RCP	1,125	LF	93.00	\$	104,625.00
8x4 Box Culvert	120	LF	425.00	\$	51,000.00
7' Junction Box	1	EA	10,000.00	\$	10,000.00
4' Manholes	2	EA	4,000.00	\$	8,000.00
3' Drop Inlet	2	EA	4,000.00	\$	8,000.00
Headwall at Box Culverts	2	EA	8,000.00	\$	16,000.00
Type B Headwalls	1	EA	4,000.00	\$	4,000.00
Sloped Headwalls	2	EA	3,000.00	\$	6,000.00
Rock Rip Rap at Outfalls	150	SY	60.00	\$	9,000.00
Trench Safety	2,945	LF	1.00	\$	2,945.00
Misc. Items	415,120	PER	15.0%	\$	62,268.00
City Bonds	477,388	PER	3.0%	\$	14,321.64
Insepection Fee	477,388	PER	4.0%	\$	19,095.52
DRAINAGE TOTAL				\$	510,805.16
STREET PAVING					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb (25' B-B)	9,000	SY	45.00	\$	405,000.00
8" Stabilized Subgrade	9,450	SY	2.50	\$	23,625.00
Hydrated Lime Material (8% - 48#/SY)	227	Tons	160.00	\$	36,288.00
Barrier Free Ramp	6	EA	1,200.00	\$	7,200.00
Traffic Control During Paving	1	LS	2,000.00	\$	2,000.00
Street Lights	10	EA	2,500.00	\$	25,000.00
Misc. Items	474,113	PER	5.0%	\$	23,705.65
City Bonds	522,819	PER	3.0%	\$	15,684.56
Inspection Fee	522,819	PER	4.0%	\$	20,912.75
PAVING TOTAL				\$	559,415.96
EARTHWORK					
ITEM	QUANTITY	UNIT	UNIT PRICE		TOTAL
Clearing & Grubbing	6	AC	500.00	\$	3,000.00
Unclassified Excavation	40,000	CY	2.50	\$	100,000.00
Chemical Injection Under Streets	90,000	SF	0.94	\$	84,600.00
Misc. Items	103,000	PER	6.0%	\$	6,180.00
EARTHWORK TOTAL				\$	193,780.00

EROSION CONTROL

Open Top Inlet Protection	20	EA	250.00	\$	5,000.00
Standard Inlet Protection	20	EA	250.00	\$	5,000.00
8' Wide Curlex in Parkways and adjacent slopes	15,000	SY	5.00	\$	75,000.00
Stone Contruction Entrance	1	EA	2,500.00	\$	2,500.00
Silt Fence	7,200	LF	2.00	\$	14,400.00
Stone Overflow Structure	3	EA	1,500.00	\$	4,500.00
Misc. Items	101,900	PER	5.0%	\$	5,095.00

EROSION CONTROL TOTAL**\$ 111,495.00****SOFT COSTS**

SWPPP + NOI	1	LS	1,500.00	\$	1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$	12,000.00
Materials Testing	1	LS	30,000.00	\$	30,000.00
Platting or Easements	1	LS	20,000.00	\$	20,000.00
Final Engineering	1	LS	160,000.00	\$	160,000.00
Construction Phase Services	1	LS	15,000.00	\$	15,000.00
Construction Surveying	1	LS	85,000.00	\$	85,000.00
Street Signs	1	LS	6,000.00	\$	6,000.00
TCEQ Inspections	1	LS	60,000.00	\$	60,000.00
QC Inspections	1	LS	30,000.00	\$	30,000.00

SOFT COST TOTAL**\$ 419,500.00**

Westside Preserve - Phase 2

1/10/2022

Midlothian, Texas

Some Quantities are based on preliminary design and are subject to change.

Macatee Engineering does not guarantee that proposals, bids or actual costs will not vary from this opinion of probable cost.

PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COST

SUMMARY

DIRECT PUBLIC INFRASTRUCTURE

Water Distribution System	\$1,150,309
Sanitary Sewer System	\$924,368
Drainage System	\$1,441,012
Street Paving	\$3,439,481
Earthwork	\$1,934,023
Erosion	\$712,875
Landscaping and Entry	\$1,552,000
Subtotal Construction	\$11,154,067

PRIVATE INFRASTRUCTURE

Water Distribution System	\$318,500
Sanitary Sewer System	\$341,250
Retaining Wall	\$792,000
Earthwork	\$1,938,300
Total	\$3,390,050

Subtotal Construction	\$14,544,117
Uncertainty 10%	\$1,454,412

Total \$15,998,529

Geotech, Dry Utilities, Professional Fees \$2,762,875

Grand Total \$18,761,404

MASTER PUBLIC INFRASTRUCTURE

N. WARD ROAD

Water Distribution System	\$0
Sanitary Sewer System	\$271,652
Drainage System	\$348,779
Street Paving	\$974,828
Earthwork	\$314,735
Erosion	\$37,650

TOTAL \$1,947,643

Access Road B

Water Distribution System	\$530,573
Sanitary Sewer System	\$0
Drainage System	\$692,033
Street Paving	\$1,036,152
Earthwork	\$235,908
Erosion	\$114,645

TOTAL \$2,609,310

Onsite 30" Water Line \$909,215
Subtotal Construction \$5,466,169

Uncertainty 10% \$546,617

Total \$6,012,785

Geotech, Dry Utilities, Professional Fees \$784,000.00

Grand Total \$6,796,785

DIRECT INFRASTRUCTURE

SECTION 3

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
12" P.V.C. Water Pipe	800	LF	28.00	\$22,400.00	
8" P.V.C. Water Pipe	10,600	LF	23.00	\$243,800.00	
12" Gate Valves	5	EA	2,200.00	\$11,000.00	
8" Gate Valves	41	EA	1,250.00	\$51,250.00	
Fire Hydrant W/6" Valve	16	EA	4,000.00	\$64,000.00	
Cast Iron Fittings & Blocking	10	TN	3,000.00	\$30,000.00	
1" Water Service (IRR)	4	EA	900.00	\$3,600.00	
Connect to Existing Water Pipe	3	EA	100.00	\$300.00	
8" Plug	3	EA	300.00	\$900.00	
4" Conduit for Gas/Electric/Irrigation Crossings	1,500	LF	10.00	\$15,000.00	
Test Water Line	11,400	LF	1.50	\$17,100.00	
Trench Safety	11,400	LF	1.50	\$17,100.00	
City Bonds	476,450	PER	3.0%	\$14,293.50	
Insepection Fee	476,450	PER	4.00%	\$19,058.00	
WATER TOTAL				\$509,801.50	
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
8" P.V.C. Pipe SDR-35	6,600	LF	28.00	\$184,800.00	
5' Dia Manhole	18	EA	5,000.00	\$90,000.00	
4' Dia. Manhole	20	EA	4,000.00	\$80,000.00	
Conn to Existing Stubout	1	EA	1,000.00	\$1,000.00	
TV & Test Sewer Line	6,600	LF	2.00	\$13,200.00	
Trench Safety	6,600	LF	1.50	\$9,900.00	
City Bonds	378,900	PER	3.0%	\$11,367.00	
Inspection Fee	378,900	PER	4.00%	\$15,156.00	
SANITARY SEWER TOTAL				\$405,423.00	
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
10' Curb Inlet	26	EA	3,500.00	\$91,000.00	
21" Class III RCP	360	LF	61.00	\$21,960.00	
24" Class III RCP	1,600	LF	72.00	\$115,200.00	
30" Class III RCP	880	LF	93.00	\$81,840.00	
36" Class III RCP	460	LF	125.00	\$57,500.00	
4' Manholes	2	EA	4,000.00	\$8,000.00	
Type B Headwalls	5	EA	5,000.00	\$25,000.00	
4' Drop Inlet	1	EA	5,000.00	\$5,000.00	
Detention Outfalls	1	EA	50,000.00	\$50,000.00	
Rock Rip Rap at Outfall	400	SY	60.00	\$24,000.00	
Trench Safety	3,300	LF	1.00	\$3,300.00	
City Bonds	482,800	PER	3.0%	\$14,484.00	
Insepection Fee	482,800	PER	4.0%	\$19,312.00	
DRAINAGE TOTAL				\$516,596.00	
STREET PAVING					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
6" 3600 psi Reinf. Conc. Pvmt. w/6" Curb (31' B-B)	30,000	SY	35.00	\$1,050,000.00	
8" Stabilized Subgrade	32,400	SY	3.00	\$97,200.00	
Hydrated Lime Material (8% - 48#/SY)	778	Tons	160.00	\$124,480.00	
Stamped Concrete at Entries	110	SY	150.00	\$16,500.00	
Barrier Free Ramp	25	EA	1,800.00	\$45,000.00	
5' Conc. Sidewalk	10,000	SF	5.00	\$50,000.00	
Traffic Control During Paving	2	LS	2,000.00	\$4,000.00	
Conn. To Ex. Concrete Pavement	1	EA	2,500.00	\$2,500.00	
End of Road Barricade	31	LF	30.00	\$930.00	
City Bonds	1,390,610	PER	3.0%	\$41,718.30	
Inspection Fee	1,390,610	PER	4.0%	\$55,624.40	
PAVING TOTAL				\$1,487,952.70	

EARTHWORK				
Clearing & Grubbing	51	AC	500.00	\$25,500.00
Unclassified Excavation	125,000	CY	3.25	\$406,250.00
Chemical Injection Under Streets	361,322	SF	0.94	\$339,642.68
EARTHWORK TOTAL				\$771,392.68
EROSION CONTROL				
Open Top Inlet Protection	26	EA	250.00	\$6,500.00
Standard Inlet Protection	26	EA	250.00	\$6,500.00
8' Wide Curlex in Parkways	17,000	SY	2.00	\$34,000.00
Post-Construction Erosion Control	165	Lots	1,000.00	\$165,000.00
Stone Contruction Entrance	2	EA	4,000.00	\$8,000.00
Erosion Control at Detention Structures	1	LS	25,000.00	\$25,000.00
Silt Fence	7,000	LF	2.50	\$17,500.00
Stone Overflow Structure	3	EA	4,000.00	\$12,000.00
EROSION CONTROL TOTAL				\$274,500.00
SOFT COSTS				
SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections	1	LS	12,000.00	\$12,000.00
Materials Testing	165	Lots	450.00	\$74,250.00
Platting	1	LS	15,000.00	\$15,000.00
Final Engineering	1	LS	180,000.00	\$180,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	25,000.00	\$25,000.00
Construction Surveying	1	LS	90,000.00	\$90,000.00
Topographic Data	1	LS	10,000.00	\$10,000.00
Screening Wall adjacent to Old Ft. Worth Road (6' Masonry)	1,500	LF	120.00	\$180,000.00
Screening wall Aadjacent to Ward Road (6' Masonry)	500	LF	120.00	\$60,000.00
Set Final Iron Rods	1	LS	8,500.00	\$8,500.00
Playground	1	LS	40,000.00	\$40,000.00
Hwy 287 Overpass at Auger Rd. Escrow	165	EA	675.00	\$111,375.00
Street Signs	1	LS	9,000.00	\$9,000.00
SOFT COST TOTAL				\$826,625.00

SECTION 5

WATER SYSTEM				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Water Pipe	7,400	LF	28.00	\$207,200.00
8" Gate Valves	25	EA	1,250.00	\$31,250.00
Fire Hydrant W/6" Valve	15	EA	4,000.00	\$60,000.00
Cast Iron Fittings & Blocking	7	TN	3,000.00	\$22,200.00
Connect to Existing Water Pipe	2	EA	100.00	\$200.00
4" Conduit for Gas/Electric/Irrigation Crossings	2,000	LF	10.00	\$20,000.00
Test Water Line	7,400	LF	1.50	\$11,100.00
Trench Safety	7,400	LF	1.50	\$11,100.00
Misc. Items	363,050	PER	5.0%	\$18,152.50
City Bonds	381,203	PER	3.0%	\$11,436.08
Insepction Fee	381,203	PER	4.00%	\$15,248.10
WATER TOTAL				\$407,886.68
SANITARY SEWER SYSTEM				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. Pipe SDR-35	7,000	LF	28.00	\$196,000.00
5' Dia Manhole	8	EA	5,000.00	\$40,000.00
4' Dia. Manhole	14	EA	4,000.00	\$56,000.00
Conn to Existing Manhole	1	EA	2,500.00	\$2,500.00
TV & Test Sewer Line	7,000	LF	2.00	\$14,000.00
Trench Safety	7,000	LF	1.50	\$10,500.00
Misc. Items	319,000	PER	5.0%	\$15,950.00
City Bonds	334,950	PER	3.0%	\$10,048.50
Inspection Fee	334,950	PER	4.00%	\$13,398.00
SANITARY SEWER TOTAL				\$358,396.50

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10" Curb Inlet	18	EA	3,500.00	\$63,000.00
21" Class III RCP	450	LF	61.00	\$27,450.00
24" Class III RCP	1,200	LF	72.00	\$86,400.00
30" Class III RCP	500	LF	93.00	\$46,500.00
36" Class III RCP	1,520	LF	125.00	\$190,000.00
48" Class III RCP	500	LF	160.00	\$80,000.00
3'x3' Drop Inlet	1	EA	4,500.00	\$4,500.00
4' Manholes	5	EA	4,000.00	\$20,000.00
Type B HW	1	EA	5,000.00	\$5,000.00
Connect to Ex. Pipe	1	EA	1,000.00	\$1,000.00
Rock Rip Rap at Outfall	300	SY	60.00	\$18,000.00
Trench Safety	3,670	LF	1.00	\$3,670.00
Misc. Items	545,520	PER	5.0%	\$27,276.00
City Bonds	572,796	PER	3.0%	\$17,183.88
Insepection Fee	572,796	PER	4.0%	\$22,911.84
DRAINAGE TOTAL				\$612,891.72

STREET PAVING**RESIDENTIAL STREETS**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
6" 3600 psi Reinf. Conc. Street and Alley	27,700	SY	35.00	\$969,500.00
8" Stabilized Subgrade	30,000	SY	3.00	\$90,000.00
5" Parking with Subgrade Prep	600	SY	30.00	\$18,000.00
Stamped Concrete at Entries	50	SY	150.00	\$7,500.00
Barrier Free Ramp	18	EA	1,800.00	\$32,400.00
Conn. To Ex. Concrete Pavement	2	EA	2,500.00	\$5,000.00
Misc. Items	1,122,400	PER	5.0%	\$56,120.00
City Bonds	1,178,520	PER	3.0%	\$35,355.60
Inspection Fee	1,178,520	PER	4.0%	\$47,140.80
PAVING TOTAL				\$1,261,016.40

EARTHWORK

Clearing & Grubbing	50	AC	500.00	\$25,000.00
Unclassified Excavation	150,000	CY	3.25	\$487,500.00
Chemical Injection Under Streets & Alleys	250,000	SF	0.94	\$235,000.00
Misc. Items	512,500	PER	6.0%	\$30,750.00
EARTHWORK TOTAL				\$778,250.00

EROSION CONTROL

Open Top Inlet Protection	18	EA	250.00	\$4,500.00
Standard Inlet Protection	18	EA	250.00	\$4,500.00
8' Wide Curlex in Parkways	12,800	SY	2.50	\$32,000.00
Post-Construction Erosion Control	193	Lots	1,000.00	\$193,000.00
Stone Contruction Entrance	1	EA	4,000.00	\$4,000.00
Silt Fence	5,500	LF	2.50	\$13,750.00
Stone Overflow Structure	3	EA	4,000.00	\$12,000.00
Misc. Items	263,750	PER	5.0%	\$13,187.50
EROSION CONTROL TOTAL				\$276,937.50

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	24	Months	1,000.00	\$24,000.00
Materials Testing	193	Lots	450.00	\$86,850.00
Platting	1	LS	25,000.00	\$25,000.00
Final Engineering	1	LS	200,000.00	\$200,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	20,000.00	\$20,000.00
Construction Surveying	1	LS	100,000.00	\$100,000.00
Topographic Data	1	LS	10,000.00	\$10,000.00
Set Final Iron Rods	1	LS	6,000.00	\$6,000.00
Screening wall Adjacent to Old Ft. Worth Road (6' Masonry)	2,000	LF	120.00	\$240,000.00
Screening wall Adjacent to Ward Road (6' Masonry)	1,300	LF	120.00	\$156,000.00
6' Park Trails	10,500	SF	5.00	\$52,500.00
Playground	1	LS	40,000.00	\$40,000.00
Hwy 287 Overpass at Auger Rd. Escrow	193	EA	675.00	\$130,275.00
Street Signs	1	LS	18,000.00	\$18,000.00
SOFT COST TOTAL				\$1,120,125.00

SECTION 6 (TOWNHOMES)

