

# **A G E N D A**

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Monday, September 15, 2025 at 7:00 p.m.***

Council Members Present: Billie Wallace, Mayor, Council Member Place 4  
Patrick Souter, Mayor Pro Tem, Council Member Place 2  
Tres Atkins, Council Member Place 1  
Chris Wright, Council Member Place 3  
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Announcements/Presentations***
  - a. Introduce Honorary Council Member
  - b. Present Proclamation proclaiming September 17-23, 2025 as “Constitution Week”
  - c. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award
5. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the five (5) minute time limit.***
6. ***Consent Agenda***

All matters listed under Item 6, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

  - a. Minutes of the City Council meeting of September 2, 2025
  - b. Minutes of the City Council special meeting of September 8, 2025
  - c. Event application for Hachie Hustle to be held at Railyard Park on November 1, 2025
  - d. Proposed ordinance approving a request by Bryan Petrich and Samantha Petrich, for a Petition for ETJ Release for approximately 10.2190 acres, located at 1651 FM 876 (Property ID 238140) – Owners: Bryan Petrich and Samantha Petrich (ETJ-PTN-125-2025)
  - e. Resolution authorizing execution of agreements for Routine Airport Maintenance Program (RAMP) Grant
  - f. Contract for fiber network extension to City Garage

g. Proposed ordinance repealing annual fee for alcoholic beverage sales

7. **Public Hearing** on the proposed Tax Rate for fiscal year 2025-2026
8. **Consider** proposed ordinance approving revised budget figures for fiscal year 2024-2025 and adopting the budget for fiscal year 2025-2026
9. **Consider** proposed ordinance amending Water and Wastewater rates and fees and setting an effective date of October 1, 2025
10. **Consider** proposed ordinance adopting the Tax Rate for fiscal year 2025-2026
11. **Consider** a motion to ratify the property tax revenue increase reflected in the fiscal year 2025-2026 budget in accordance with the Texas Local Government Code
12. **Consideration** and adoption of a resolution authorizing defeasance and redemption of certain of the City's outstanding obligations and other related matters
13. **Consider** proposed ordinance re-establishing classified positions under Civil Service
14. **Consider** and **act** upon an ordinance of the City of Waxahachie, Texas, approving the 2025-2026 annual service plan update to the Service and Assessment Plan for the Waxahachie Public Improvement District No. 1 and providing an effective date.
15. **Consider** and **act** upon an ordinance of the City of Waxahachie, Texas, approving the 2025-2026 annual service plan update to the Service and Assessment Plan for the North Grove Public Improvement District and providing an effective date.
16. **Public Hearing** to consider proposed assessments to be levied against property within Phase 4 of the Waxahachie Public Improvement District No. 1 pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. All written or oral objections on the proposed assessment within the District will be considered at the public hearing.
17. **Discuss, consider and act** on approving Ordinance of the City of Waxahachie, Texas accepting and approving a service and assessment plan and assessment roll for Phase 4 of the Waxahachie Public Improvement District No. 1; making a finding of special benefit to the property located within Phase 4 of the Waxahachie Public Improvement District No. 1; levying special assessments against property within Phase 4 of the District and establishing a lien on such property; providing for payment of assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date
18. **Discuss** and **consider** approval of a Resolution of the City Council of the City of Waxahachie, Texas, approving and authorizing the Mayor to execute a "Waxahachie Public Improvement District No. 1 Phase 4 Improvements Reimbursement Agreement" between the City of Waxahachie, Texas, and 287 Waxahachie, L.P., a Texas limited partnership

19. **Consider** Development Agreement for Myrtle Creek Development with Spur Myrtle Creek Development, L.P.
20. **Consider** award of construction contract for the FM 664 Water Main Transmission and Sewer Line Project
21. **Consider** Crossing Surface Installation Agreement with BNSF Railway for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project
22. **Consider** contract for chlorine dioxide generator equipment rental, maintenance service, and chemical purchase
23. **Consider** proposed Ordinance rescinding Ordinance No. 3662 thus amending Sections 8-30 and 8-31 of Chapter 8 of the City of Waxahachie Code of Ordinances
24. **Consider** proposed resolution for Candidate Nominations for the Ellis Appraisal District Board of Directors for the Year 2026
25. **Convene** into Executive Session to deliberate economic development incentives, as 28 by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
26. **Reconvene** and take any necessary action
27. Comments by Mayor, City Council, City Attorney and City Management
28. Adjourn

**The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.**

### **BUDGET STATEMENT**

Pursuant to Section 551.043, Government Code: At this meeting the City Council will discuss the FY 2026 Proposed Budget. This budget is accessible on the City's website at <https://www.waxahachie.com/departments/finance/index.php>. If the FY 2026 Proposed Budget is adopted as it is currently proposed, the median-valued homestead property in the City of Waxahachie is estimated to receive a property tax bill of \$1,839.33, compared to last year's bill of \$1,849.00. If a balanced budget funded at the no-new-revenue tax rate were adopted, that same property would receive a property tax bill of \$1,736.36.

### **ACCESSIBILITY STATEMENT**

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

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# ***PROCLAMATION***

**WHEREAS**, it is the privilege and duty of the American people to commemorate the two hundred and thirty-fourth anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

**WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17<sup>th</sup> through 23<sup>rd</sup> as Constitution Week;

**NOW THEREFORE**, I, Billie Wallace, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim September 17-23, 2025 as

## ***"CONSTITUTION WEEK"***

and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

Proclaimed this 15<sup>th</sup> day of September, 2025.

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MAYOR

ATTEST:

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CITY SECRETARY

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, September 2, 2025 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4  
Patrick Souter, Mayor Pro Tem, Council Member Place 2  
Tres Atkins, Council Member Place 1  
Chris Wright, Council Member Place 3  
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, Interim City Manager  
Albert Lawrence, Deputy City Manager  
Terry Welch, City Attorney  
Amber Villarreal, City Secretary

**1. Call to Order**

Mayor Billie Wallace called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

Pastor Bill Schoneman, Waxahachie Bible Church, gave the invocation. Mayor Wallace led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

**4. Announcements/Presentations**

- a. Introduce Honorary Council Member
- b. Present Proclamation recognizing September as "Childhood Cancer Awareness Month"

There was not a September Honorary Council Member in attendance.

Mayor Pro Tem Patrick Souter read the proclamation recognizing September as "Childhood Cancer Awareness Month."

**5. Public Comments**

None.