WATER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
8" P.V.C. Water Pipe	4,000	LF	28.00	\$112,000.00	
8" Gate Valves	15	EA	1,250.00	\$18,750.00	
Fire Hydrant W/6" Valve	8	EA	4,000.00	\$32,000.00	
Cast Iron Fittings & Blocking	4	TN	3,000.00	\$12,000.00	
Connect to Existing Water Pipe	3	EA	100.00	\$300.00	
4" Conduit for Gas/Electric/Irrigation Crossings	2,000	LF	10.00	\$20,000.00	
Test Water Line	4,000	LF	1.50	\$6,000.00	
Trench Safety	4,000	LF	1.50	\$6,000.00	
Misc. Items	207,050	PER	5.0%	\$10,352.50	
City Bonds	217,403	PER	3.0%	\$6,522.08	
Inspection Fee	217,403	PER	4.00%	\$8,696.10	
WATER TOTAL				\$232,620.68	
SANITARY SEWER SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
8" P.V.C. Pipe SDR-35	2,600	LF	28.00	\$72,800.00	
4' Dia. Manhole	14	EA	4,000.00	\$56,000.00	
Conn to Existing Manhole	2	EA	2,500.00	\$5,000.00	
TV & Test Sewer Line	2,600	LF	2.00	\$5,200.00	
Trench Safety	2,600	LF	1.50	\$3,900.00	
Misc. Items	142,900	PER	5.0%	\$7,145.00	
City Bonds	150,045	PER	3.0%	\$4,501.35	
Inspection Fee	150,045	PER	4.00%	\$6,001.80	
SANITARY SEWER TOTAL				\$160,548.15	
DRAINAGE SYSTEM					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
10' Curb Inlet	10	EA	3,500.00	\$35,000.00	
21" Class III RCP	40	LF	61.00	\$2,440.00	
24" Class III RCP	1,000	LF	72.00	\$72,000.00	
30" Class III RCP	600	LF	93.00	\$55,800.00	
36" Class III RCP	650	LF	125.00	\$81,250.00	
3'x3' Drop Inlet	1	EA	4,500.00	\$4,500.00	
4' Manholes	2	EA	4,000.00	\$8,000.00	
Type B HW	1	EA	5,000.00	\$5,000.00	
Connect to Ex. Pipe	2	EA	1,000.00	\$2,000.00	
Rock Rip Rap at Outfall	150	SY	60.00	\$9,000.00	
Trench Safety	2,290	LF	1.00	\$2,290.00	
Misc. Items	277,280	PER	5.0%	\$13,864.00	
City Bonds	291,144	PER	3.0%	\$8,734.32	
Inspection Fee	291,144	PER	4.0%	\$11,645.76	
DRAINAGE TOTAL				\$311,524.08	
STREET PAVING					
RESIDENTIAL STREETS					
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	
6" 3600 psi Reinf. Conc. Street and Alley	14,200	SY	35.00	\$497,000.00	
5" Parking and Subgrade Prep	1,250	SY	30.00	\$37,500.00	
8" Stabilized Subgrade	15,336	SY	3.00	\$46,008.00	
Stamped Concrete at Entries	50	SY	150.00	\$7,500.00	
Barrier Free Ramp	12	EA	1,800.00	\$21,600.00	
Conn. To Ex. Concrete Pavement	2	EA	2,500.00	\$5,000.00	
Misc. Items	614,608	PER	5.0%	\$30,730.40	
City Bonds	645,338	PER	3.0%	\$19,360.15	
Inspection Fee	645,338	PER	4.0%	\$25,813.54	
PAVING TOTAL				\$690,512.09	
EARTHWORK					
Clearing & Grubbing	16	AC	500.00	\$8,000.00	
Unclassified Excavation	60,000	CY	3.25	\$195,000.00	
Chemical Injection Under Streets & Alleys	180,000	SF	0.94	\$169,200.00	
Misc. Items	203,000	PER	6.0%	\$12,180.00	
EARTHWORK TOTAL				\$384,380.00	

EROSION CONTROL				
Open Top Inlet Protection	10	EA	250.00	\$2,500.00
Standard Inlet Protection	10	EA	250.00	\$2,500.00
8' Wide Curlex in Parkways	14,000	SY	2.50	\$35,000.00
Post-Construction Erosion Control	97	Lots	1,000.00	\$97,000.00
Stone Contruccion Entrance	1	EA	4,000.00	\$4,000.00
Silt Fence	3,500	LF	2.50	\$8,750.00
Stone Overflow Structure	1	EA	4,000.00	\$4,000.00
Misc. Items	153,750	PER	5.0%	\$7,687.50
EROSION CONTROL TOTAL				\$161,437.50
SOFT COSTS				
SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	24	Months	1,000.00	\$24,000.00
Materials Testing	97	Lots	450.00	\$43,650.00
Platting	1	LS	25,000.00	\$25,000.00
Final Engineering	1	LS	150,000.00	\$150,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	20,000.00	\$20,000.00
Construction Surveying	1	LS	75,000.00	\$75,000.00
Topographic Data	1	LS	10,000.00	\$10,000.00
Set Final Iron Rods	1	LS	6,000.00	\$6,000.00
Screening wall Adjacent to Old Ft. Worth Road (6' Masonry)	2,000	LF	120.00	\$240,000.00
6' Park Trails	17,500	SF	5.00	\$87,500.00
Playground	1	LS	40,000.00	\$40,000.00
Hwy 287 Overpass at Auger Rd. Escrow	97	EA	675.00	\$65,475.00
Street Signs	1	LS	18,000.00	\$18,000.00
SOFT COST TOTAL				\$816,125.00

LANDSCAPE & ENTRY FEATURES

10' Conc. Walking Trail	80000	SF	8	\$640,000.00
Split Rail Fence	1200	LF	10	\$12,000.00
Playground	1	LS	100000	\$100,000.00
Entry Features	1	LS	300000	\$300,000.00
Landscaping	1	LS	500000	\$500,000.00
Parks and Entry Features - Phase 2				\$1,552,000.00

PRIVATE INFRASTRUCTURE

SECTION 3

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	165	EA	700.00	\$115,500.00
6" SS Lateral	165	EA	750.00	\$123,750.00
Chemical Injection Under Pads	165	EA	3,760.00	\$620,400.00
Retaining Walls	26,000	FF	12.00	\$312,000.00
Lot Benching/Fine Grading	165	EA	500.00	\$82,500.00
TOTAL				\$1,254,150.00

SECTION 5

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	193	EA	700.00	\$135,100.00
6" SS Lateral	193	EA	750.00	\$144,750.00
Chemical Injection Under Pads	193	EA	3,760.00	\$725,680.00
Retaining Walls	20,000	FF	12.00	\$240,000.00
Lot Benching/Fine Grading	193	EA	500.00	\$96,500.00
TOTAL				\$1,342,030.00

SECTION 6

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1" Water Service (DOM)	97	EA	700.00	\$67,900.00
6" SS Lateral	97	EA	750.00	\$72,750.00
Chemical Injection Under Pads	97	EA	3,760.00	\$364,720.00
Retaining Walls	20,000	FF	12.00	\$240,000.00
Lot Benching/Fine Grading	97	EA	500.00	\$48,500.00
TOTAL				\$793,870.00

MASTER INFRASTRUCTURE

N. WARD ROAD

SANITARY SEWER SYSTEM				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
12" P.V.C. Pipe SDR-26	2,000	LF	100.00	\$200,000.00
8" P.V.C. Pipe SDR-35	200	LF	28.00	\$5,600.00
5' Dia Manhole >15'	2	EA	45,000.00	\$90,000.00
5' Dia Manhole >10'	5	EA	25,000.00	\$125,000.00
Conn to Existing Manhole	1	EA	2,500.00	\$2,500.00
TV & Test Sewer Line	2,200	LF	2.00	\$4,400.00
Trench Safety	2,200	LF	1.50	\$3,300.00
Misc. Items	230,800	PER	10.0%	\$23,080.00
City Bonds	253,880	PER	3.0%	\$7,616.40
Inspection Fee	253,880	PER	4.00%	\$10,155.20
SANITARY SEWER TOTAL				\$271,651.60
DRAINAGE SYSTEM				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10' Curb Inlet	15	EA	3,500.00	\$52,500.00
21" Class III RCP	400	LF	61.00	\$24,400.00
24" Class III RCP	1,400	LF	72.00	\$100,800.00
30" Class III RCP	90	LF	93.00	\$8,370.00
36" Class III RCP	240	LF	125.00	\$30,000.00
48" Class III RCP	240	LF	150.00	\$36,000.00
4' Manholes	4	EA	4,000.00	\$16,000.00
4' Drop Inlet	2	EA	5,000.00	\$10,000.00
Type B Headwalls	3	EA	5,000.00	\$15,000.00
Rock Rip Rap at Outfalls	250	SY	60.00	\$15,000.00
Trench Safety	2,370	LF	1.00	\$2,370.00
Misc. Items	310,440	PER	5.0%	\$15,522.00
City Bonds	325,962	PER	3.0%	\$9,778.86
Insepection Fee	325,962	PER	4.0%	\$13,038.48
DRAINAGE TOTAL				\$348,779.34
STREET PAVING				
<u>Deceleration Lane</u>				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10" 4000 psi Reinf. Conc. Pvmt.	750	SY	65.00	\$48,750.00
Flex Base Type D Grade 1-2 12"	750	SY	42.00	\$31,500.00
Type B HMAc 4"	750	SY	56.00	\$42,000.00
Subgrade Prep	865	SY	2.50	\$2,162.50
Striping	1	LS	7,500.00	\$7,500.00
Hydromulch	1	LS	3,000.00	\$3,000.00
Traffic Control During Paving	1	LS	2,000.00	\$2,000.00
Conn. To Ex. Asphalt Pavement	1	EA	25,000.00	\$25,000.00
Misc. Items	161,913	PER	5.0%	\$8,095.63
City Bonds	170,008	PER	3.0%	\$5,100.24
Inspection Fee	170,008	PER	4.0%	\$6,800.33
SUBTOTAL				\$181,908.69
<u>Acceleration Lane</u>				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10" 4000 psi Reinf. Conc. Pvmt.	750	SY	65.00	\$48,750.00
Flex Base Type D Grade 1-2 12"	750	SY	42.00	\$31,500.00
Type B HMAc 4"	750	SY	56.00	\$42,000.00
Subgrade Prep	865	SY	2.50	\$2,162.50
Striping	1	LS	7,500.00	\$7,500.00
Hydromulch	1	LS	3,000.00	\$3,000.00
Traffic Control During Paving	1	LS	2,000.00	\$2,000.00
Conn. To Ex. Asphalt Pavement	1	EA	25,000.00	\$25,000.00
Misc. Items	161,913	PER	5.0%	\$8,095.63
City Bonds	170,008	PER	3.0%	\$5,100.24
Inspection Fee	170,008	PER	4.0%	\$6,800.33
SUBTOTAL				\$181,908.69

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb (49' B-B)	7,500	SY	45.00	\$337,500.00
8" Stabilized Subgrade	8,000	SY	2.50	\$20,000.00
Hydrated Lime Material (8% - 48#/SY)	192	Tons	150.00	\$28,800.00
Barrier Free Ramp	6	EA	1,200.00	\$7,200.00
5' Conc. Sidewalk	21,050	SF	5.00	\$105,250.00
Traffic Control During Paving	1	LS	2,000.00	\$2,000.00
Conn. To Ex. Asphalt Pavement	2	EA	2,500.00	\$5,000.00
Decorative Pavement Sections	1,000	SF	20.00	\$20,000.00
Street Lights	1	LS	20,000.00	\$20,000.00
Misc. Items	505,750	PER	5.0%	\$25,287.50
City Bonds	571,038	PER	3.0%	\$17,131.13
Inspection Fee	571,038	PER	4.0%	\$22,841.50
SUBTOTAL				\$611,010.13
PAVING TOTAL				\$974,827.51
EARTHWORK				
Clearing & Grubbing	12	AC	1,000.00	\$12,000.00
Unclassified Excavation	40,000	CY	3.50	\$140,000.00
Chemical Injection Under Street	154,170	SF	0.94	\$144,919.80
Misc. Items	296,920	PER	6.0%	\$17,815.19
EARTHWORK TOTAL				\$314,734.99
EROSION CONTROL				
Open Top Inlet Protection	15	EA	250.00	\$3,750.00
Standard Inlet Protection	15	EA	250.00	\$3,750.00
8' Wide Curlex in Parkways	7,500	SY	2.00	\$15,000.00
Stone Contruction Entrance	1	EA	2,500.00	\$2,500.00
Silt Fence	4,000	LF	2.00	\$8,000.00
Stone Overflow Structure	2	EA	1,500.00	\$3,000.00
Misc. Items	33,000	PER	5.0%	\$1,650.00
EROSION CONTROL TOTAL				\$37,650.00
SOFT COSTS				
SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$12,000.00
Materials Testing	1	LS	30,000.00	\$30,000.00
Platting or Easements	1	LS	10,000.00	\$10,000.00
Final Engineering	1	LS	100,000.00	\$100,000.00
Downstream Assessment	1	LS	10,000.00	\$10,000.00
Construction Phase Services	1	LS	20,000.00	\$20,000.00
Construction Surveying	1	LS	60,000.00	\$60,000.00
Street Signs	1	LS	6,000.00	\$6,000.00
TCEQ Inspections	1	LS	60,000.00	\$60,000.00
QC Inspections	1	LS	30,000.00	\$30,000.00
SOFT COST TOTAL				\$339,500.00

N. WARD RD WATER - OVERSIZED

WATER SYSTEM - OVERSIZED				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
30" P.V.C. Water Pipe	2,400	LF	150.00	\$360,000.00
8" P.V.C. Water Pipe	360	LF	31.00	\$11,160.00
30" Valves	15	EA	25,000.00	\$375,000.00
8" Gate Valves	15	EA	1,250.00	\$18,750.00
Fire Hydrant W/6" Valve	4	EA	4,200.00	\$16,800.00
Cast Iron Fittings & Blocking	3	LF	3,000.00	\$8,280.00
Connect to Existing Water Pipe	1	EA	100.00	\$100.00
8" Plug	3	EA	300.00	\$900.00
4" Conduit for Gas/Electric/Irrigation Crossings	1,000	LF	10.00	\$10,000.00
Test Water Line	2,760	LF	1.50	\$4,140.00
Trench Safety	2,760	LF	1.50	\$4,140.00
Misc. Items	809,270	PER	5.0%	\$40,463.50
City Bonds	849,734	PER	3.0%	\$25,492.01
Insepction Fee	849,734	PER	4.00%	\$33,989.34
WATER TOTAL				\$909,214.85

N. WARD ROAD WATER - WITHOUT OVERSIZING

WATER SYSTEM - WITHOUT OVERSIZING

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
12" P.V.C. Water Pipe	2,400	LF	49.50	\$118,800.00
8" P.V.C. Water Pipe	360	LF	31.00	\$11,160.00
12" Valves	15	EA	2,300.00	\$34,500.00
8" Gate Valves	15	EA	1,250.00	\$18,750.00
Fire Hydrant W/6" Valve	4	EA	4,200.00	\$16,800.00
Cast Iron Fittings & Blocking	3	LF	3,000.00	\$8,280.00
Connect to Existing Water Pipe	1	EA	100.00	\$100.00
8" Plug	3	EA	300.00	\$900.00
4" Conduit for Gas/Electric/Irrigation Crossings	1,000	LF	10.00	\$10,000.00
Test Water Line	2,760	LF	1.50	\$4,140.00
Trench Safety	2,760	LF	1.50	\$4,140.00
Misc. Items	227,570	PER	5.0%	\$11,378.50
City Bonds	238,949	PER	3.0%	\$7,168.46
Insepction Fee	238,949	PER	4.00%	\$9,557.94
WATER TOTAL				\$255,674.90

ACCESS ROAD B**WATER SYSTEM**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
12" P.V.C. Water Pipe	6,100	LF	49.50	\$301,950.00
8" P.V.C. Water Pipe	400	LF	31.00	\$12,400.00
12" Valves	25	EA	2,300.00	\$57,500.00
8" Gate Valves	8	EA	1,250.00	\$10,000.00
Fire Hydrant W/6" Valve	12	EA	4,200.00	\$50,400.00
Cast Iron Fittings & Blocking	7	LF	3,000.00	\$19,500.00
Connect to Existing Water Pipe	1	EA	100.00	\$100.00
8" Plug	3	EA	300.00	\$900.00
Test Water Line	6,500	LF	1.50	\$9,750.00
Trench Safety	6,500	LF	1.50	\$9,750.00
Misc. Items	472,250	PER	5.0%	\$23,612.50
City Bonds	495,863	PER	3.0%	\$14,875.88
Insepction Fee	495,863	PER	4.00%	\$19,834.50
WATER TOTAL				\$530,572.88

DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
10' Curb Inlet	26	EA	3,500.00	\$91,000.00
21" Class III RCP	300	LF	61.00	\$18,300.00
24" Class III RCP	250	LF	72.00	\$18,000.00
27" Class III RCP	500	LF	85.00	\$42,500.00
30" Class III RCP	500	LF	93.00	\$46,500.00
36" Class III RCP	900	LF	93.00	\$83,700.00
8x4 Box Culvert	300	LF	425.00	\$127,500.00
6x4 Box Culvert	150	LF	320.00	\$48,000.00
7' Junction Box	1	EA	10,000.00	\$10,000.00
4' Manholes	2	EA	4,000.00	\$8,000.00
3' Drop Inlet	2	EA	4,000.00	\$8,000.00
Headwall at Box Culverts	4	EA	8,000.00	\$32,000.00
Type B Headwalls	2	EA	4,000.00	\$8,000.00
Sloped Headwalls	2	EA	3,000.00	\$6,000.00
Rock Rip Rap at Outfalls	200	SY	60.00	\$12,000.00
Trench Safety	2,900	LF	1.00	\$2,900.00
Misc. Items	562,400	PER	15.0%	\$84,360.00
City Bonds	646,760	PER	3.0%	\$19,402.80
Insepction Fee	646,760	PER	4.0%	\$25,870.40
DRAINAGE TOTAL				\$692,033.20