**6. Consent Agenda**

- a. Minutes of the City Council meeting of August 18, 2025
- b. Minutes of the City Council work session of August 25, 2025
- c. Event application for 2025 Waxahachie Open to be held at Brown Singleton Park on October 4, 2025
- d. Event application for Hike for Life 2025 to be held at Brown Singleton Park on October 4, 2025

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- e. Event application for Kevin’s Weather Bash to be held at Railyard Park on October 4, 2025
- f. Event application for Oddfest 2025 to be held October 4, 2025 in Downtown Waxahachie
- g. Event application for Waxahachie High School Homecoming Parade to be held on October 10, 2025
- h. Event application for Bark in the Park to be held at the Wags-A-Hachie Dog Park on November 1, 2025
- i. Proposed Ordinance approving a request by Dustin Jordan, for a Petition for ETJ Release for approximately 7.490 acres, located at 3927 FM 813 (Property ID 234426) – Owner: Eagle 3 RE LLC (ETJ-PTN-97-2025)
- j. Proposed Ordinance approving a request by Caleb Bates, for a Petition for ETJ Release for approximately 0.1697 acres, located at 653 Sardis Rd (Property ID 192324) – Owner: Sardis Properties, LLC (ETJ-PTN-114-2025)
- k. Proposed Ordinance approving a request by Caleb Bates, for a Petition for ETJ Release for approximately 0.562 acres, located at 649 Sardis Rd (Property ID 192358) – Owner: Sardis Properties, LLC (ETJ-PTN-115-2025)
- l. Proposed Ordinance approving a request by Caleb Bates, for a Petition for ETJ Release for approximately 0.252 acres, located at 656 Sardis Rd (Property ID 180505) – Owner: Sardis Properties, LLC (ETJ-PTN-116-2025)
- m. Supplemental appropriation from the Waxahachie Community Development Corporation for a Waxahachie Downtown Merchants Association Events Sponsorship
- n. City Manager’s appointment of member to Civil Service Commission
- o. Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division
- p. City Council liaison appointment to the Waxahachie Cultural Arts & Heritage Commission
- q. Supplemental appropriation for fuel dispenser emergency replacement at Mid-Way Regional Airport

**ORDINANCE NO. 3655**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION OF A 11.711 ACRE TRACT OF LAND, LOCATED AT 1165 GIBSON ROAD, KNOWN AS PROPERTY ID 263489, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

**ORDINANCE NO. 3656**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION OF A 0.1697 ACRE TRACT OF LAND, LOCATED AT 653 SARDIS ROAD KNOWN AS PROPERTY ID 192324, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE’S**

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**EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

**ORDINANCE NO. 3657**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 0.562 ACRE TRACT OF LAND, LOCATED AT 649 SARDIS ROAD KNOWN AS PROPERTY ID 192358, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

**ORDINANCE NO. 3658**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 0.252 ACRE TRACT OF LAND, LOCATED AT 656 SARDIS ROAD KNOWN AS PROPERTY ID 180505, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

**RESOLUTION NO. 1384**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.**

**Action:**

*Patrick Souter moved to approve all items on the Consent Agenda as presented and authorize the Interim City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

- 7. Continue Public Hearing on a request by Lexi Cassels, Kimley-Horn, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi-**

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**Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc (ZDC-91-2024)**

Mayor Wallace announced the applicant requested to continue the Public Hearing to the October 6, 2025 City Council meeting to allow the developer additional time to analyze the final construction costs of the development.

**Action:**

*Patrick Souter moved to continue the Public Hearing for ZDC-91-2024 to the October 6, 2025 City Council meeting. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**8. Consider proposed Ordinance approving ZDC-91-2024**

No action taken.

**9. Continue Public Hearing on a request by Marisa Brewer, McAdams, for a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)**

Senior Director of Planning Trenton Robertson presented the Item and Marisa Brewer requested approval. The applicant proposes a Planned Development (PD) to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the base zoning district of Multi-Family-1 (MF-1). The proposed development will not be subdivided into separate platted lots and will be developed on one lot, similar to a multi-family apartment development. The existing Phase 1 and proposed Phase 2 are currently owned by the same entities.

The applicant proposes a total of nine (9) buildings with this PD. Each building will house between four to eight townhome-style units, with 1-3 bedrooms per unit. A total of sixteen (16) 1-bedroom units, thirty-five (35) 2-bedrooms units, and nine (9) 3-bedrooms units, totaling sixty (60) units, are proposed for this development. The buildings have a proposed maximum height of two-stories and are situated approximately 97' from the southern boundary that is adjacent to an existing residential subdivision (Northgate Two Addition). The proposed development includes a rear entry-attached garage for each unit with the remaining required parking to be parallel along the primary drive aisles. The applicant is not proposing any front entry garages with this development. The proposed parking does exceed the minimum total parking requirement (100 spaces) and minimum attached garage requirement (105 spaces) for a multi-family development of this size.

The applicant has provided a set of proposed exterior elevations for the multi-family development with this PD. Renderings of each building type are included in the Building Materials/Elevations Plan. The facades feature primarily stone with accents of brick and Hardie board planks utilized in various areas of each building to create some uniqueness to define each unit. Notably, all proposed structures utilize the same elevation.

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The applicant proposes to provide amenities such as playground equipment and a pickleball court to be located in the center of the development, as shown on the Site Plan. In addition, the applicant proposes open space throughout the development with internal pedestrian sidewalks. Staff has included a recommended condition of approval for the PD request that requires these central amenities to be installed prior to the issuance of the Certificate of Occupancy of the first building on the subject property.

The applicant has provided a Landscape Plan for the proposed development. The proposed landscaping does meet the minimum requirements of the City of Waxahachie Zoning Ordinance. The applicant is proposing to install part of the required landscape in front of each unit. The applicant is proposing to provide trees along the southern boundary line to serve as a buffer between the proposed development and Northgate Two Addition (residential subdivision).

The subject property is accessed from Johnston Boulevard and Houston Street through mutual access easement with the existing development located to the north of the subject property, Heritage Square Townhomes Phase 1. The applicant proposes to dedicate a mutual access easement along the northern and eastern boundaries of the subject property by separate instrument. The applicant confirmed that they will file the mutual access easement prior to the plat application submittal.

The subject property is adjacent to an existing residential subdivision located south of the subject property, the Northgate Two Addition. Therefore, the applicant is proposing a 6' masonry screening wall, as required by the Waxahachie Zoning Ordinance. The applicant had previously coordinated a meeting with the adjacent property owners to communicate what the proposed development entails, and has stated that they will be reaching out to them regarding installation of the screening wall, should the property owner proceed with this development.

The subject property is identified by the 2023 Comprehensive Plan under the Mixed-Use Neighborhood placetype. Though the proposed development does not provide the mixing of activities, the use does provide a buffer between a dense multi-family development and a less dense traditional single-family neighborhood due to the proposed density for the development of 10.19 DUA. This type of density transition and the diversity of housing is consistent with the goals of the Mixed-Use Neighborhood placetype.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, no letters of support and four (4) letters of opposition to the request have been received by staff.

At the Planning & Zoning Commission meeting held on August 12, 2025, the Commission voted 5-0 recommending approval subject to the staff report and to include the following items as part of the conditions to be submitted for staff review before the City Council meeting on September 2, 2025:

Planning & Zoning Commission Conditions:

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1. The applicant shall remove the proposed tables on the site plan and add additional playground equipment and fencing around the amenities area. Then submit an updated site plan to Staff prior to the City Council meeting.
2. The applicant shall add a shaded structure for the playground equipment proposed in this development.
3. The applicant shall submit a lighting and/or photometric plan with this application request, and shall adhere to Section 6.03 of the City of Waxahachie Zoning Ordinance prior to the City Council meeting.