STREET PAVING**Access Road**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" 4000 psi Reinf. Conc. Pvmt. w/6" Curb (37' B-B)	17,083	SY	45.00	\$768,735.00
8" Stabilized Subgrade	17,940	SY	2.50	\$44,850.00
Hydrated Lime Material (8% - 48#/SY)	431	Tons	160.00	\$68,889.60
Barrier Free Ramp	4	EA	1,200.00	\$4,800.00
Traffic Control During Paving	1	LS	2,000.00	\$2,000.00
Street Lights	14	LS	2,500.00	\$34,627.70
Misc. Items	889,275	PER	5.0%	\$44,463.73
City Bonds	968,366	PER	3.0%	\$29,050.98
Inspection Fee	968,366	PER	4.0%	\$38,734.64
PAVING TOTAL				\$1,036,151.65

EARTHWORK

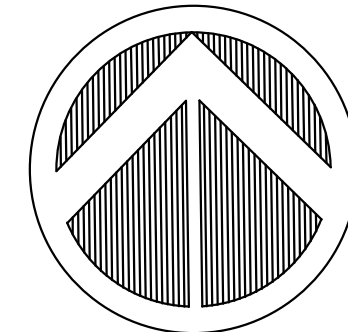
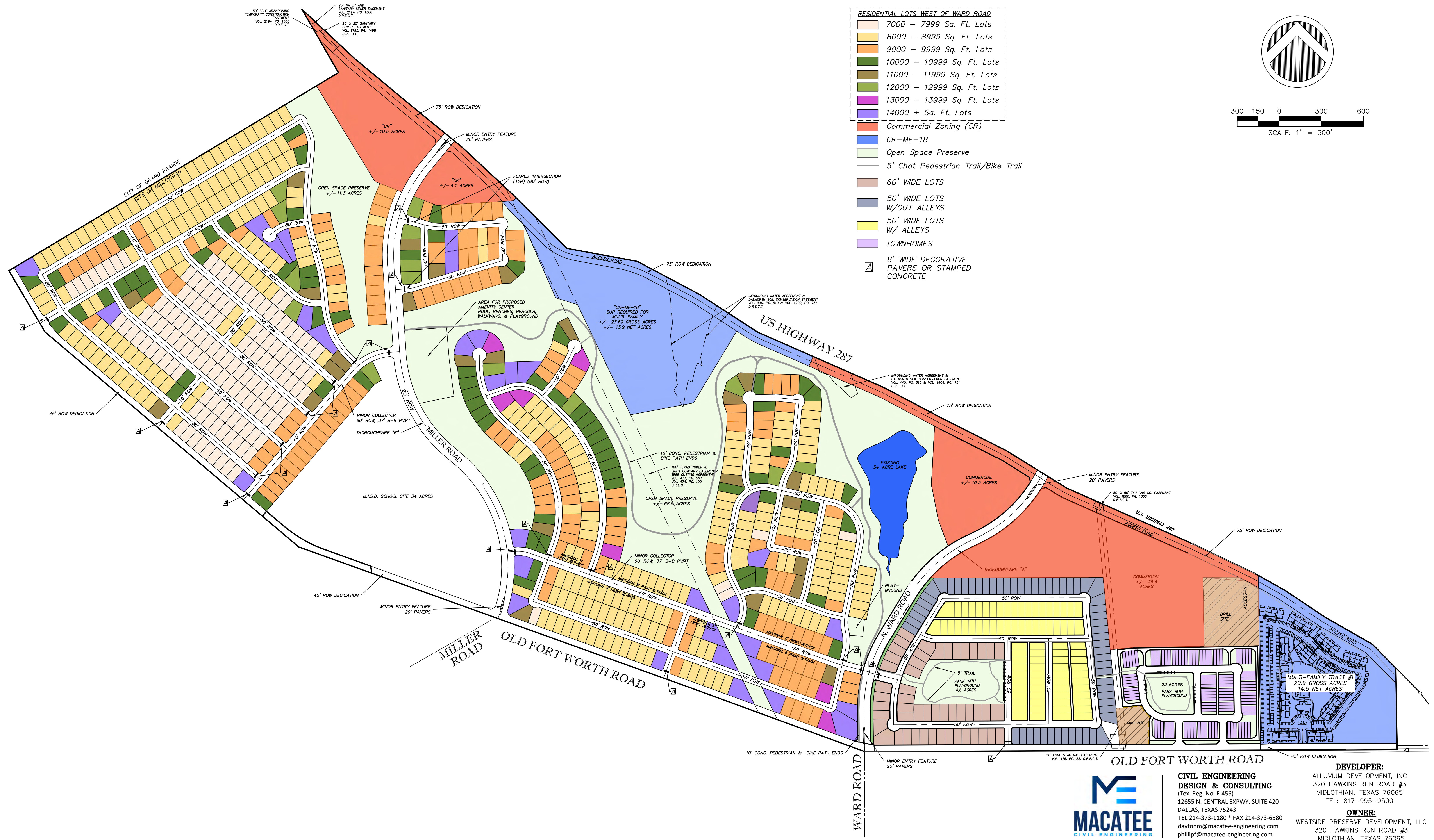
Clearing & Grubbing	9	AC	500.00	\$4,500.00
Unclassified Excavation	40,000	CY	2.50	\$100,000.00
Chemical Injection Under Streets	133,125	SF	0.94	\$125,137.50
Misc. Items	104,500	PER	6.0%	\$6,270.00
EARTHWORK TOTAL				\$235,907.50

EROSION CONTROL

Open Top Inlet Protection	26	EA	250.00	\$6,500.00
Standard Inlet Protection	26	EA	250.00	\$6,500.00
8' Wide Curlex in Parkways and adjacent slopes	15,000	SY	5.00	\$75,000.00
Stone Contruccion Entrance	1	EA	2,500.00	\$2,500.00
Silt Fence	7,200	LF	2.00	\$14,400.00
Stone Overflow Structure	3	EA	1,500.00	\$4,500.00
Misc. Items	104,900	PER	5.0%	\$5,245.00
EROSION CONTROL TOTAL				\$114,645.00

SOFT COSTS

SWPPP + NOI	1	LS	1,500.00	\$1,500.00
SWPPP Inspections & Repairs	12	Months	1,000.00	\$12,000.00
Materials Testing	1	LS	30,000.00	\$30,000.00
Platting or Easements	1	LS	20,000.00	\$20,000.00
Final Engineering	1	LS	180,000.00	\$180,000.00
Construction Phase Services	1	LS	15,000.00	\$15,000.00
Construction Surveying	1	LS	90,000.00	\$90,000.00
Street Signs	1	LS	6,000.00	\$6,000.00
TCEQ Inspections	1	LS	60,000.00	\$60,000.00
QC Inspections	1	LS	30,000.00	\$30,000.00
SOFT COST TOTAL				\$444,500.00



300 150 0 300 600
SCALE: 1" = 300'



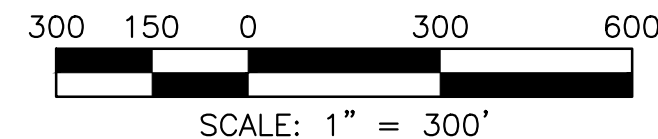
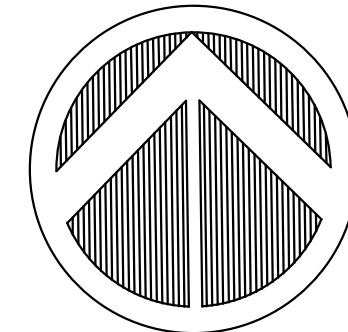
**CIVIL ENGINEERING
DESIGN & CONSULTING**
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DEVELOPER:
ALLUVIUM DEVELOPMENT, INC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

OWNER:
WESTSIDE PRESERVE DEVELOPMENT, LLC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

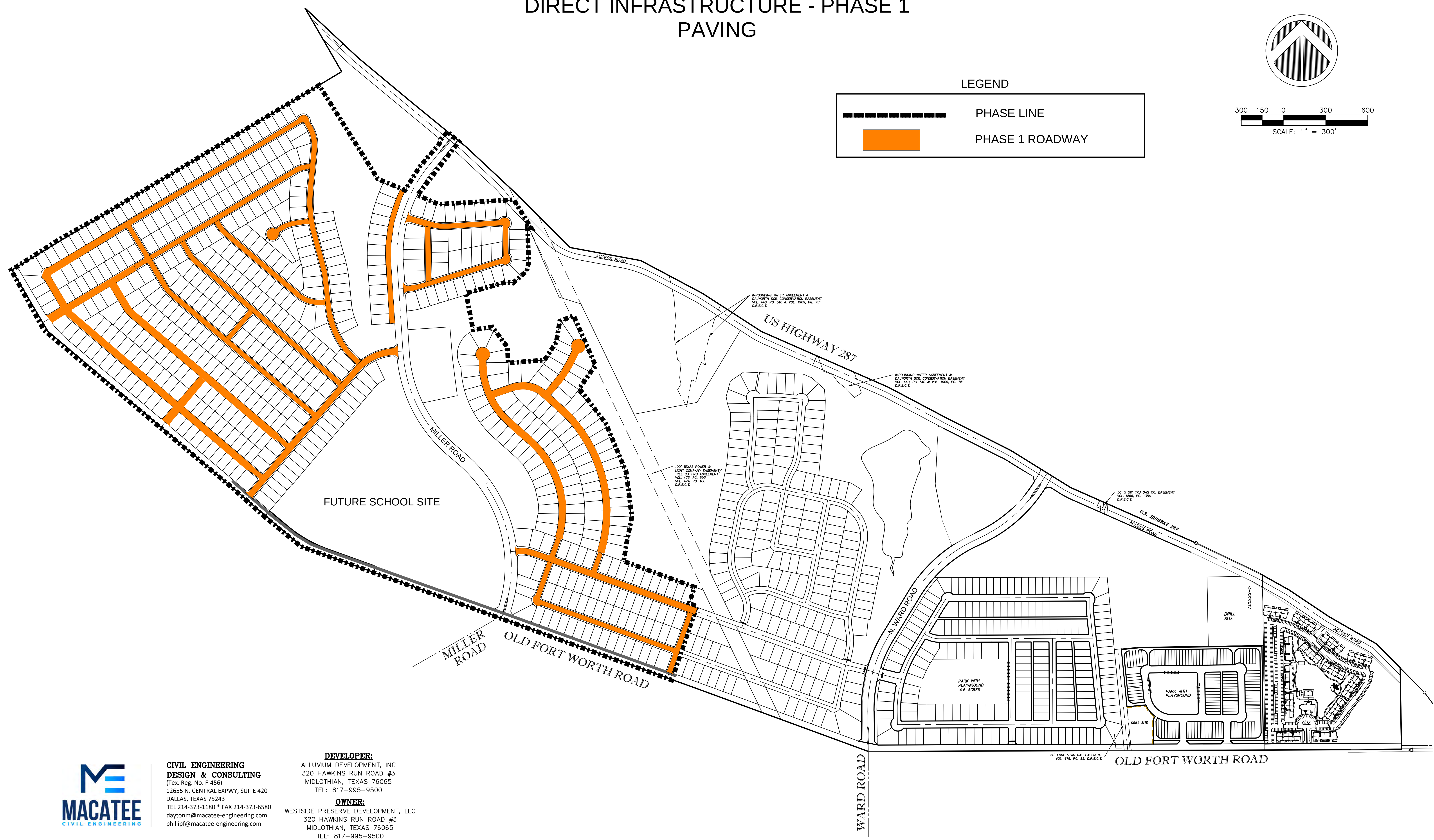
EXHIBIT A
THE WESTSIDE PRESERVE
CONCEPT PLAN
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

DIRECT INFRASTRUCTURE - PHASE 1
PAVING



LEGEND

	PHASE LINE
	PHASE 1 ROADWAY



**CIVIL ENGINEERING
DESIGN & CONSULTING**
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
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phillipf@macatee-engineering.com

DEVELOPER:
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320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

OWNER:
WESTSIDE PRESERVE DEVELOPMENT, LLC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

THE WESTSIDE PRESERVE

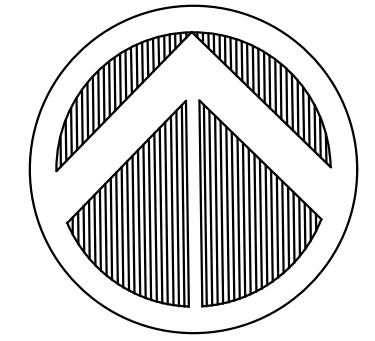
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

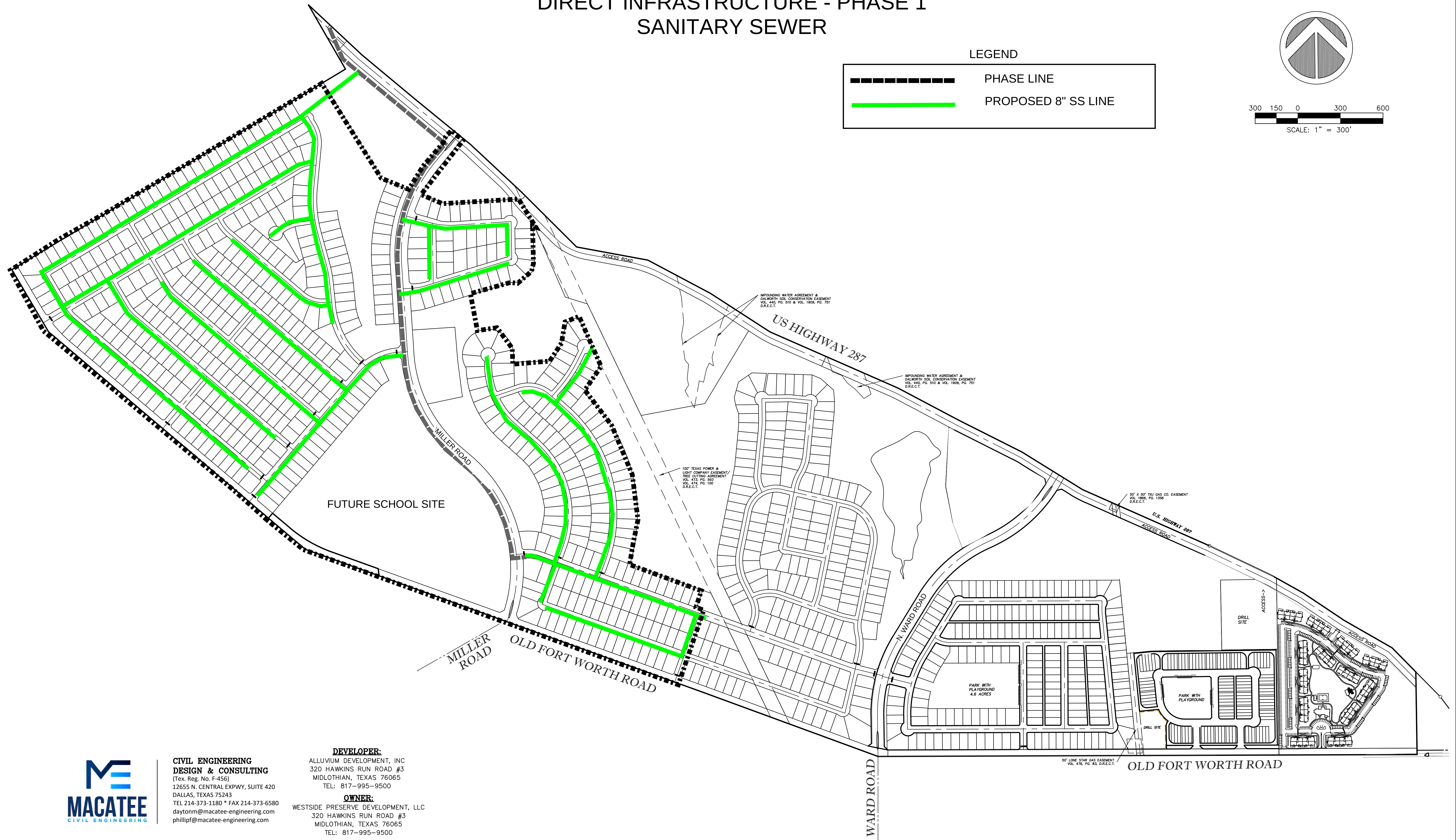
DIRECT INFRASTRUCTURE - PHASE 1 SANITARY SEWER

LEGEND

	PHASE LINE
	PROPOSED 8" SS LINE



300 150 0 300 600
SCALE: 1" = 300'



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daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DEVELOPER:
ALLUVIUM DEVELOPMENT, INC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