The applicant has since submitted an updated site plan, landscape plan, and a rendering reflecting the changes recommended by the Planning and Zoning Commission. They are still working on photometric plan.

Mayor Wallace opened the Public Hearing at approximately 7:19 p.m.

Ms. Brewer presented the development proposal highlighting how it aligns with the City's Comprehensive Plan and zoning requirements. The site is surrounded by existing townhomes to the north, single-family homes to the south, Johnson Boulevard to the west (planned for future extension), and a vacant parcel to the east, with commercial areas and a highway nearby. The area is designated as a Mixed-Use Neighborhood, and while the current zoning is PD-C (Planned Development – Commercial), the request is to rezone to PD-MF (Planned Development – Multifamily) to allow for rental townhomes on a single platted lot. The townhomes are intended to serve as a transitional buffer between the lower-density residential area and the commercial zone near the highway. The design includes rear-entry townhomes with private fenced backyards, generous setbacks from nearby homes (mostly around 98 feet), a six-foot masonry wall, and a detention pond with extensive landscaping to help buffer noise. Lighting and building placement are intended to minimize glare, especially from amenities like pickleball courts and playgrounds. Access includes two main entrances and an emergency-only gated connection to Johnson Boulevard. The project meets code requirements by including four amenities: two playgrounds, sports courts, a swimming pool, and enclosed garages. Architecturally, the homes will feature pitched roofs, varied facades, and masonry elements, with four different elevation styles, all designed in coordination with the City's Planning and Zoning Commission.

There being no others to speak for or against ZDC-174-2024, Mayor Wallace closed the Public Hearing at approximately 7:24 p.m.

City Council's concerns about the proposed Phase Two of the Heritage Square Townhomes focused heavily on the adequacy of amenities, ongoing maintenance, design compatibility, and resident impact. Council members emphasized the need for the playground area to meet or exceed Planning & Zoning (P&Z) requirements, including additional equipment and shaded structures. There were repeated concerns about long-term maintenance of Phase One, especially regarding trash management and general upkeep. While the owner noted \$250,000 in improvements had already been made, Council remained skeptical of sustained commitment. Other concerns included whether the buildings resembled true townhomes or apartments, the need for better fencing, and whether water runoff from increased elevation and impervious surfaces would negatively impact existing homes. Security measures, trash logistics, and compatibility with surrounding neighborhoods were also key issues raised by Council.

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In addition to design and maintenance concerns, Council discussed major issues related to parking, infrastructure, and site functionality. Out of 210 existing parking spaces, 75 would be removed, leaving only 135—despite earlier claims of 142. This inconsistency, combined with unclear accounting for certain lots and visitor areas, raised red flags about whether adequate parking would remain. Dumpsters currently occupy parking spaces, and proposed larger containers could displace even more, with the added problem that the current trash setup potentially lacks code-compliant enclosures. While the property manager detailed improvements like pothole repairs, new fencing, pool restoration, and interior work on vacant units, Council emphasized that unresolved issues—particularly trash placement, drainage, fencing, and parking logistics—must be fully addressed before Phase Two can move forward.

Mayor Wallace reiterated that the City Council does not support the improvement of poorly maintained or substandard townhomes.

**10. Consider proposed Ordinance approving ZDC-174-2024**

**Action:**

*Chris Wright moved to approve ZDC-174-2024, a Zoning Change from a Planned Development-Commercial to Planned Development-Multifamily-1, subject to the conditions of the staff report and authorize the Interim City Manager and/or Mayor to execute all necessary documents.*

Mr. Robertson confirmed the motion includes the condition about the playground equipment and associated required shade structure shall be continuously maintained and kept in good condition repair and Councilman Wright agreed.

City Attorney Terry Welch noted the following language could be added to the Zoning Ordinance and Development Agreement if Council chooses: Further the shade structures on the playground area shall be maintained in good condition and be replaced in the event of any damage to the shade structure.

*Chris Wright accepted added Mr. Welch's additional language to his motion. Motion was seconded by Patrick Souter and failed 2-3, with Billie Wallace, Tres Atkins, and Travis Smith voting in opposition.*

**Action:**

*Travis Smith moved to reconsider ZDC-174-2024. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

Council Members discussed tabling the Item to allow for concerns and questions to be addressed by the owner.

**Action:**

*Travis Smith moved to table ZDC-174-2024 to the October 20, 2025 City Council meeting. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**11. Consider Development Agreement for ZDC-174-2024**

No action taken.

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12. **Continue Public Hearing on a request by Quinn Foster, Manhard Consulting, for a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)**

Mayor Wallace announced the applicant requested to continue the Public Hearing to the October 6, 2025 City Council meeting to refine their proposal and address citizens' concerns.

**Action:**

*Tres Atkins moved to continue the Public Hearing for ZDC-75-2025 to the October 6, 2025 City Council meeting. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

13. **Consider proposed Ordinance approving ZDC-75-2025**

No action taken.

14. **Public Hearing on a request by Sarah Lewis, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 209 Equestrian Drive (Property ID 236359) - Owner: Sarah & Brandon Lewis (ZDC-98-2025)**

Mr. Robertson presented the Item. The applicant requests a SUP for short-term rental use at 209 Equestrian Drive because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,696 square feet, built in 2013. The portion of the home proposed to be used as an STR has three (3) bedrooms, one (1) bathroom and enough improved surface to accommodate two (2) vehicles. The emergency contact will be residing approximately 10.2 miles away from the subject property.

The applicant submitted the SUP application on July 2, 2025. The subject property is situated on an approximately 0.17 acres (7,405.2 square feet) lot. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. However, according to the comment response letter received by the applicant, the existing Homestead Exemption rolled over from the previous owner, and the applicant has formally put in a request with Ellis County Appraisal District to have that Homestead Exemption removed. Additionally, the applicant will not be residing at this location.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located 10.2 miles away from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 63 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time

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of the publishing of this staff report, a total of four (4) letters of opposition and zero (0) letters of support were received by staff.

Mayor Wallace opened the Public Hearing at approximately 8:16 p.m.

There being no others to speak for or against ZDC-98-2025, Mayor Wallace closed the Public Hearing at approximately 8:16 p.m.

**15. Consider proposed Ordinance approving ZDC-98-2025**

**ORDINANCE NO. 3659**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A SINGLE FAMILY 2 (SF-2) ZONING DISTRICT, LOCATED AT 209 EQUESTRIAN DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.17 ACRES KNOWN AS PROPERTY ID 236359, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Chris Wright moved to approve ZDC-98-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report and authorize the Interim City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**16. Public Hearing on a request by Linda Romanenko for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet use within a Single-Family Residential-1 (SF-1) zoning district located at 2951 Longbranch Road (Property ID 175482) – Owner(s): Linda Romanenko (ZDC-99-2025)**

Mr. Robertson presented the Item and Linda Romanenko requested approval. The applicant requests a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use at 2951 Longbranch Road. The subject property has four (4) existing accessory structures used for general storage, a carport, a detached garage, and a barn; that total an estimated 2,145 square feet in size. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Longbranch Road. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council.