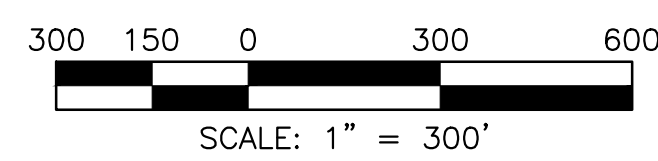
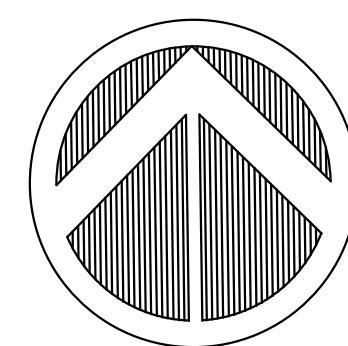
OWNER:
WESTSIDE PRESERVE DEVELOPMENT, LLC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

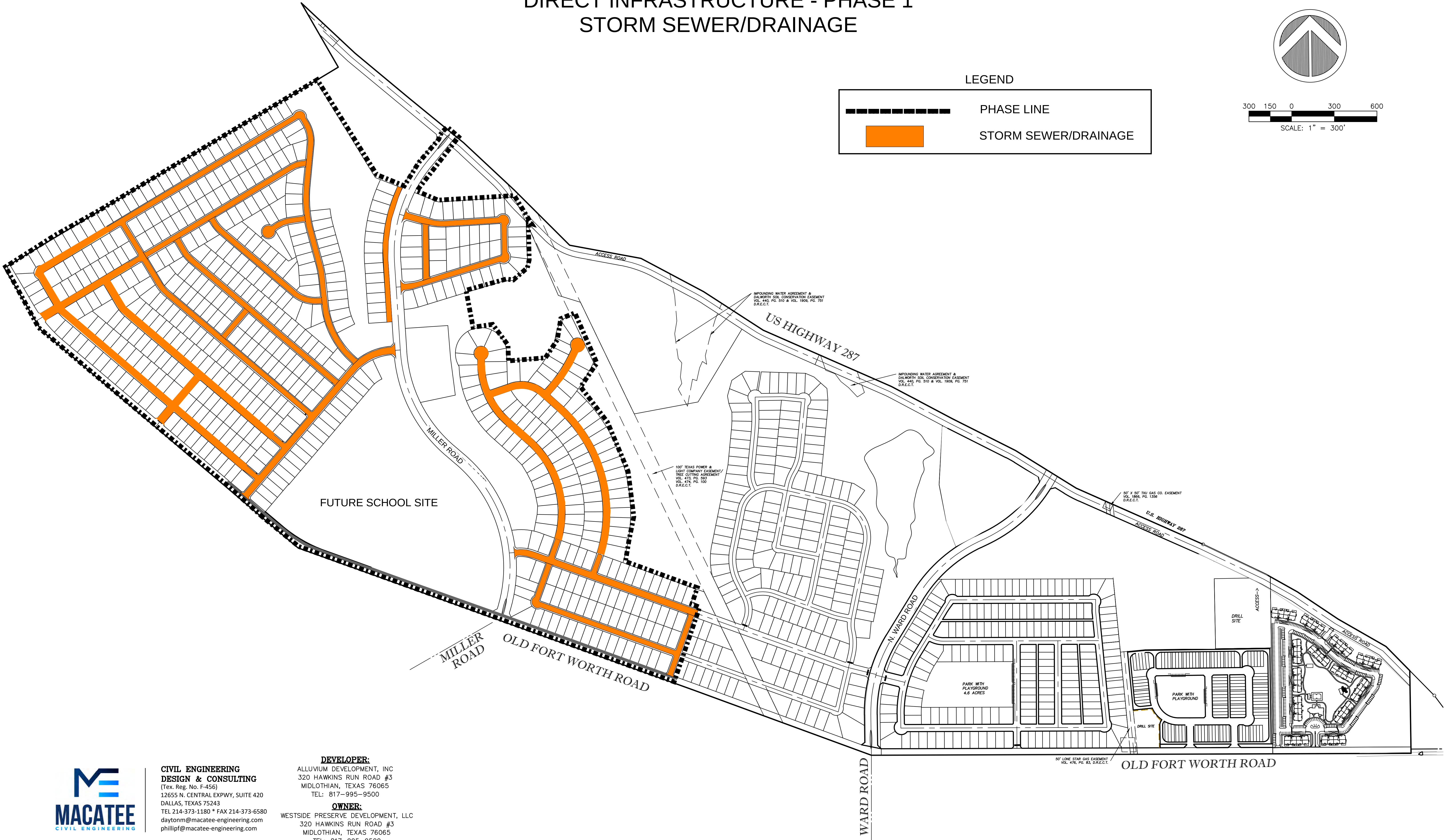
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DIRECT INFRASTRUCTURE - PHASE 1
STORM SEWER/DRAINAGE



LEGEND

	PHASE LINE
	STORM SEWER/DRAINAGE



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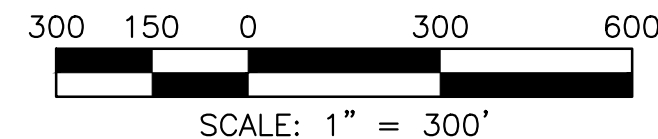
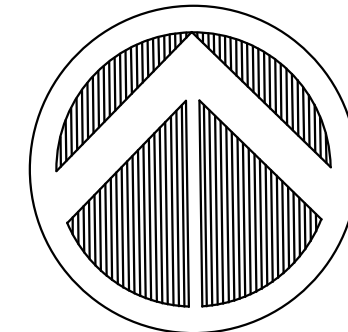
OWNER:
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MIDLOTHIAN, TEXAS 76065
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THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

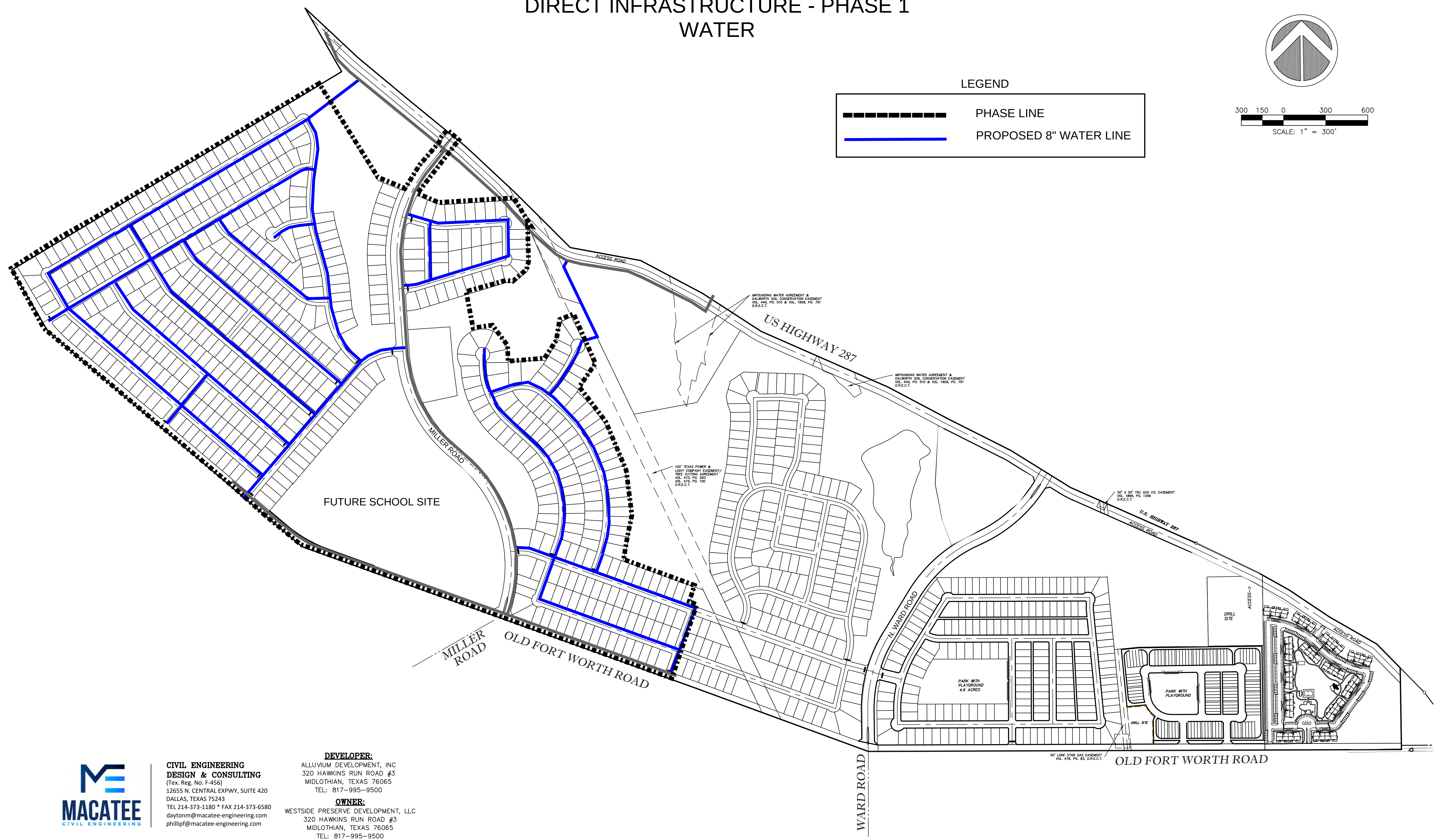
09/24/2021

DIRECT INFRASTRUCTURE - PHASE 1
WATER



LEGEND

	PHASE LINE
	PROPOSED 8" WATER LINE



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DEVELOPER:
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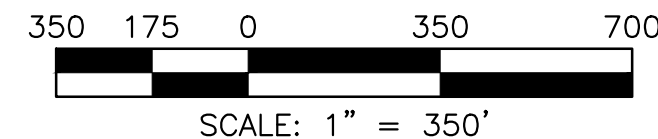
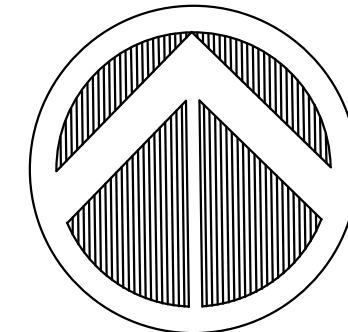
OWNER:
WESTSIDE PRESERVE DEVELOPMENT, LLC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

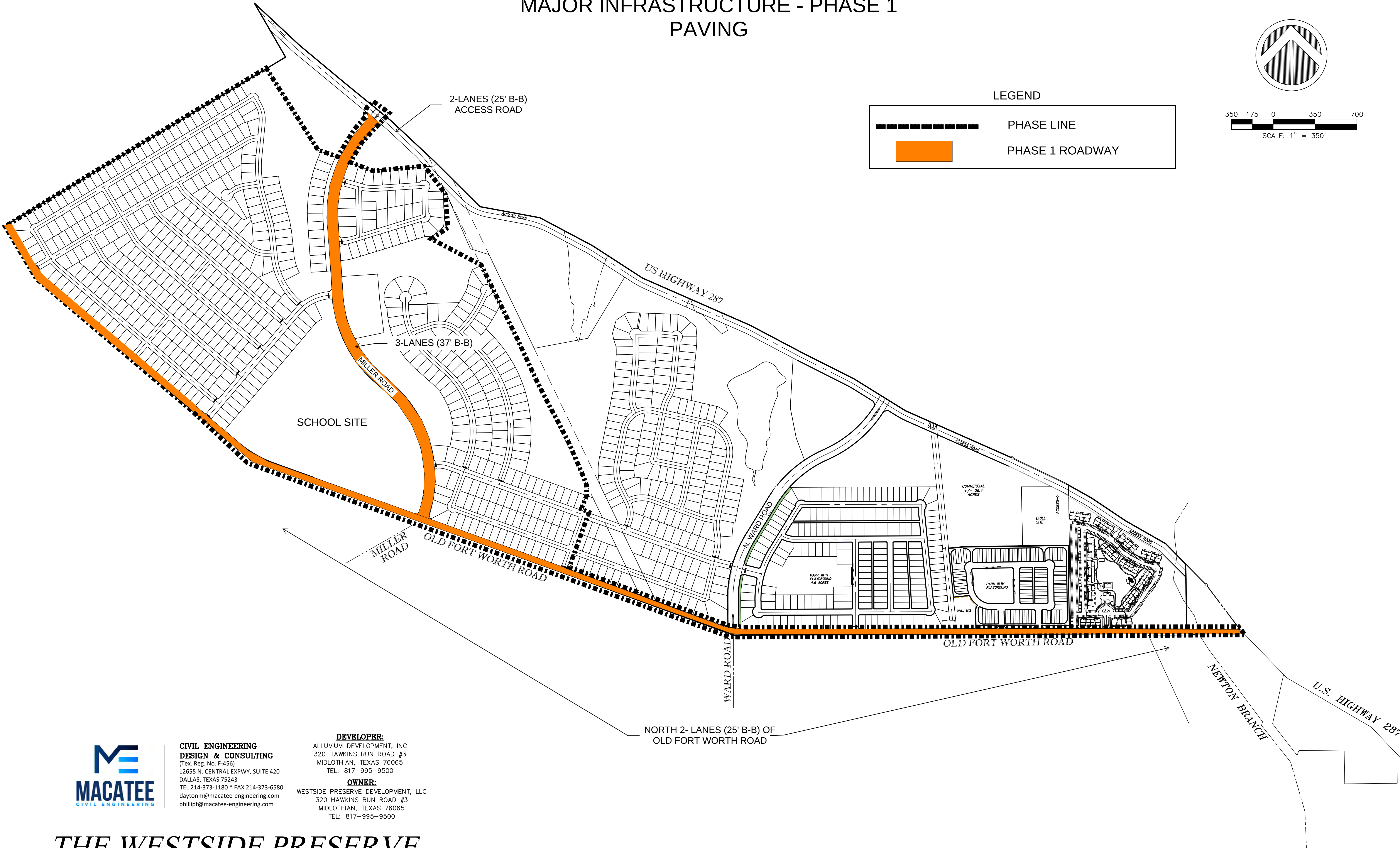
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MAJOR INFRASTRUCTURE - PHASE 1
PAVING



LEGEND

	PHASE LINE
	PHASE 1 ROADWAY



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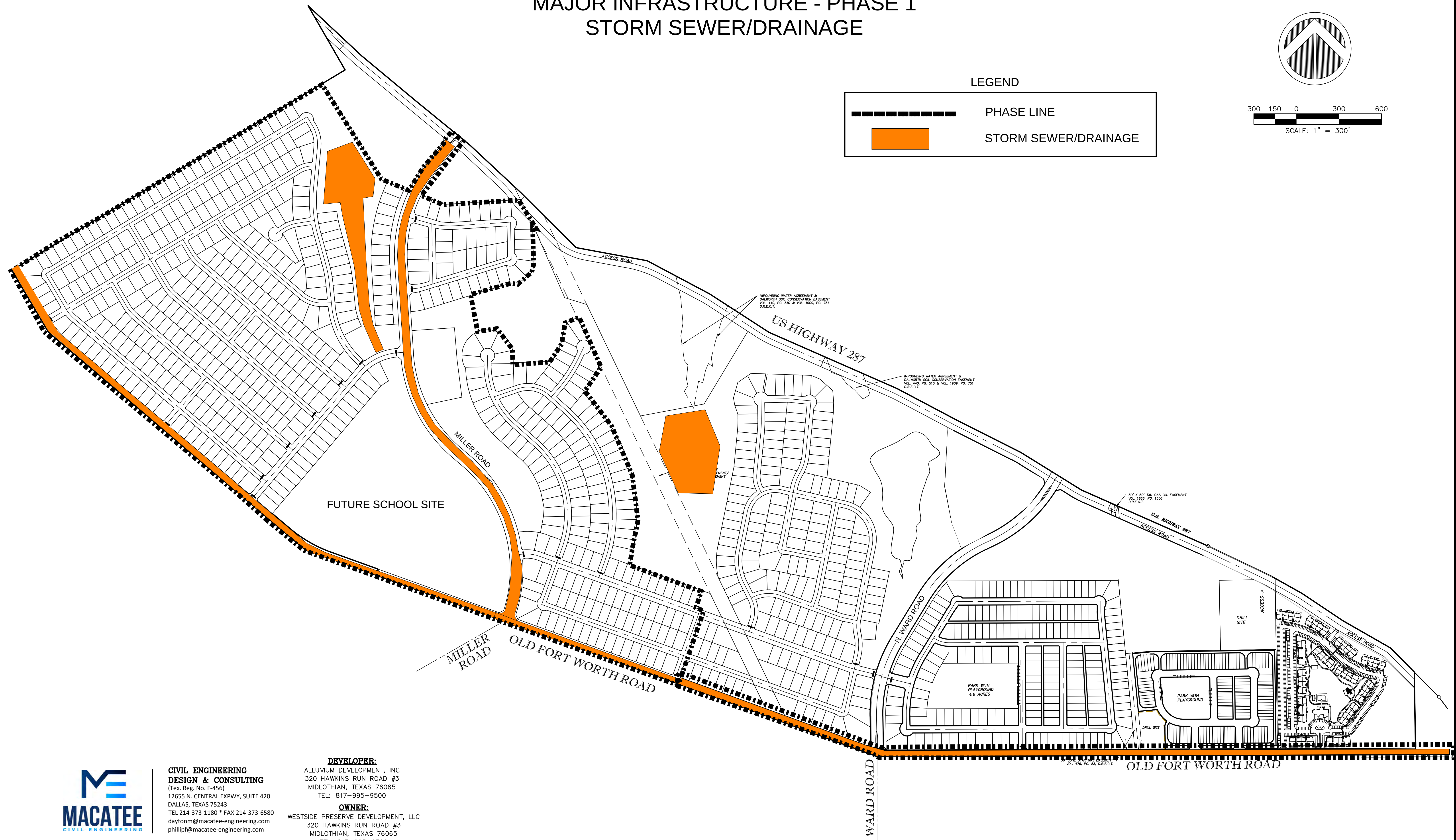
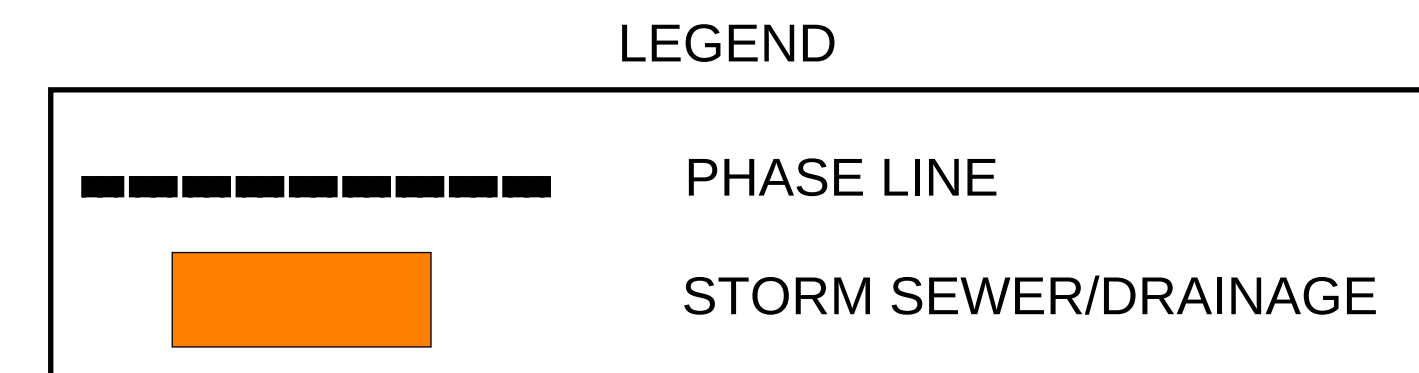
DEVELOPER:
ALLUVIUM DEVELOPMENT, INC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

OWNER:
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MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

THE WESTSIDE PRESERVE
CONCEPT PLAN

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

10/15/2021



DEVELOPER:
ALLUVIUM DEVELOPMENT, INC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

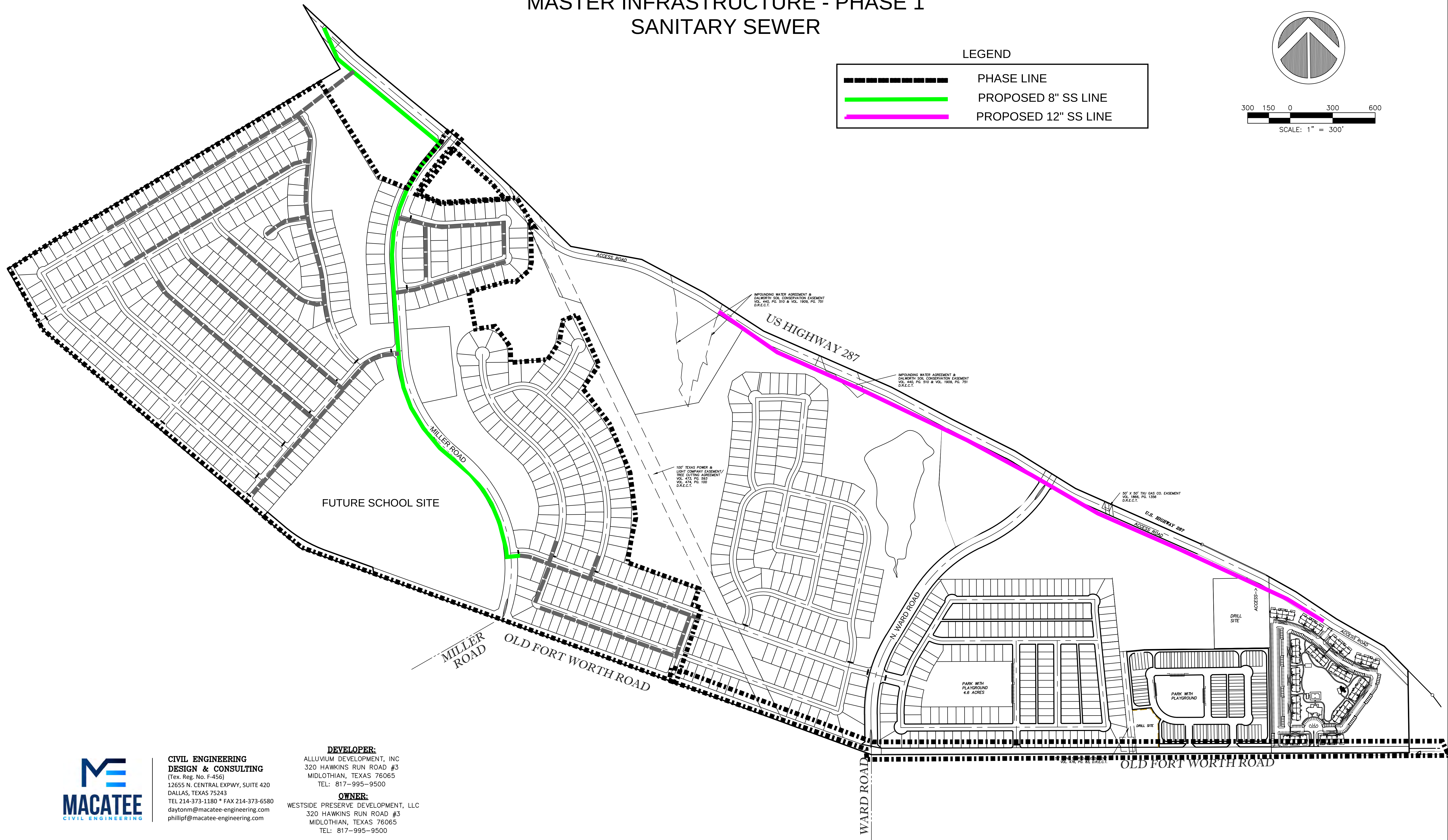
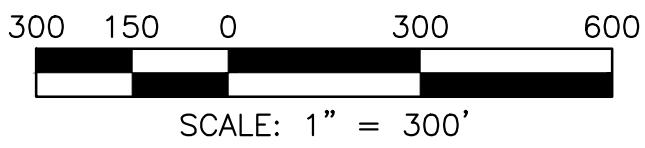
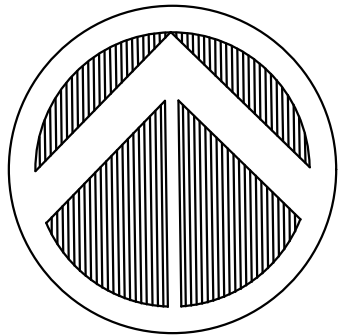
OWNER:
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320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

09/24/2021

MASTER INFRASTRUCTURE - PHASE 1 SANITARY SEWER

LEGEND

	PHASE LINE
	PROPOSED 8" SS LINE
	PROPOSED 12" SS LINE



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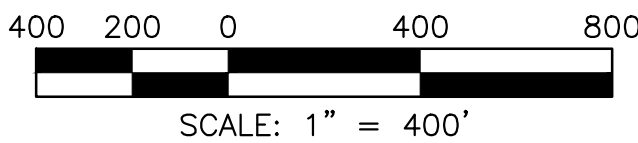
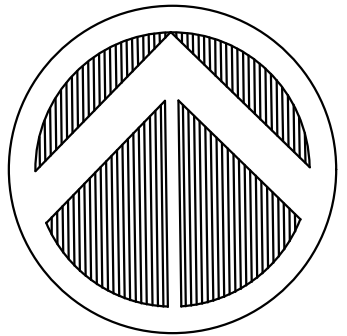
OWNER:
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320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
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THE WESTSIDE PRESERVE

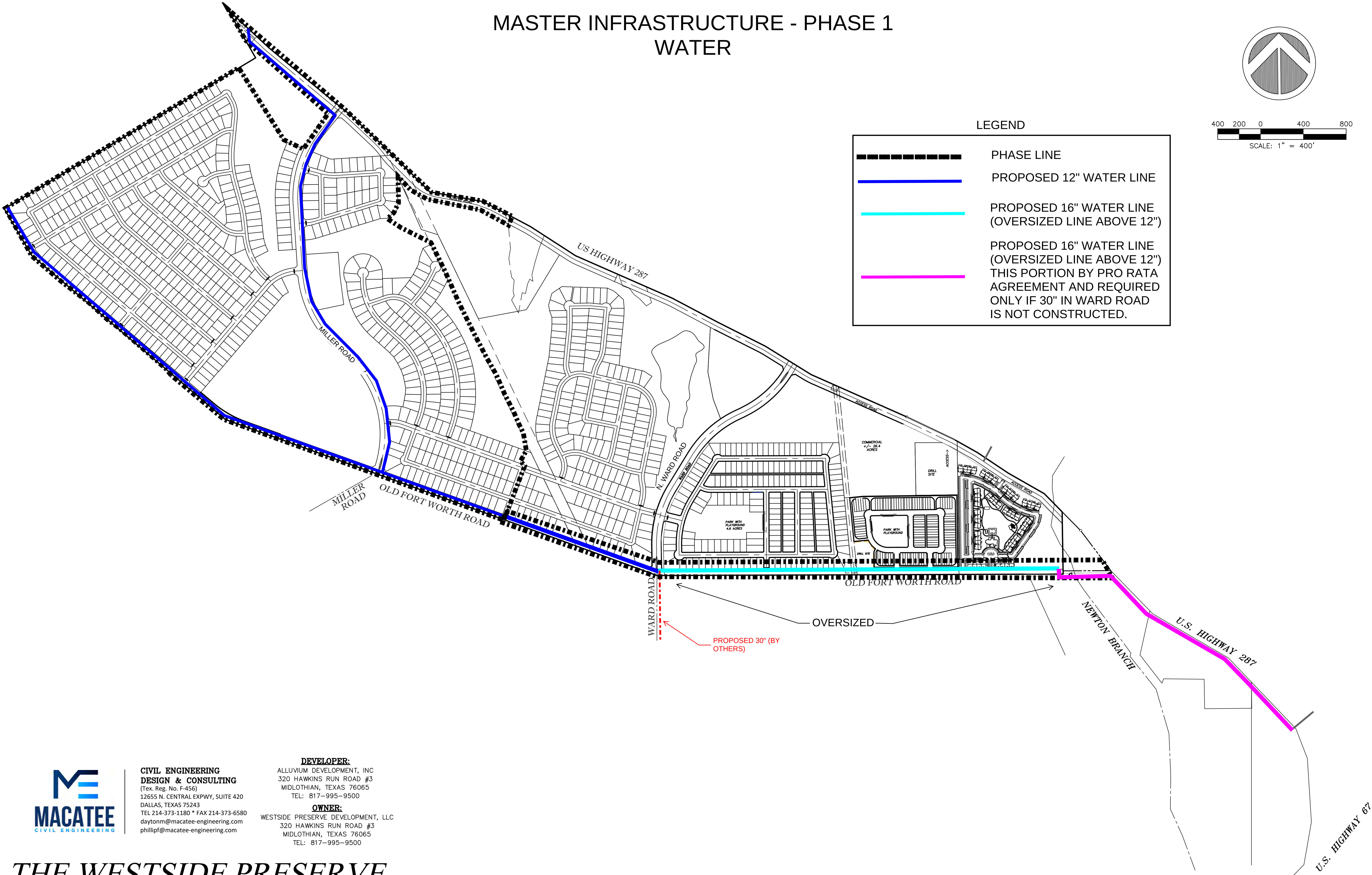
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

MASTER INFRASTRUCTURE - PHASE 1
WATER



LEGEND	
	PHASE LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE (OVERSIZED LINE ABOVE 12")
	PROPOSED 16" WATER LINE (OVERSIZED LINE ABOVE 12") THIS PORTION BY PRO RATA AGREEMENT AND REQUIRED ONLY IF 30" IN WARD ROAD IS NOT CONSTRUCTED.



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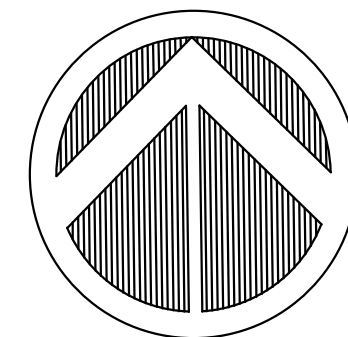
OWNER:
WESTSIDE PRESERVE DEVELOPMENT, LLC
320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
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THE WESTSIDE PRESERVE
CONCEPT PLAN

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/30/2021

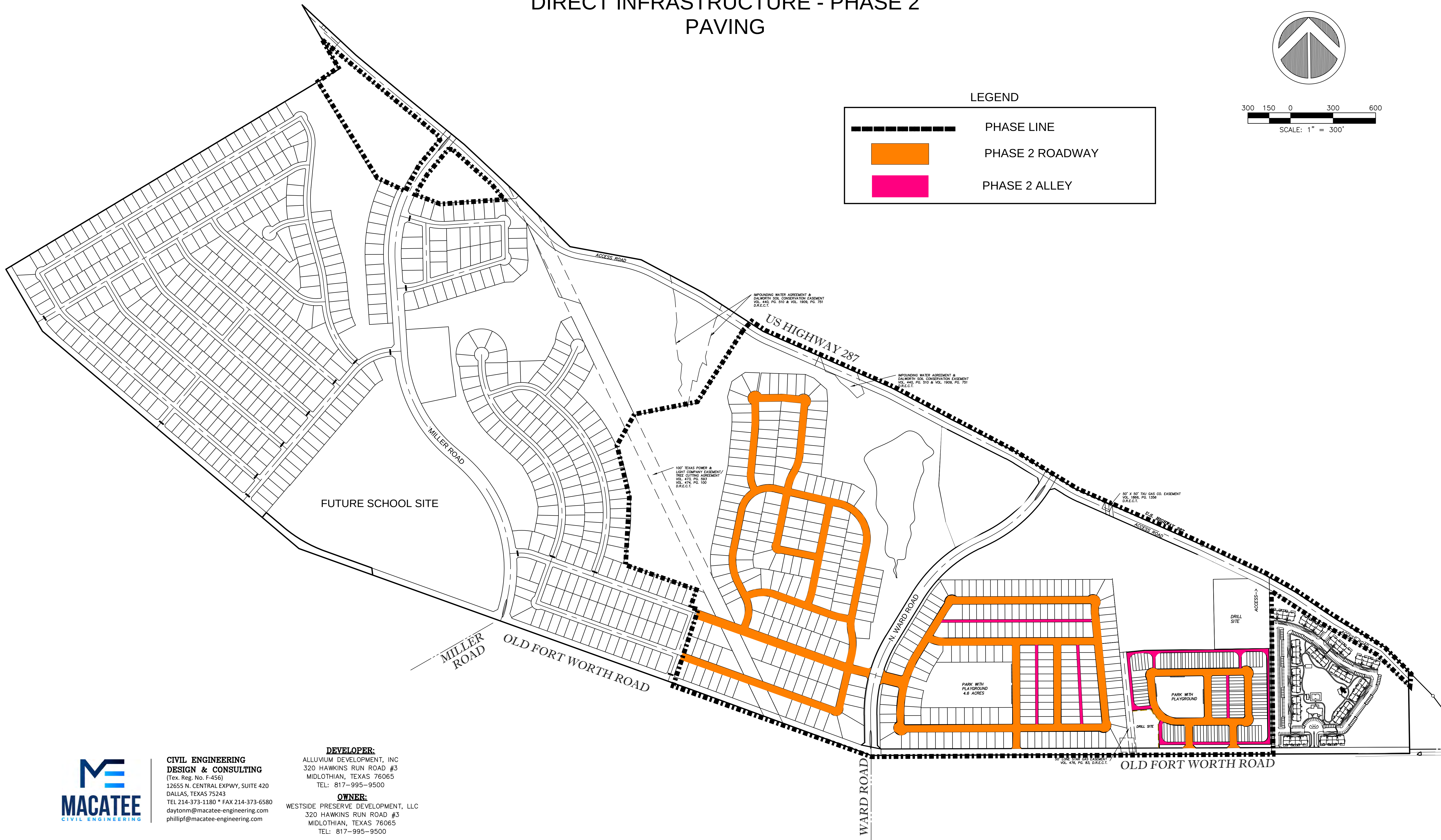
DIRECT INFRASTRUCTURE - PHASE 2
PAVING



300 150 0 300 600
SCALE: 1" = 300'