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,073 square feet. The proposed accessory structure is a partially enclosed storage canopy that is approximately 480 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures. The proposed accessory structure will be utilized as a storage area that will accommodate various items related to the general upkeep of the applicant's garden and yard. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

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According to the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure and no paved flooring is being proposed as well. The accessory structure will be secured via mobile home anchors. The proposed structure will be enclosed on the side facing the front of the property, while the open side of the canopy will face the rear of the property. The property owners have confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, five notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff has received three (3) letters of support and zero (0) letters of opposition.

Mayor Wallace opened the Public Hearing at approximately 8:19 p.m.

There being no others to speak for or against ZDC-99-2025, Mayor Wallace closed the Public Hearing at approximately 8:20 p.m.

**17. Consider proposed Ordinance approving ZDC-99-2025**

**ORDINANCE NO. 3660**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT ACCESSORY STRUCTURES EXCEEDING ONE THOUSAND (1,000) SQUARE FEET IN COMBINED FLOOR AREA WITHIN THE SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 2951 LONGBRANCH ROAD, BEING PROPERTY ID 175482, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5 OF THE ROSE ESTATE PHASE ONE ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Tres Atkins moved to approve ZDC-99-2025, a Specific Use Permit for Accessory Structures exceeding 1,000 square feet in combined floor area use, subject to the conditions of the staff report and authorize the Interim City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**18. Public Hearing on a request by City of Waxahachie for textual amendments to the City Zoning Ordinance, Article II Administration, Section 2.04 Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures, Article VII Supplemental Regulation, Section 7.05 Home Occupation Regulations, and to Article II Zoning Districts, Section 3.27 Short-Term Rentals (ZTA-113-2025)**

Mr. Robertson presented the Item. Due to recent adoption of House Bill 24 and House Bill 2464 by the 89th Session of the Texas Legislature, the City Attorney has advised that amendments to the Waxahachie Zoning Ordinance are necessary to maintain compliance with State law. The City Attorney has prepared an ordinance amending Section 2.04 of the Waxahachie Zoning Ordinance, related to Zoning Protests, including the repeal of City Council super-majority approval

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requirements when a request is denied by the Planning and Zoning Commission. The prepared ordinance also amends Section 7.05 of the Zoning Ordinance related to the definition and municipal regulation of no-impact home-based businesses. Finally, the prepared ordinance amends Section 3.27 of the Zoning Ordinance related to Short-Term Rentals to more closely align with recent litigation and court decisions around the State of Texas.

Mayor Wallace opened the Public Hearing at approximately 8:23 p.m.

There being no others to speak for or against ZTA-113-2025, Mayor Wallace closed the Public Hearing at approximately 8:23 p.m.

**19. Consider proposed Ordinance approving ZTA-113-2025**

**ORDINANCE NO. 3661**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SECTION 2.04, "CHANGES AND AMENDMENTS TO ALL ZONING ORDINANCES AND DISTRICTS AND ADMINISTRATIVE PROCEDURES," OF THE ZONING ORDINANCE RELATIVE TO ZONING PUBLIC NOTICE, PUBLIC HEARINGS AND ZONING PROTESTS, INCLUDING THE REPEAL OF SECTION 2.04(h)(v)(2) REGARDING SUPER MAJORITY REQUIREMENTS WHEN A ZONING REQUEST IS DENIED BY THE PLANNING AND ZONING COMMISSION; AMENDING SECTION 7.05, "HOME OCCUPATION REGULATIONS," OF THE ZONING ORDINANCE TO INCLUDE THE PREEMPTIVE EFFECT OF SECTION 229.902 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AMENDING PROVISIONS IN SECTION 3.27, "SHORT-TERM RENTALS," BY AMENDING THE DEFINITION OF "PARTY" IN SECTION 3.27(b)(i)(9) AND ADDRESSING LEGAL NONCONFORMING USES IN SECTION 3.27(c)(i) OF THE ZONING ORDINANCE; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**Action:**

*Patrick Souter moved to approve ZTA-113-2025, an ordinance amending sections 2.04, 3.27 and 7.05 of the Zoning Ordinance making text amendments related to zoning protests, home businesses and short-term rentals and authorize the Interim City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**20. Consider appointments to Boards and Commissions**

City Secretary Amber Villarreal presented the proposed recommendations for Boards and Commissions, as discussed during the City Council work session held on August 11<sup>th</sup>.

**ANIMAL CARE ADVISORY COMMITTEE (2-year term)**

Dr. Tommy Mensor, Licensed Veterinarian

Dustin Deel, County or Municipal Official

Jennifer Favia Conner, a representative from an animal welfare organization

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**CEMETERY BOARD (2-year term)**

Constance McGuire  
Perry Giles  
Trudy Hankins

**CULTURAL ARTS AND HERITAGE COMMISSION (2-year term)**

Richard Von Aday  
Emily Finch  
Rhyan Phillips  
Victoria Russell  
Twyla Williams

**ECONOMIC DEVELOPMENT COMMISSION**

Patrick Aulson (replacing Betty Square Coleman)

**HERITAGE PRESERVATION (2-year term)**

Peggy Crabtree  
Alex Lohmann  
Kelly Savell  
Mark McReynolds  
Jimmy Poarch (Planning and Zoning Commission liaison replacing Marlene Norcross)

**IMPACT FEE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

DeAnne Fite, Ad Hoc Member (filling term for Jimmy Poarch)

**KEEP WAXAHACHIE BEAUTIFUL COMMITTEE (3-year term)**

Austin Mauldin (replacing Jesse Gibson until September 2027)

**MID-WAY REGIONAL AIRPORT BOARD (3-year term)**

Brad Owens

**PARK BOARD (3-year term)**

Thomas Michael Hawkins

**PLANNING AND ZONING COMMISSION (2-year term)**

Terry Connor  
Jimmy Poarch  
Ryan Simpson  
Bart Underwood

**SENIOR CENTER ADVISORY COMMITTEE (2-year term)**

Shannon Childs  
Vaughn Franks  
Carrie Lewis  
Kelly Saunders

**TAX INCREMENT REINVESTMENT ZONE (2-year term)**

Billie Wallace, Mayor (Chairman)

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Dusty Autrey (replacing Mike Lee as WPI Member)  
Shane Henry  
Conor McGuire

**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION (2-year term)**

Melissa Ballard  
Kevin Chester  
Jim Phillips

**WAXAHACHIE HOUSING AUTHORITY (2-year term)**

Adrian Cooper  
Christy Waters

**Action:**

*Chris Wright moved to approve the appointments to Boards and Commissions as presented. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**21. Consider Right-of-Way Dedication to the State of Texas for the SPUR 394**

Senior Director of Public Works and Engineering Justin Stoker presented the Item. The Spur 394 highway project is approximately 1.7 miles long, starting from I-35E/US 77 to Howard Road (FM 877), and will accommodate future traffic and mobility. The Texas Department of Transportation (TxDOT) has requested the Right-of-Way dedication of approximately 0.6974 acres, owned by the City of Waxahachie crossing Spur 394. This portion of city property is along an abandoned railroad and part of the City's pedestrian trail plan. TxDOT will construct a pedestrian crossing under SPUR 394 highway so it can connect to the future trail.

**RESOLUTION NO. 1385**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AUTHORIZING THE EXECUTION AND DELIVERY OF A GENERAL WARRANTY DEED CONVEYING PROPERTY ALONG SPUR 394 TO THE STATE OF TEXAS**

**Action:**

*Tres Atkins moved to approve the Resolution for Right-of-Way dedication conveying city owned property along Spur 394 to the State of Texas, and authorize the Interim City Manager to execute all the necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**22. Consider Amendment 1 to the Engineering Professional Services Agreement for the Waxahachie – Midlothian Regional Trail Project**

Mr. Stoker presented the Item. On September 16, 2024, the City Council approved a professional services agreement for the Waxahachie -Midlothian Regional Trail Project, in an amount not to exceed \$225,000 for a preliminary design plan and survey. The project will include a 12-foot-wide concrete trail, approximately 2.6 miles long, between Getzendaner Park and FM-875.

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The preliminary layout of the trail is complete, and the project is now ready to proceed with the final design documents. It will include geotechnical analysis, an environmental study, right-of-way document preparation, final design, construction services, and a structural allowance. The structural allowance will accommodate the design of retaining walls and a new bridge crossing at Waxahachie Creek.

Amendment 1 includes an amount of \$968,500.00, resulting in a total amended contract amount of \$1,193,500. Amendment 1 is within the budget allocated to the project in the Parks Capital Funds. An agreement is in place with the Texas Department of Transportation for reimbursement of 80% of the costs associated with the Waxahachie -Midlothian Regional Trail Project, up to project costs of \$5.1 million, which equates to \$4.08 million reimbursed.

**Action:**

*Chris Wright moved to approve Amendment 1 of the professional service agreement with Kimley-Horn and Associates, Inc. for the final design of the Waxahachie - Midlothian Regional Trail Project in the amount of \$968,500, and authorize the Interim City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**23. Consider approval to award a citywide generator maintenance service contract**

Senior Director of Administrative Services Dustin Deel presented the Item. On July 2, 2025, the City issued Request for Proposal (RFP) #2025-6-01 for comprehensive generator maintenance services. Proposals were publicly opened on August 7, 2025. After a thorough evaluation process, Altorex LLC was determined to be the lowest qualified bidder. The intent of this procurement is to secure a reliable vendor to provide preventive maintenance, including quarterly and annual servicing, as well as load testing, to ensure operational readiness and prolong the useful life of generators at City-owned facilities. The initial term is for one year, with the option to renew for up to four (4) additional one-year terms. The cost is approximately \$57,000 for routine scheduled maintenance of all 20 of the City's generators. Emergency call-out service and non-routine repairs would be an additional charge based on the approved schedule of fees.

Expenditures for generator maintenance are included in each department's approved operating budget. Services performed will not exceed the total annual amount budgeted for this purpose.

**Action:**

*Patrick Souter moved to award a contract with Altorex LLC for City-wide Generator Maintenance and Service and authorize the Interim City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**24. Consider contract for chlorine dioxide generator equipment rental, maintenance service, and chemical purchase**

Senior Director of Utilities Kumar Gali presented the Item. Evoqua Water Technologies is the sole source provider for the equipment, chemical supply and maintenance services of the sodium chlorite generation system at the Howard Road and Robert W. Sokoll Water Treatment Plants. Chlorine Dioxide is utilized as a disinfectant and for iron and manganese control at the treatment plants.

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Council Members discussed exploring a local option and requested to table the item until the September 15<sup>th</sup> meeting.

**Action:**

*Chris Wright moved to table the Item until the September 15, 2025 City Council meeting to allow staff to explore a local vendor option. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**25. Consider contract for replacement of pump and motor at Lake Bardwell Raw Water Pump Station and supplemental appropriation**

Mr. Gali presented the Item. The number 3 pump and motor at Lake Bardwell Raw Water Pump Station is currently non-operational. The pump and motor were originally installed in 2019. The pump and motor have a 10-year life span, but failed early due to pumpage of silt that was built up in the intake structure. The intake channel to this pump station was dredged last year, so the new pump should be able last its anticipated life span. The scope of the contract with Odessa Pumps & Equipment Inc. is to retrieve the motor with a crane and to install the replacement motor for a total cost of \$174,020. The \$174,020 contract will be funded by \$152,447 from the 2019 Water Bond savings and \$21,573 from the 2020 Water Bond savings.

Council Members inquired about the pump maintenance procedures, including whether regular inspections are conducted. Mr. Gali explained that the pumps are inspected on a regular schedule every six months.

**Action:**

*Tres Atkins moved to approve a contract with Odessa Pumps & Equipment Inc. in the amount of \$174,020 for the replacement of a pump and motor at Lake Bardwell Raw Water Pump Station and authorize funding from 2019 and 2020 Water Bonds savings to fund the contract and authorize the Interim City Manager to execute all the necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**26. Consider proposed Ordinance amending Sections 8-30 and 8-31 of Chapter 8 of the City of Waxahachie Code of Ordinances to allow the use of copper clad aluminum wire in single-family residential**

Executive Director of Development Services Shon Brooks presented the Item. The City of Waxahachie has received a request to use copper clad aluminum wire in permitted residential work. Changes in technology allow for this product to be used in environments like traditional copper wiring. One distinction will be to require homes using this product to clearly label the home's electrical panel. This labeling will state that Copper Clad Aluminum wiring has been installed, indicating the lower current capacity in case of future home repairs or upgrades. Copper clad wiring has more restrictions on installations compared to copper wiring and is almost indistinguishable from copper wiring under simple visual inspection, thus this labeling will provide clarity. The proposed code revision will not have any financial impact on the permitting or inspection process.

(ua)

**ORDINANCE NO. 3662**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SECTION 8-30, "ALUMINUM WIRE CONDUCTORS RESTRICTED," AND SECTION 8-31, "WIRE SIZE," OF CHAPTER 8, "BUILDING," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, BY ALLOWING COPPER CLAD ALUMINUM WIRE TO BE UTILIZED; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**Action:**

*Travis Smith moved to approve an ordinance amending sections 8-30 and 8-31 of Chapter 8 of the Code of Ordinances to allow the use of copper clad aluminum wire in single-family construction. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**27. Consider an Engineering Professional Service Agreement with Garver Engineering for the Farley Street Reconstruction Project**

Mr. Stoker presented the Item. The proposed Farley Street Improvement Project includes the reconstruction and widening of Farley Street from two lanes to four concrete paved lanes, extending from Brown Singleton Park to the US Highway 287 Frontage Road. The project scope also includes installation of storm drainage, water main line, wastewater main line, roadway illumination, sidewalks, and a trail to support multi-modal transportation and improve overall infrastructure.