LEGEND

	PHASE LINE
	PHASE 2 ROADWAY
	PHASE 2 ALLEY



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OWNER:
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THE WESTSIDE PRESERVE

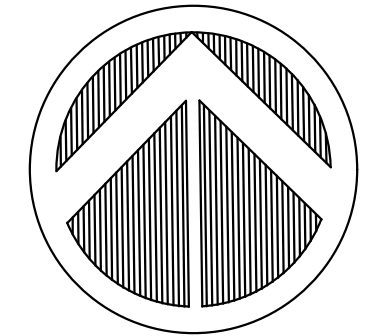
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

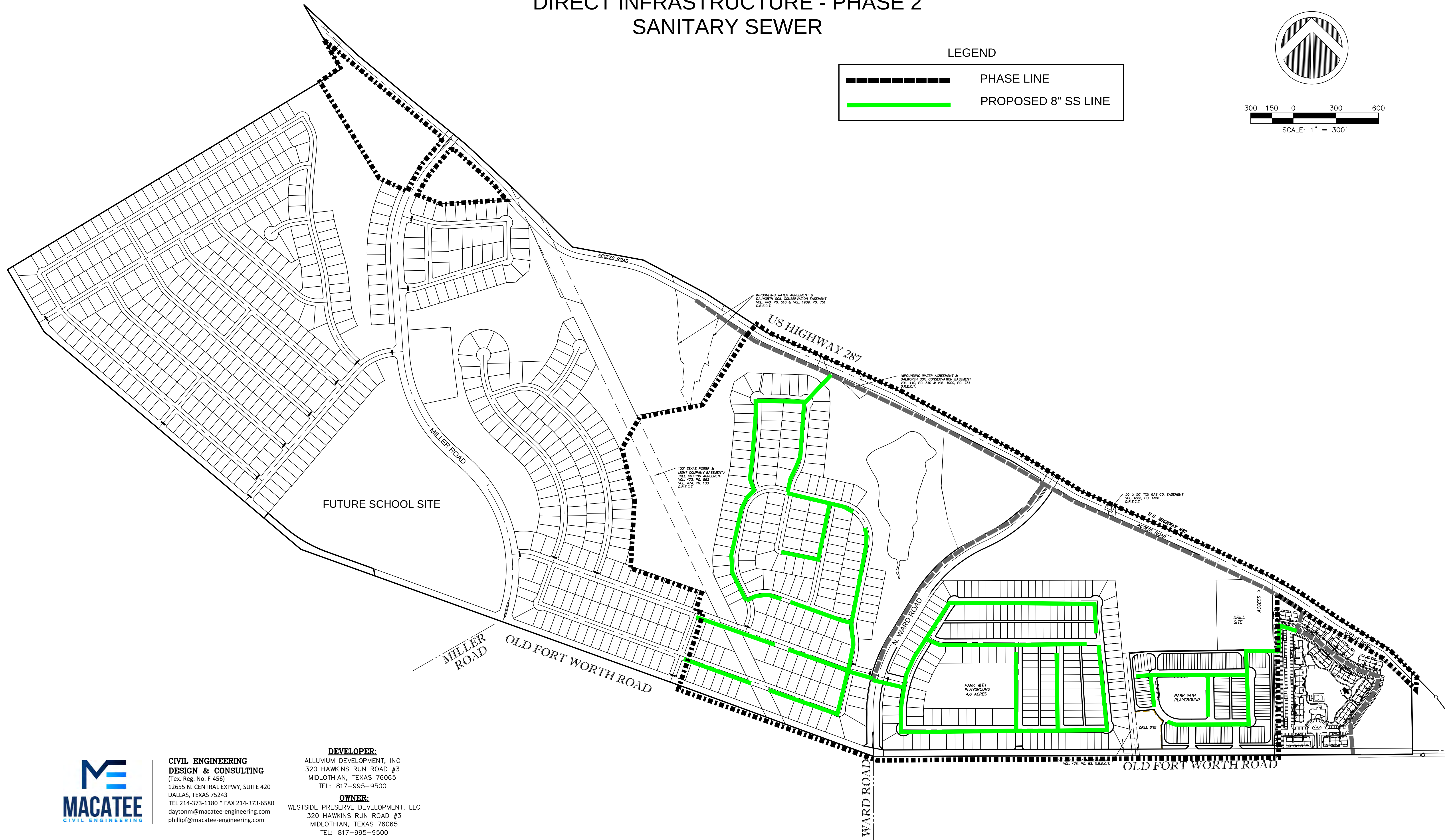
DIRECT INFRASTRUCTURE - PHASE 2 SANITARY SEWER

LEGEND

	PHASE LINE
	PROPOSED 8" SS LINE



300 150 0 300 600
SCALE: 1" = 300'



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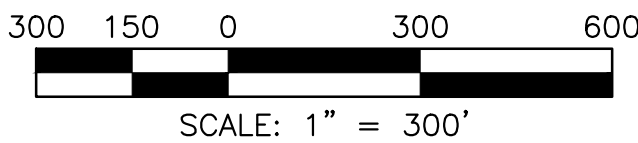
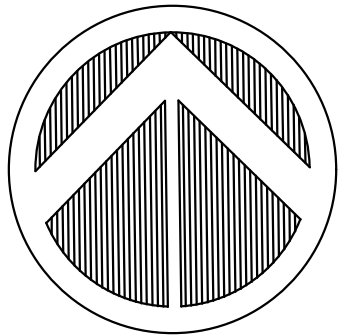
OWNER:
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320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

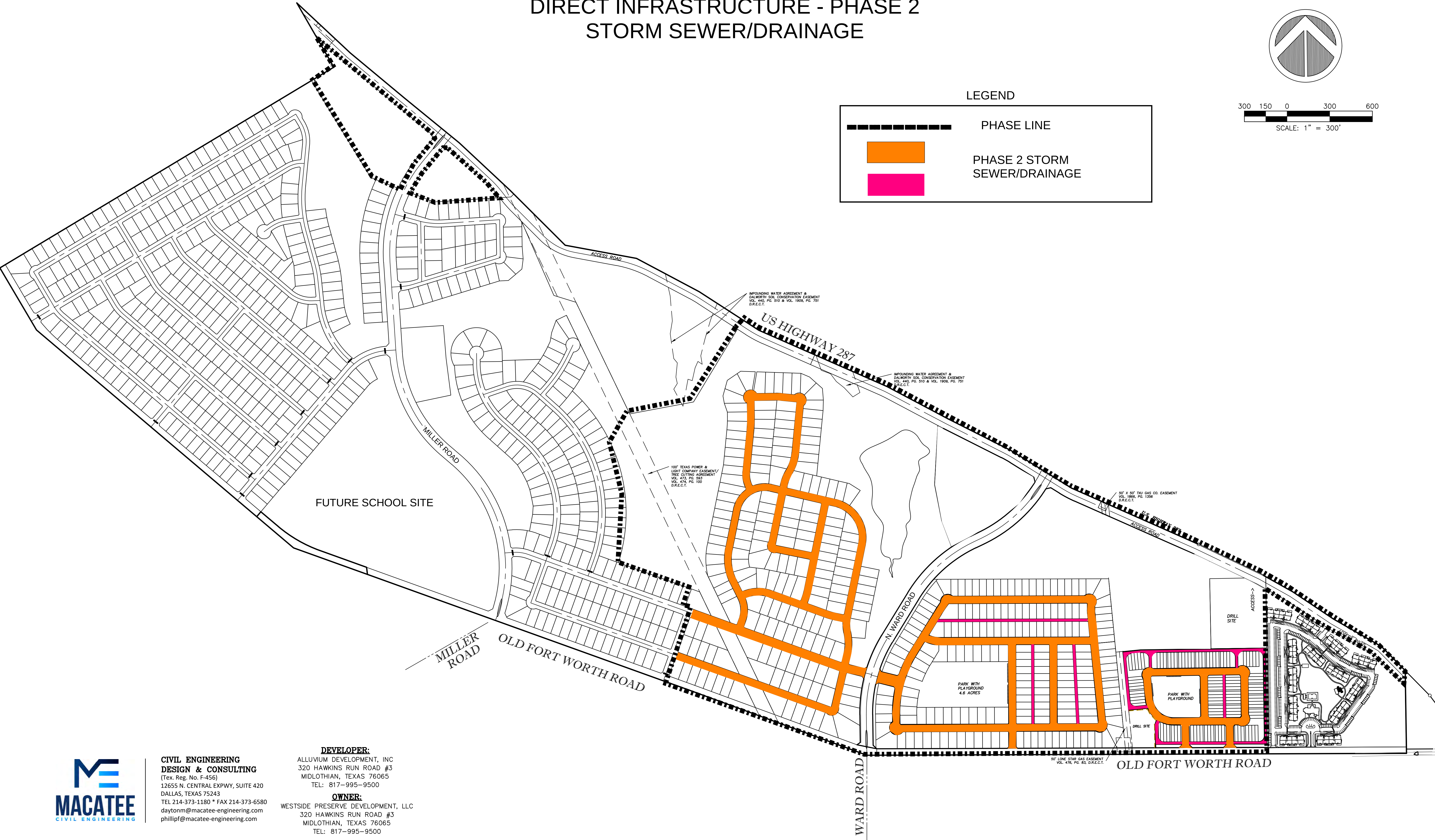
09/24/2021

DIRECT INFRASTRUCTURE - PHASE 2
STORM SEWER/DRAINAGE



LEGEND

	PHASE LINE
	PHASE 2 STORM SEWER/DRAINAGE
	PHASE 2 STORM SEWER/DRAINAGE



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daytonm@macatee-engineering.com
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DEVELOPER:
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MIDLOTHIAN, TEXAS 76065
TEL: 817-995-9500

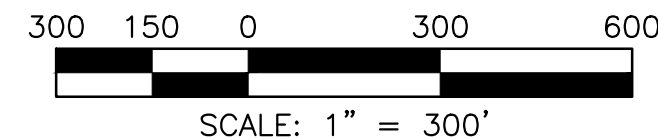
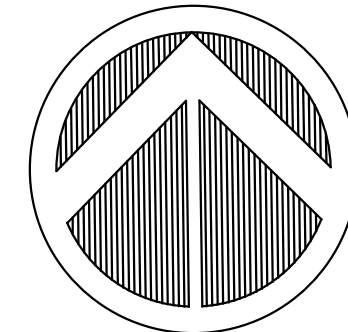
OWNER:
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TEL: 817-995-9500

THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

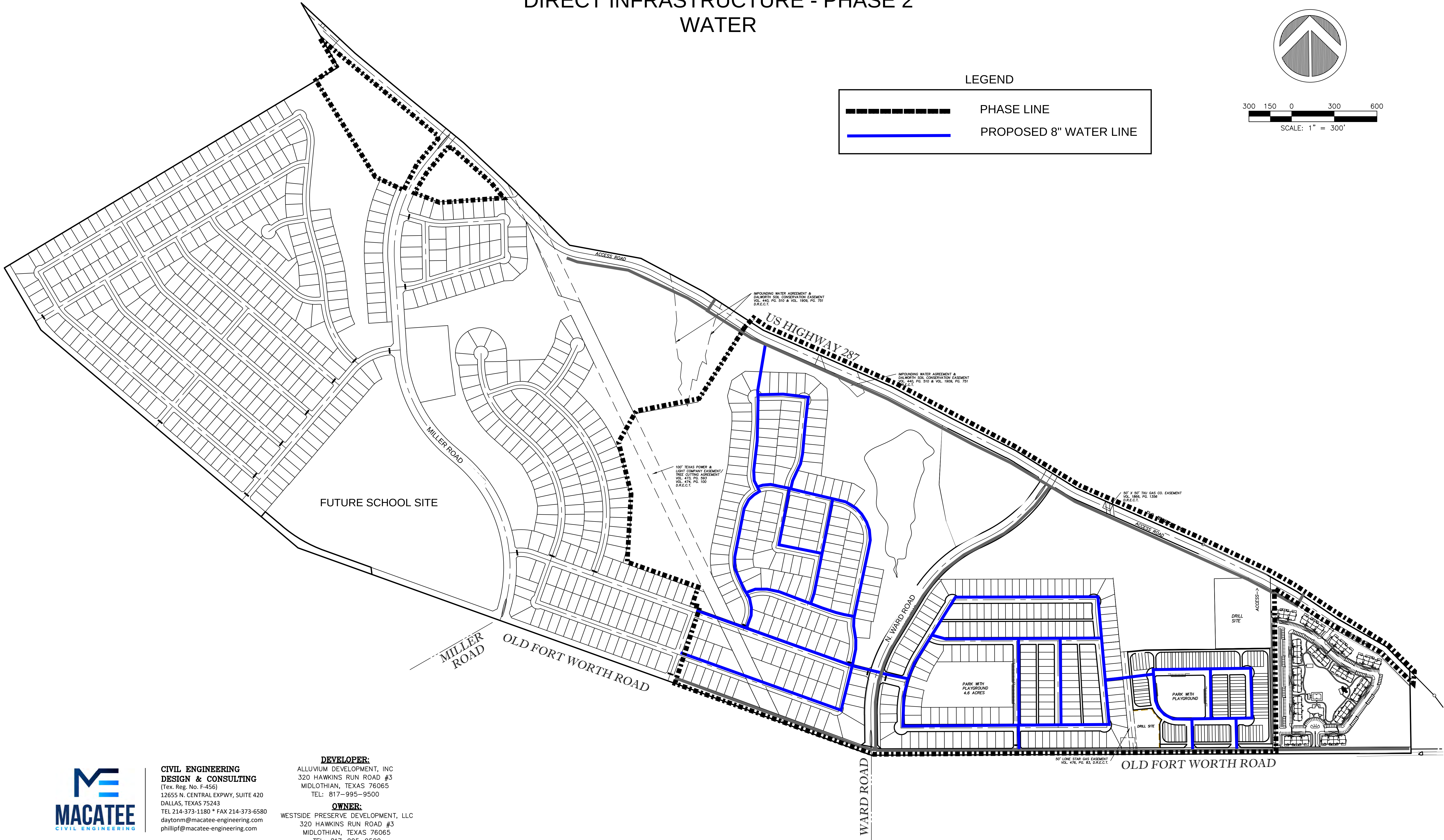
09/24/2021

DIRECT INFRASTRUCTURE - PHASE 2
WATER



LEGEND

	PHASE LINE
	PROPOSED 8" WATER LINE



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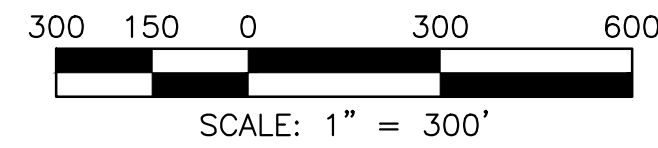
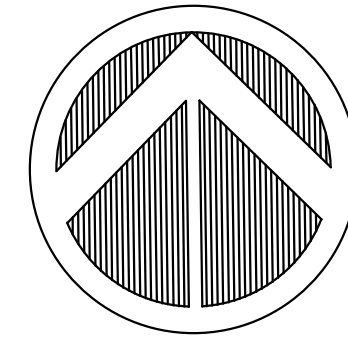
OWNER:
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THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

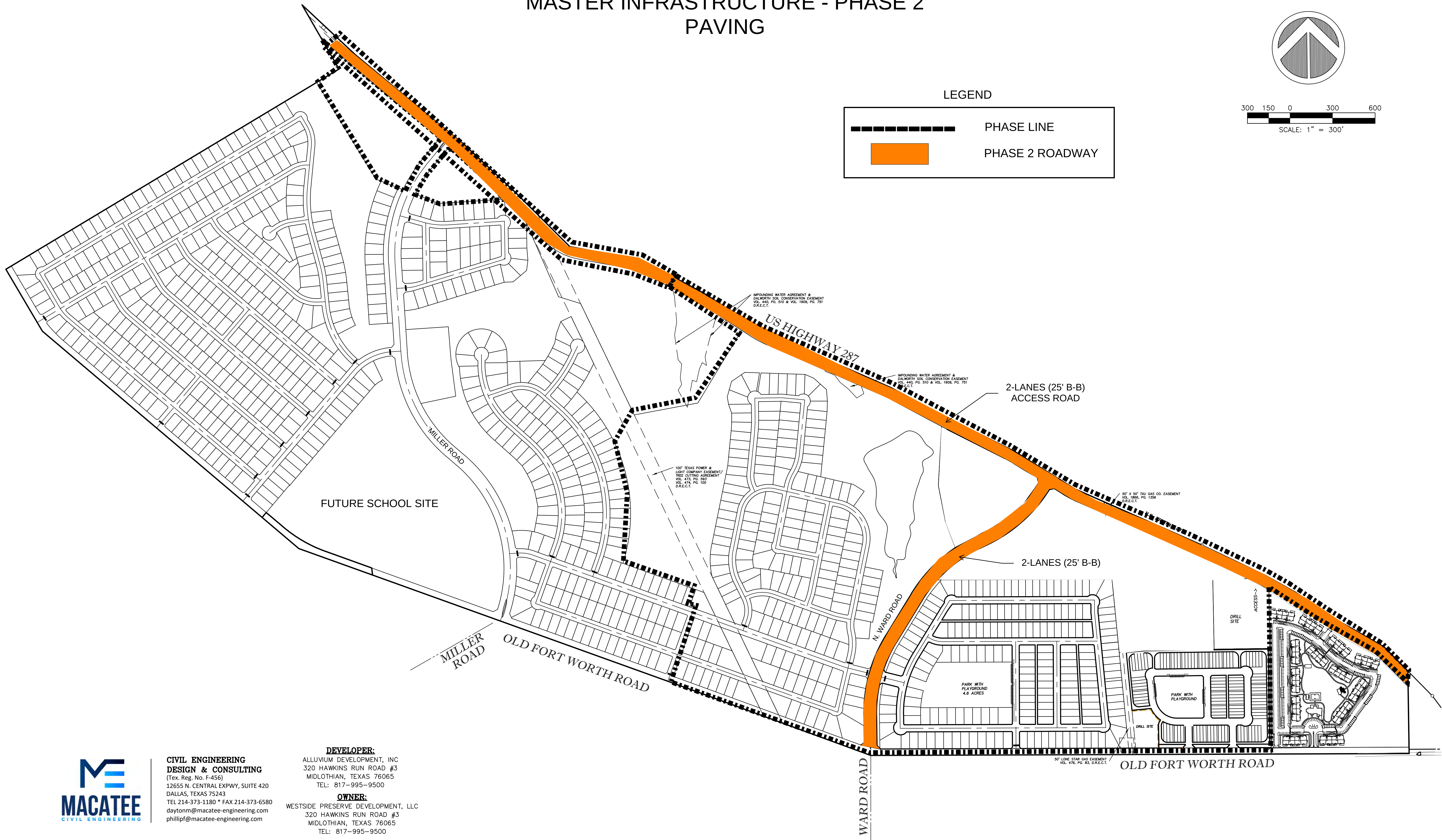
09/24/2021

MASTER INFRASTRUCTURE - PHASE 2 PAVING



LEGEND

	PHASE LINE
	PHASE 2 ROADWAY



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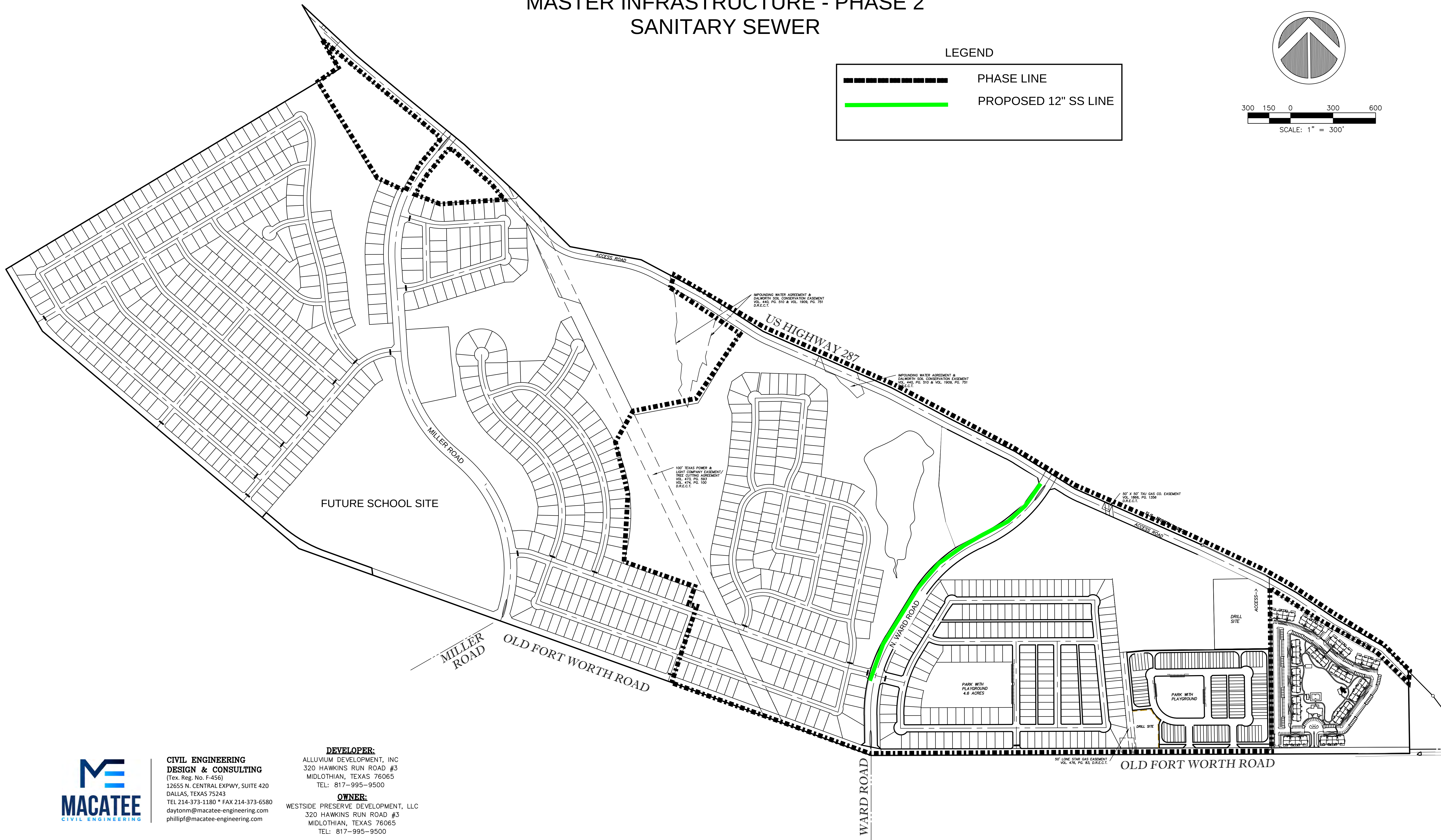
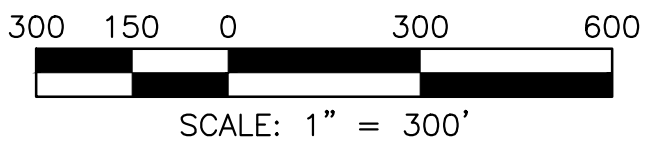
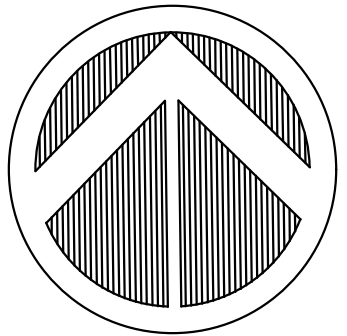
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

MASTER INFRASTRUCTURE - PHASE 2
SANITARY SEWER

LEGEND

	PHASE LINE
	PROPOSED 12" SS LINE



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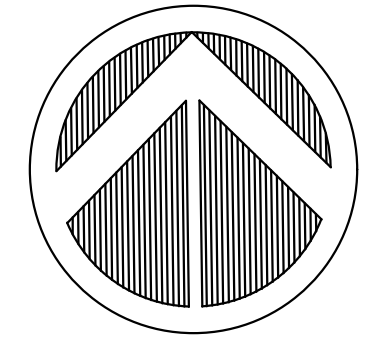
DEVELOPER:
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320 HAWKINS RUN ROAD #3
MIDLOTHIAN, TEXAS 76065
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OWNER:
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THE WESTSIDE PRESERVE

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

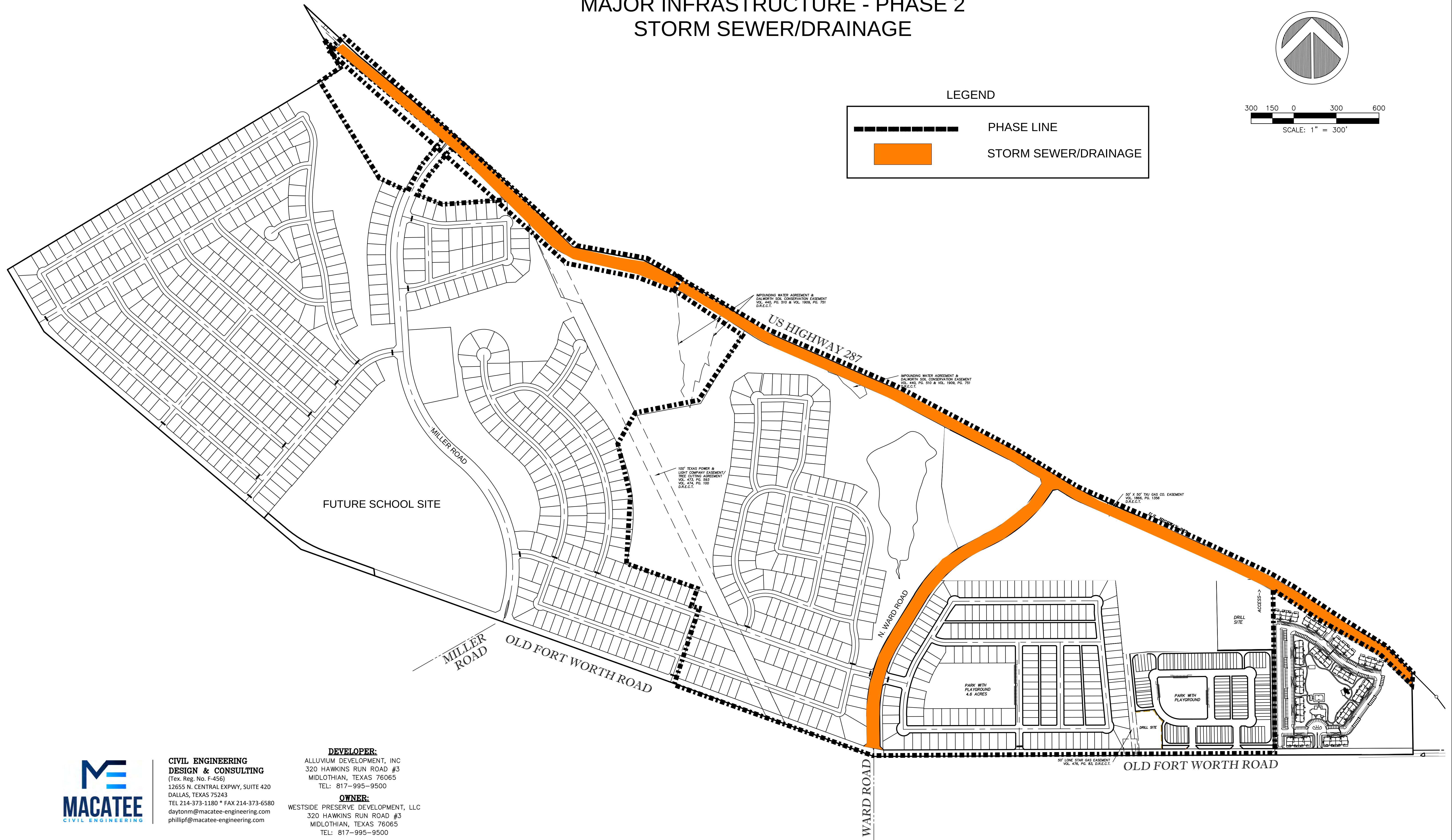
MAJOR INFRASTRUCTURE - PHASE 2 STORM SEWER/DRAINAGE



300 150 0 300 600
SCALE: 1" = 300'

LEGEND

	PHASE LINE
	STORM SEWER/DRAINAGE



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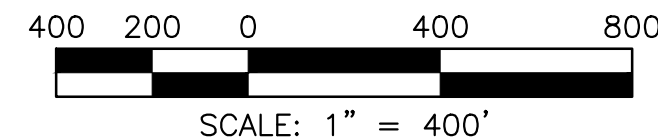
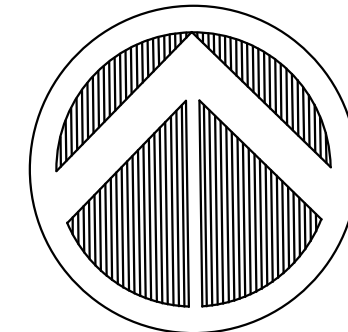
OWNER:
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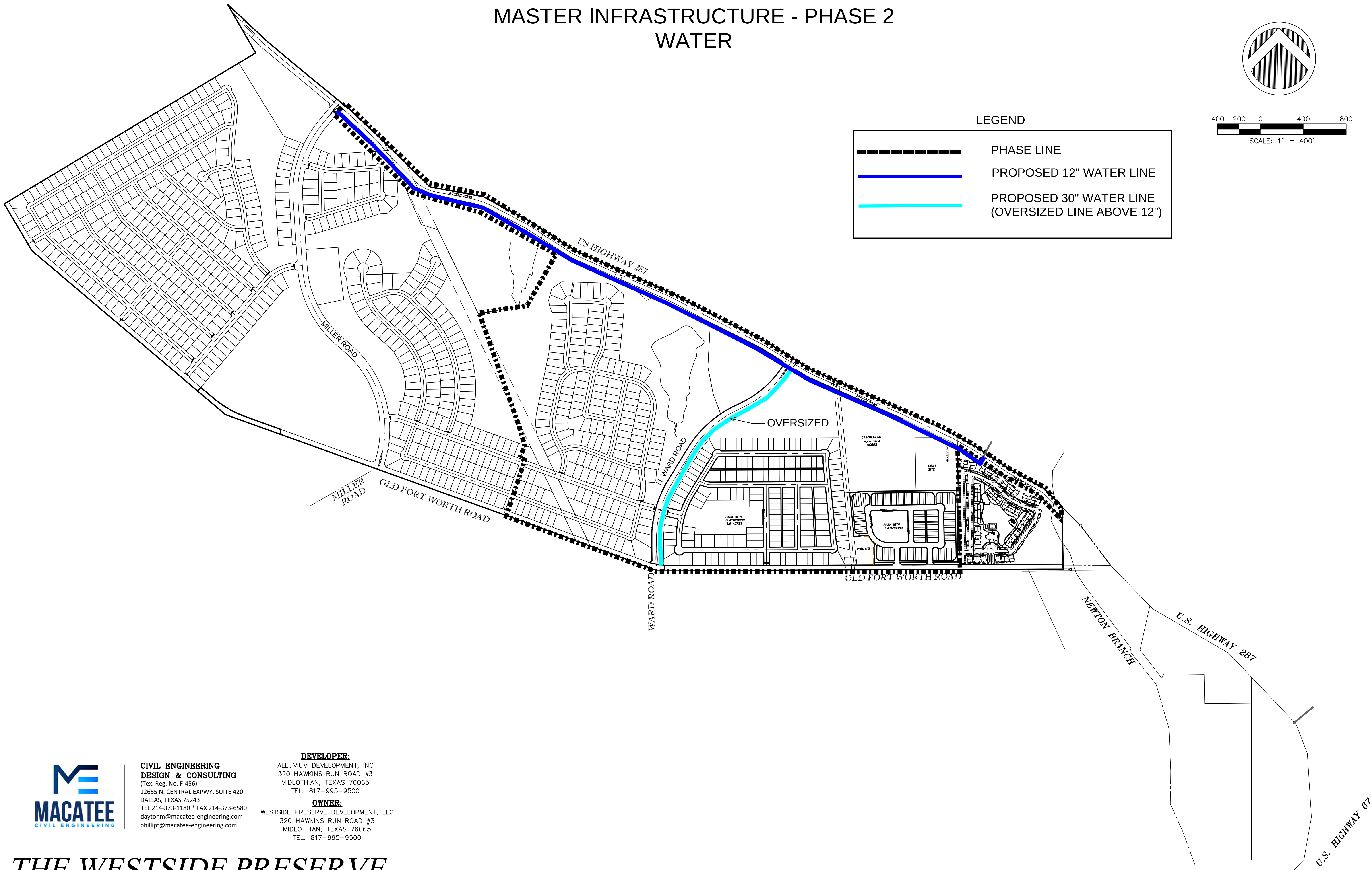
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/24/2021

MASTER INFRASTRUCTURE - PHASE 2
WATER



LEGEND	
	PHASE LINE
	PROPOSED 12" WATER LINE
	PROPOSED 30" WATER LINE (OVERSIZED LINE ABOVE 12")



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THE WESTSIDE PRESERVE
CONCEPT PLAN

CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

09/30/2021

APPENDIX B-1 – MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL PRINCIPAL ASSESSMENT:
\$7,565,260**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Midlothian, 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 ***Westside Preserve 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 City of Midlothian. The exact amount of each annual installment will be approved each year by the Midlothian City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Midlothian.

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 Ellis 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 Ellis 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 Ellis County.