On April 16, 2025, Lee Engineering completed a Traffic Analysis to determine the precise limits for the current widening and any traffic signal needs for the corridor. Based on the findings, the project limits were set between the US-287 Frontage Road and Brown Singleton Park. The transition between a four-lane and two-lane road will occur east of the bridge. No changes to the bridge are proposed with this project.

The Farley Street Reconstruction project is included in the approved 5-year CIP program and the \$792,561 professional services agreement with Garver, LLC will be funded as follows: FY 2023 Streets CO Bond (\$600,591), FY 2020 Water CO Bond Fund 516 (\$90,614), FY 2019 Wastewater Bond Fund (\$14,336), FY 2020 Wastewater Bond Fund 524 (\$79,854), and the FY 2021 Wastewater Bond Fund 526 (\$7,166).

**Action:**

*Patrick Souter moved to approve a professional service agreement with Garver, LLC in an amount not to exceed \$792,561 for design and construction engineering services associated with the Farley Street Reconstruction Project, and authorize the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**28. Consider proposed Ordinance amending Code of Ordinances Chapter 32 – Traffic**

Deputy City Manager Albert Lawrence presented the Item. He explained amending Section 32-248 of Chapter 32- Traffic will add Marshall Road from Ovilla Road to Patrick Street to the list of enforceable prohibited truck traffic. Currently there are "No Truck Traffic" signs placed along

(6a)

this section of Marshall Road since the asphalt pavement portion is not truck traffic rated. In the future, once the road is widened to 4 lanes and designed for truck traffic, City staff will bring another revision to this ordinance to the City Council to remove this prohibition.

**ORDINANCE NO. 3663**

**AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING CHAPTER 32, "TRAFFIC," OF THE CODE OF ORDINANCES BY AMENDING SECTION 32-248, "PROHIBITED TRUCK TRAFFIC"; AND PROVIDING AN EFFECTIVE DATE.**

**Action:**

*Tres Atkins moved to approve an ordinance amending Section 32-248 of Chapter 32 – Traffic of the Waxahachie Code of Ordinances, to add a portion of Marshall Road to the Prohibited Truck Traffic list and authorize the Mayor and/or Interim City Manager to execute all the necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).*

- 29. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; to consult with the City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 8:56 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; to consult with the City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

- 30. Reconvene and take any necessary action**

The meeting reconvened at 11:05 p.m.

**Action:**

*Tres Atkins moved to authorize the City Attorney to execute an Engagement Letter with Kaplin Kirsch Law Firm regarding an FFA matter in which the City is a party. Motion was seconded by Travis Smith and carried unanimously (5-0).*

- 31. Comments by Mayor, City Council, City Attorney and City Management**

(lea)

Deputy City Manager Albert Lawrence announced the promotion of Kassandra Carroll to Senior Director of Economic Development.

Interim City Manager Ricky Boyd recognized staff for their efforts in organizing an outstanding celebration of Waxahachie's 175th birthday.

Council Member Chris Wright welcomed Ryan Simpson to the Planning and Zoning Commission.

The City Council congratulated Kassandra Carroll on her new role and commended her for her dedication and hard work.

**32. Adjourn**

There being no further business, the meeting adjourned at 11:05 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary

A special meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, September 8, 2025 at 5:30 p.m.

**Council Members Present:** Billie Wallace, Mayor, Council Member Place 4  
Patrick Souter, Mayor Pro Tem, Council Member Place 2  
Tres Atkins, Council Member Place 1  
Chris Wright, Council Member Place 3  
Travis Smith, Council Member Place 5

**Others Present:** Ricky Boyd, Interim City Manager  
Albert Lawrence, Deputy City Manager  
Amber Villarreal, City Secretary

**1. Call to Order**

Mayor Billie Wallace called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

Mayor Wallace gave the invocation, led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

**4. Public Comments**

None.

**5. Public Hearing on the City of Waxahachie proposed Budget for fiscal year 2025-2026 and vote to set the date, time, and place for adoption**

The Item was presented by Senior Director of Finance Chad Tustison. This agenda item is a public hearing of an ordinance to consider the City's proposed Budget for Fiscal Year 2025-2026, which begins October 1, 2025. Texas Local Government Code 102.007 requires that the City Council take action at the conclusion of the public hearing setting the date, time, and place for adoption.

Mayor Wallace opened the Public Hearing at approximately 5:34 p.m.

There being no others to speak for or against the City of Waxahachie proposed budget for fiscal year 2025-2026, Mayor Wallace closed the Public Hearing at approximately 5:34 p.m.

**Action:**

*Travis Smith moved to consider and hold a record vote on the adoption of the Fiscal Year 2025-2026 budget at the next regular scheduled City Council Meeting on September 15, 2025 at 7:00 PM at the Waxahachie Civic Center. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**6. Consider proposed Resolution granting conditional consent to the creation of the**

(6b)

**Waxahachie Municipal Management District No. 1 and the inclusion of +/- 3,169.5531 acres of land into said district**

The Item was presented by Steve Robinson, legal counsel to Minto. He requested approval of the conditional consent resolution to move forward with the proposed development. He explained that while conditional consent for the MMD is currently required to advance the project, the Zoning and Development Agreement still need to be finalized with staff and presented to Council for approval.

**RESOLUTION NO. 1386**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, GRANTING CONDITIONAL CONSENT TO THE CREATION OF THE WAXAHACHIE MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND THE INCLUSION OF +/- 3,169.5531 ACRES OF LAND INTO SAID DISTRICT; MAKING FINDINGS RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Action:**

*Tres Atkins moved to approve a Resolution granting conditional consent to the creation of the Waxahachie Municipal Management District No. 1 and the inclusion of +/- 3,169.5531 acres of land into said district. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**7. Comments by Mayor, City Council, City Attorney and City Manager**

The Interim City Manager thanked staff for their hard work and dedication in preparing this fiscal year's budget. Mayor Wallace echoed his appreciation.

**8. Adjourn**

There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary



Date submitted

**Applicant Information**

Applicant name: John Zabojsnik

Are you representing the host organization? Yes  No

Will you be the on-site point of contact during the event? Yes  No

Phone: \_\_\_\_\_ Cell: same

Email: \_\_\_\_\_

Mailing address: 304 N. College St. Waxahachie, TX 75165

Host organization name: Ardent Fitness and Racquet and Jog and

Alternate contact that will be on-site during the event. Texas Cryoworks

On-site contact name: Emilie Towns Cell: \_\_\_\_\_

**About the Event**

Event name: Hachie Hustle (11/1/2025)

Location: Railpark Downtown Waxahachie

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: 400

Description of event: 5K and 10K running races with handouts and fun side tents provided by the host companies