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA RESIDENTIAL PARCEL

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 470,299	\$ (470,299)	\$ -	\$ -	\$ -	\$ -
2024	\$ 105,688	\$ 451,487	\$ -	\$ 37,826	\$ -	\$ 27,743	\$ 622,745
2025	\$ 111,128	\$ 446,071	\$ -	\$ 37,298	\$ -	\$ 28,298	\$ 622,795
2026	\$ 116,568	\$ 440,375	\$ -	\$ 36,742	\$ -	\$ 28,864	\$ 622,549
2027	\$ 122,785	\$ 434,401	\$ -	\$ 36,159	\$ -	\$ 29,441	\$ 622,787
2028	\$ 129,002	\$ 428,108	\$ -	\$ 35,545	\$ -	\$ 30,030	\$ 622,686
2029	\$ 136,773	\$ 421,013	\$ -	\$ 34,900	\$ -	\$ 30,631	\$ 623,318
2030	\$ 143,767	\$ 413,491	\$ -	\$ 34,217	\$ -	\$ 31,243	\$ 622,718
2031	\$ 152,315	\$ 405,584	\$ -	\$ 33,498	\$ -	\$ 31,868	\$ 623,265
2032	\$ 160,087	\$ 397,206	\$ -	\$ 32,736	\$ -	\$ 32,506	\$ 622,535
2033	\$ 169,412	\$ 388,402	\$ -	\$ 31,936	\$ -	\$ 33,156	\$ 622,905
2034	\$ 179,515	\$ 378,237	\$ -	\$ 31,089	\$ -	\$ 33,819	\$ 622,659
2035	\$ 190,394	\$ 367,466	\$ -	\$ 30,191	\$ -	\$ 34,495	\$ 622,546
2036	\$ 202,828	\$ 356,042	\$ -	\$ 29,239	\$ -	\$ 35,185	\$ 623,295
2037	\$ 215,262	\$ 343,873	\$ -	\$ 28,225	\$ -	\$ 35,889	\$ 623,248
2038	\$ 228,473	\$ 330,957	\$ -	\$ 27,149	\$ -	\$ 36,607	\$ 623,185
2039	\$ 242,461	\$ 317,248	\$ -	\$ 26,006	\$ -	\$ 37,339	\$ 623,055
2040	\$ 257,227	\$ 302,701	\$ -	\$ 24,794	\$ -	\$ 38,085	\$ 622,807
2041	\$ 273,546	\$ 287,267	\$ -	\$ 23,508	\$ -	\$ 38,847	\$ 623,168
2042	\$ 289,866	\$ 270,854	\$ -	\$ 22,140	\$ -	\$ 39,624	\$ 622,484
2043	\$ 308,517	\$ 253,462	\$ -	\$ 20,691	\$ -	\$ 40,417	\$ 623,086
2044	\$ 327,945	\$ 234,566	\$ -	\$ 19,148	\$ -	\$ 41,225	\$ 622,883
2045	\$ 348,927	\$ 214,479	\$ -	\$ 17,509	\$ -	\$ 42,049	\$ 622,964
2046	\$ 370,686	\$ 193,107	\$ -	\$ 15,764	\$ -	\$ 42,890	\$ 622,448
2047	\$ 394,777	\$ 170,403	\$ -	\$ 13,910	\$ -	\$ 43,748	\$ 622,838
2048	\$ 420,422	\$ 146,223	\$ -	\$ 11,937	\$ -	\$ 44,623	\$ 623,204
2049	\$ 446,844	\$ 120,472	\$ -	\$ 9,834	\$ -	\$ 45,516	\$ 622,666
2050	\$ 475,597	\$ 93,103	\$ -	\$ 7,600	\$ -	\$ 46,426	\$ 622,726
2051	\$ 505,905	\$ 63,972	\$ -	\$ 5,222	\$ -	\$ 47,354	\$ 622,454
2052	\$ 538,544	\$ 32,986	\$ -	\$ 2,693	\$ (571,530)	\$ 48,302	\$ 50,994
Total	\$ 7,565,260	\$ 9,173,856	\$ (470,299)	\$ 717,507	\$ (571,530)	\$ 1,076,220	\$ 17,491,014

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

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

APPENDIX B-2 – MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL PRINCIPAL ASSESSMENT:
\$579,540**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Midlothian, 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 ***Westside Preserve 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 City of Midlothian. The exact amount of each annual installment will be approved each year by the Midlothian City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Midlothian.

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 Ellis 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 Ellis 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 Ellis County.

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA COMMERCIAL 1 PARCEL

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 36,027	\$ (36,027)	\$ -	\$ -	\$ -	\$ -
2024	\$ 8,096	\$ 34,586	\$ -	\$ 2,898	\$ -	\$ 2,125	\$ 47,706
2025	\$ 8,513	\$ 34,171	\$ -	\$ 2,857	\$ -	\$ 2,168	\$ 47,709
2026	\$ 8,930	\$ 33,735	\$ -	\$ 2,815	\$ -	\$ 2,211	\$ 47,691
2027	\$ 9,406	\$ 33,277	\$ -	\$ 2,770	\$ -	\$ 2,255	\$ 47,709
2028	\$ 9,882	\$ 32,795	\$ -	\$ 2,723	\$ -	\$ 2,300	\$ 47,701
2029	\$ 10,478	\$ 32,252	\$ -	\$ 2,674	\$ -	\$ 2,346	\$ 47,749
2030	\$ 11,013	\$ 31,676	\$ -	\$ 2,621	\$ -	\$ 2,393	\$ 47,704
2031	\$ 11,668	\$ 31,070	\$ -	\$ 2,566	\$ -	\$ 2,441	\$ 47,745
2032	\$ 12,264	\$ 30,428	\$ -	\$ 2,508	\$ -	\$ 2,490	\$ 47,690
2033	\$ 12,978	\$ 29,754	\$ -	\$ 2,446	\$ -	\$ 2,540	\$ 47,718
2034	\$ 13,752	\$ 28,975	\$ -	\$ 2,382	\$ -	\$ 2,591	\$ 47,699
2035	\$ 14,585	\$ 28,150	\$ -	\$ 2,313	\$ -	\$ 2,643	\$ 47,690
2036	\$ 15,538	\$ 27,275	\$ -	\$ 2,240	\$ -	\$ 2,695	\$ 47,748
2037	\$ 16,490	\$ 26,342	\$ -	\$ 2,162	\$ -	\$ 2,749	\$ 47,744
2038	\$ 17,502	\$ 25,353	\$ -	\$ 2,080	\$ -	\$ 2,804	\$ 47,739
2039	\$ 18,574	\$ 24,303	\$ -	\$ 1,992	\$ -	\$ 2,860	\$ 47,729
2040	\$ 19,705	\$ 23,189	\$ -	\$ 1,899	\$ -	\$ 2,918	\$ 47,710
2041	\$ 20,955	\$ 22,006	\$ -	\$ 1,801	\$ -	\$ 2,976	\$ 47,738
2042	\$ 22,205	\$ 20,749	\$ -	\$ 1,696	\$ -	\$ 3,035	\$ 47,686
2043	\$ 23,634	\$ 19,417	\$ -	\$ 1,585	\$ -	\$ 3,096	\$ 47,732
2044	\$ 25,122	\$ 17,969	\$ -	\$ 1,467	\$ -	\$ 3,158	\$ 47,716
2045	\$ 26,730	\$ 16,430	\$ -	\$ 1,341	\$ -	\$ 3,221	\$ 47,722
2046	\$ 28,397	\$ 14,793	\$ -	\$ 1,208	\$ -	\$ 3,286	\$ 47,683
2047	\$ 30,242	\$ 13,054	\$ -	\$ 1,066	\$ -	\$ 3,351	\$ 47,713
2048	\$ 32,207	\$ 11,201	\$ -	\$ 914	\$ -	\$ 3,418	\$ 47,741
2049	\$ 34,231	\$ 9,229	\$ -	\$ 753	\$ -	\$ 3,487	\$ 47,700
2050	\$ 36,433	\$ 7,132	\$ -	\$ 582	\$ -	\$ 3,556	\$ 47,704
2051	\$ 38,755	\$ 4,901	\$ -	\$ 400	\$ -	\$ 3,628	\$ 47,683
2052	\$ 41,255	\$ 2,527	\$ -	\$ 206	\$ (43,782)	\$ 3,700	\$ 3,906
Total	\$ 579,540	\$ 702,767	\$ (36,027)	\$ 54,965	\$ (43,782)	\$ 82,444	\$ 1,339,906

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

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

APPENDIX B-3 – MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL PRINCIPAL ASSESSMENT:
\$1,590,200**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Midlothian, 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 ***Westside Preserve 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 City of Midlothian. The exact amount of each annual installment will be approved each year by the Midlothian City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Midlothian.

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 Ellis 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 Ellis 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 Ellis County.

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA COMMERCIAL 2 PARCEL

Annual Installment Due 1/31	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ -	\$ 98,856	\$ (98,856)	\$ -	\$ -	\$ -	\$ -
2024	\$ 22,215	\$ 94,902	\$ -	\$ 7,951	\$ -	\$ 5,832	\$ 130,900
2025	\$ 23,359	\$ 93,763	\$ -	\$ 7,840	\$ -	\$ 5,948	\$ 130,910
2026	\$ 24,502	\$ 92,566	\$ -	\$ 7,723	\$ -	\$ 6,067	\$ 130,858
2027	\$ 25,809	\$ 91,310	\$ -	\$ 7,601	\$ -	\$ 6,188	\$ 130,908
2028	\$ 27,116	\$ 89,987	\$ -	\$ 7,472	\$ -	\$ 6,312	\$ 130,887
2029	\$ 28,749	\$ 88,496	\$ -	\$ 7,336	\$ -	\$ 6,439	\$ 131,020
2030	\$ 30,220	\$ 86,915	\$ -	\$ 7,192	\$ -	\$ 6,567	\$ 130,894
2031	\$ 32,016	\$ 85,253	\$ -	\$ 7,041	\$ -	\$ 6,699	\$ 131,009
2032	\$ 33,650	\$ 83,492	\$ -	\$ 6,881	\$ -	\$ 6,833	\$ 130,855
2033	\$ 35,610	\$ 81,641	\$ -	\$ 6,713	\$ -	\$ 6,969	\$ 130,933
2034	\$ 37,734	\$ 79,504	\$ -	\$ 6,535	\$ -	\$ 7,109	\$ 130,881
2035	\$ 40,020	\$ 77,240	\$ -	\$ 6,346	\$ -	\$ 7,251	\$ 130,858
2036	\$ 42,634	\$ 74,839	\$ -	\$ 6,146	\$ -	\$ 7,396	\$ 131,015
2037	\$ 45,248	\$ 72,281	\$ -	\$ 5,933	\$ -	\$ 7,544	\$ 131,005
2038	\$ 48,025	\$ 69,566	\$ -	\$ 5,707	\$ -	\$ 7,695	\$ 130,992
2039	\$ 50,965	\$ 66,685	\$ -	\$ 5,466	\$ -	\$ 7,848	\$ 130,965
2040	\$ 54,068	\$ 63,627	\$ -	\$ 5,212	\$ -	\$ 8,005	\$ 130,913
2041	\$ 57,499	\$ 60,383	\$ -	\$ 4,941	\$ -	\$ 8,166	\$ 130,989
2042	\$ 60,929	\$ 56,933	\$ -	\$ 4,654	\$ -	\$ 8,329	\$ 130,845
2043	\$ 64,849	\$ 53,277	\$ -	\$ 4,349	\$ -	\$ 8,495	\$ 130,971
2044	\$ 68,933	\$ 49,305	\$ -	\$ 4,025	\$ -	\$ 8,665	\$ 130,929
2045	\$ 73,344	\$ 45,083	\$ -	\$ 3,680	\$ -	\$ 8,839	\$ 130,946
2046	\$ 77,917	\$ 40,591	\$ -	\$ 3,314	\$ -	\$ 9,015	\$ 130,837
2047	\$ 82,981	\$ 35,818	\$ -	\$ 2,924	\$ -	\$ 9,196	\$ 130,919
2048	\$ 88,372	\$ 30,736	\$ -	\$ 2,509	\$ -	\$ 9,380	\$ 130,996
2049	\$ 93,926	\$ 25,323	\$ -	\$ 2,067	\$ -	\$ 9,567	\$ 130,883
2050	\$ 99,969	\$ 19,570	\$ -	\$ 1,598	\$ -	\$ 9,759	\$ 130,896
2051	\$ 106,340	\$ 13,447	\$ -	\$ 1,098	\$ -	\$ 9,954	\$ 130,838
2052	\$ 113,201	\$ 6,934	\$ -	\$ 566	\$ (120,134)	\$ 10,153	\$ 10,719
Total	\$ 1,590,200	\$ 1,928,323	\$ (98,856)	\$ 150,818	\$ (120,134)	\$ 226,219	\$ 3,676,570

¹ Interest is calculated at 5.125%, 5.500%, 6.000%, and 6.125% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

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

APPENDIX B-4 – IMPROVEMENT AREA #1 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: \$23,796,000

As the purchaser of the real property described above, you are obligated to pay assessments to City of Midlothian, 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 ***Westside Preserve 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 City of Midlothian. The exact amount of each annual installment will be approved each year by the Midlothian City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Midlothian.

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 Ellis 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 Ellis 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 Ellis County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Annual Installment
2023	\$ 326,000	\$ 1,288,133	\$ 118,980	\$ -	\$ -	\$ 1,733,113
2024	\$ 358,000	\$ 1,222,345	\$ 117,350	\$ -	\$ 35,700	\$ 1,733,395
2025	\$ 375,000	\$ 1,206,683	\$ 115,560	\$ -	\$ 36,414	\$ 1,733,657
2026	\$ 393,000	\$ 1,190,276	\$ 113,685	\$ -	\$ 37,142	\$ 1,734,104
2027	\$ 411,000	\$ 1,173,083	\$ 111,720	\$ -	\$ 37,885	\$ 1,733,688
2028	\$ 430,000	\$ 1,155,101	\$ 109,665	\$ -	\$ 38,643	\$ 1,733,409
2029	\$ 452,000	\$ 1,134,676	\$ 107,515	\$ -	\$ 39,416	\$ 1,733,607
2030	\$ 475,000	\$ 1,113,206	\$ 105,255	\$ -	\$ 40,204	\$ 1,733,665
2031	\$ 499,000	\$ 1,090,644	\$ 102,880	\$ -	\$ 41,008	\$ 1,733,532
2032	\$ 525,000	\$ 1,066,941	\$ 100,385	\$ -	\$ 41,828	\$ 1,734,154
2033	\$ 551,000	\$ 1,042,004	\$ 97,760	\$ -	\$ 42,665	\$ 1,733,429
2034	\$ 582,000	\$ 1,013,076	\$ 95,005	\$ -	\$ 43,518	\$ 1,733,599
2035	\$ 615,000	\$ 982,521	\$ 92,095	\$ -	\$ 44,388	\$ 1,734,005
2036	\$ 649,000	\$ 950,234	\$ 89,020	\$ -	\$ 45,276	\$ 1,733,530
2037	\$ 685,000	\$ 916,161	\$ 85,775	\$ -	\$ 46,182	\$ 1,733,118
2038	\$ 724,000	\$ 880,199	\$ 82,350	\$ -	\$ 47,105	\$ 1,733,654
2039	\$ 765,000	\$ 842,189	\$ 78,730	\$ -	\$ 48,047	\$ 1,733,966
2040	\$ 808,000	\$ 802,026	\$ 74,905	\$ -	\$ 49,008	\$ 1,733,940
2041	\$ 853,000	\$ 759,606	\$ 70,865	\$ -	\$ 49,989	\$ 1,733,460
2042	\$ 901,000	\$ 714,824	\$ 66,600	\$ -	\$ 50,988	\$ 1,733,412
2043	\$ 952,000	\$ 667,521	\$ 62,095	\$ -	\$ 52,008	\$ 1,733,624
2044	\$ 1,007,000	\$ 616,351	\$ 57,335	\$ -	\$ 53,048	\$ 1,733,735
2045	\$ 1,065,000	\$ 562,225	\$ 52,300	\$ -	\$ 54,109	\$ 1,733,634
2046	\$ 1,127,000	\$ 504,981	\$ 46,975	\$ -	\$ 55,191	\$ 1,734,148
2047	\$ 1,192,000	\$ 444,405	\$ 41,340	\$ -	\$ 56,295	\$ 1,734,040
2048	\$ 1,261,000	\$ 380,335	\$ 35,380	\$ -	\$ 57,421	\$ 1,734,136
2049	\$ 1,333,000	\$ 312,556	\$ 29,075	\$ -	\$ 58,570	\$ 1,733,201
2050	\$ 1,411,000	\$ 240,908	\$ 22,410	\$ -	\$ 59,741	\$ 1,734,059
2051	\$ 1,492,000	\$ 165,066	\$ 15,355	\$ -	\$ 60,936	\$ 1,733,357
2052	\$ 1,579,000	\$ 84,871	\$ 7,895	\$ (1,663,871)	\$ 62,155	\$ 70,050
Total	\$ 23,796,000	\$ 24,523,148	\$ 2,306,260	\$ (1,663,871)	\$ 1,384,883	\$ 50,346,419

¹ Interest is calculated at 4.375%, 4.750%, 5.250%, 5.375% for term bonds maturing 9/15/2027, 2032, 2042 and 2052 respectively.

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

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

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2232244
on Aug 12, 2022 at 08:25:00 AM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hupso Valley

COUNTY CLERK, ELLIS COUNTY TEXAS