**How many times has this event been hosted before?**

1<sup>st</sup> time  2 - 4 times  5 or more times  Location: \_\_\_\_\_

**Choose the best description of the event:**

- |  |   |
|--|---|
| <input type="checkbox"/> Festival              | <input type="checkbox"/> Birthday Party / Picnic    |
| <input type="checkbox"/> Movie Screening       | <input type="checkbox"/> Charitable / Fundraising   |
| <input type="checkbox"/> Parade                | <input type="checkbox"/> Community / Neighborhood   |
| <input type="checkbox"/> Private Event         | <input type="checkbox"/> Concert / Live Performance |
| <input checked="" type="checkbox"/> Run / Walk | <input type="checkbox"/> Other: _____               |



**Event activities include (check all that apply):**

- Amusement rides / Inflatables
- Food – sampled, served, or sold
- Animals / Petting Zoo
- Products / Services – given away, sampled, or sold
- Announcement / Speeches
- Live music
- Information / Literature Distribution
- Street closure
- DJ / Recorded Music
- Other:

**The event is:**

- Private
- Free & open to the general public
- Entry by participation or registration fee
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

*Cost is \$25 per runner*

**Event timeline:**

	Date(s)	Start Time:	End Time:
Event Date	<i>11/1/2025</i>	<i>8:00 am</i>	<i>10:00 am</i>
Event Set-up	<i>11/1/2025</i>	<i>5:00 am</i>	<i>7:00 am</i>
Event Breakdown	<i>11/1/2025</i>	<i>10:00 am</i>	<i>11:00 am</i>

**Run / Walk:**

Please provide the start time for each distance (if applicable)

\_\_\_\_\_ 1 mile *8 am* 5K *8:10 am* <sup>*10K*</sup> Other distance

Please indicate your expected attendance: \_\_\_\_\_

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

*Provide route on attached site map.*



**Food / Beverage:**

Will the event offer food/beverages? Yes  No

Will event require any food preparation on-site? Yes  No

Will alcohol be served/sold? Yes  No

[Sample Downtown Event/Festival Boundary Map](#)

[Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events](#)

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

**Police / Security Services:**

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: 0 Date(s) & time(s): \_\_\_\_\_

Volunteers How many: 25 provided by us. Date(s) & time(s): 11/1/25 5am to 11am

Private security How many: 0 Date(s) & time(s): \_\_\_\_\_

Company name: \_\_\_\_\_

Contact name and number: \_\_\_\_\_

Off duty police How many: — Date(s) & time(s): —

Have you made arrangements with the police? Yes  No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: \_\_\_\_\_ Phone number: \_\_\_\_\_

**Street Closures:**

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes  No

If yes, please list all streets, intersections, and parking lots that apply: Parking next to City

Hall downtown end on Rogers by the walking bridge (No street closures)

Street closings to begin on date: none Start time: none End time: none

Will any businesses be impacted by the proposed road closure? Yes  No

**Traffic Safety Equipment:**

Does your event require traffic cones or barricades? Yes  No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones NO How many: \_\_\_\_\_ Barricades How many: \_\_\_\_\_

Other: We would like to use 4 City Signs that say Runners Ahead

Where should equipment be dropped off & picked up? At Texas Cryoworks

(6c)



City of Waxahachie  
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date: 11/1/25 Time: 7am

When will the traffic equipment be removed?

Date: 11/1/25 Time: 10am

Are you requesting the use of City traffic equipment?

Yes

No

**Availability is not guaranteed**

**Streets cannot be blocked without prior approval.**

**Temporary Tents & Structures:**

Will the event have a tent(s) larger than 10' x 20'?

Yes

No

List the # of tents & sizes: Small 8x8 tents - approx 8 of them.

**Indicate locations on attached required site map.**

**Electrical Services:**

How will electrical services be supplied?

Generator

Franchise Utilities

Both

List contractor / supplier:

personally owned

Explain services in detail:

Just to operate music for few hours

**Insurance**

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

**Hold Harmless Clause**

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state of local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

[Signature]  
Signature

8-29-25  
Date

**Contract Agreement**

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

[Signature]  
Signature

8-29-25  
Date

(lec)

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

We could move the race start/finish to the basketball court to avoid traffic if desired.

## HACHIE HUSTLE

**6.05 mi**

Distance

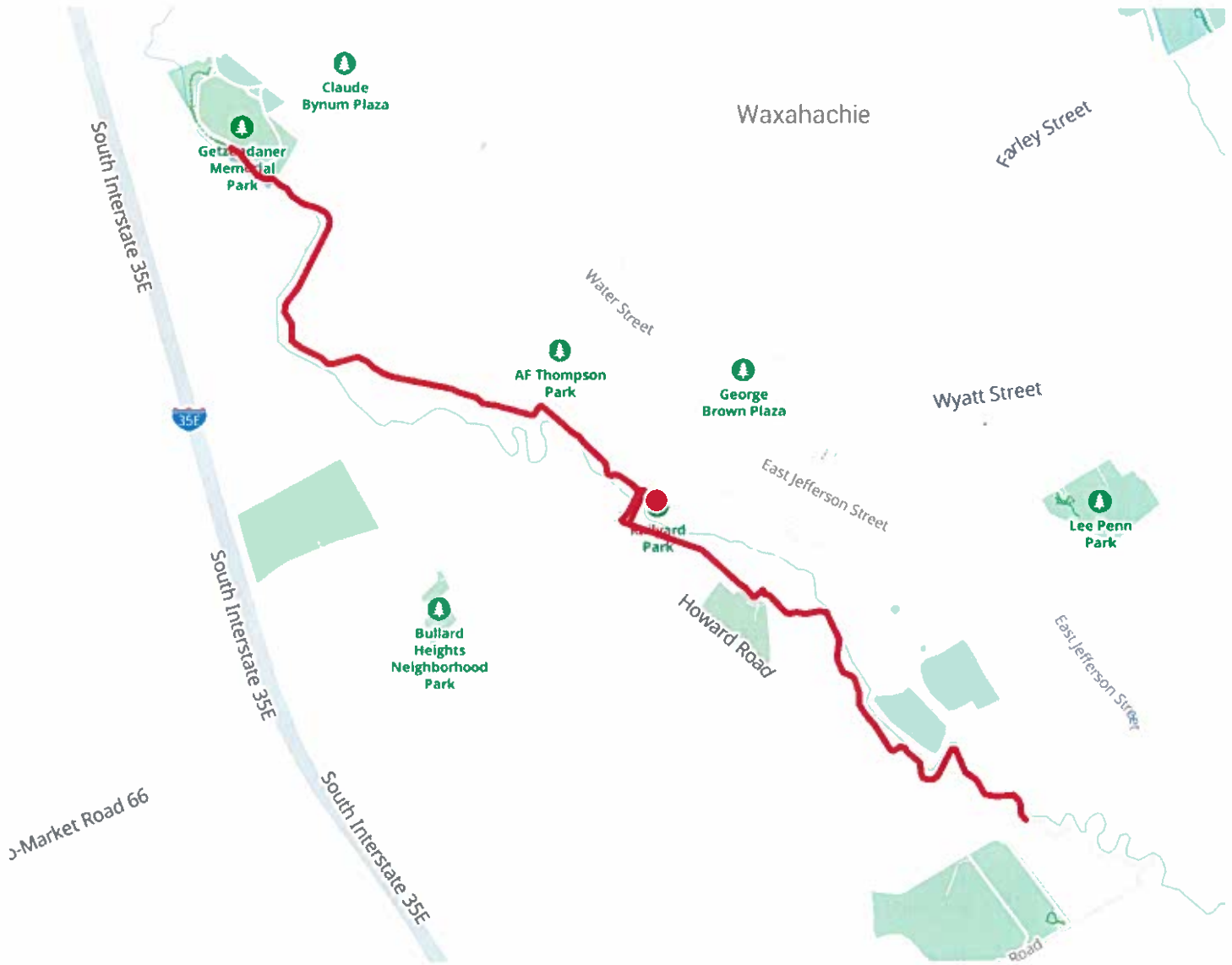
**101 ft**

Elevation Gain

**Run**

Activity Type

### Notes



**DISTANCE (MI)      DIRECTION**

6.05                  Destination

# Planning & Zoning Department (led)

## Petition for ETJ Release

Case: ETJ-PTN-125-2025



### MEETING DATE(S)

City Council:

September 15, 2025

### CAPTION

**Consider** proposed Ordinance approving a request by Bryan Petrich and Samantha Petrich, for a **Petition for ETJ Release** for approximately 10.2190 acres, located at 1651 FM 876 (Property ID 238140) – Owners: Bryan Petrich and Samantha Petrich (ETJ-PTN-125-2025)

### RECOMMENDED MOTION

*"I move to approve ETJ-PTN-125-2025, a request by Bryan and Samantha Petrich, for a Petition for ETJ Release for approximately 10.2190 acres, located at 1651 FM 876, authorizing the Mayor to sign the associated documents accordingly."*

### APPLICANT REQUEST

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

### CASE INFORMATION

**Applicants:** Bryan Petrich and Samantha Petrich

**Property Owner(s):** Bryan Petrich and Samantha Petrich

**Site Acreage:** 10.2190 acres

**Number of Lots:** 1 lots

**Number of Dwelling Units:** 1 unit

### SUBJECT PROPERTY

**General Location:** 1651 FM 876

**Parcel ID Number(s):** 238140

**Current Zoning:** ETJ

**Existing Use:** Residential

**Platting History:** The subject property is platted as part of lot 14 block 1 in Phase one of the Plattner Farm subdivision.

**CCN Service Area:** Buena Vista-Bethel WSC

(led)

**Site Aerial:**



**PLANNING ANALYSIS**

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

**RECOMMENDATION**

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

**ATTACHED EXHIBITS**

1. ETJ Petition Map for September 15, 2025 City Council Meeting
2. Proposed Ordinance
3. Legal Description (Exhibit A)
4. Location Map (Exhibit B)

**STAFF CONTACT INFORMATION**

*Prepared by:*

David Jones

Planner

[david.jones@waxahachie.com](mailto:david.jones@waxahachie.com)

*Reviewed by:*

Zack King, AICP

Planning Manager

[zking@waxahachie.com](mailto:zking@waxahachie.com)

(led)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 10.2190 ACRE TRACT OF LAND, LOCATED AT 1651 FM 876, KNOWN AS PROPERTY ID 238140, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

**WHEREAS**, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("ETJ"); and

**WHEREAS**, City staff has determined that the submitted petition, case number ETJ-PTN-125-2025, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

**NOW, THEREFORE**, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

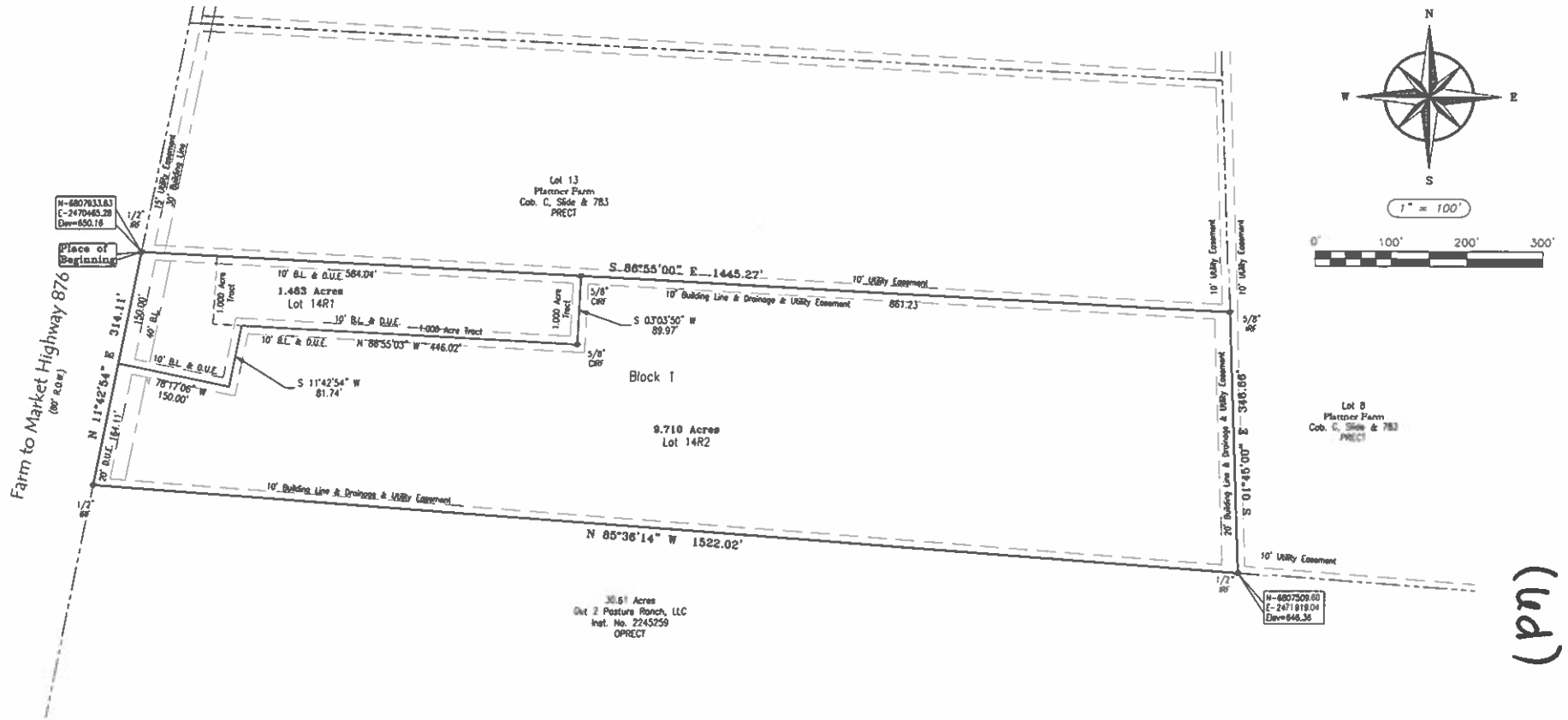
**PASSED, APPROVED AND ADOPTED** on this 15<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

# EXHIBIT A- Legal Description



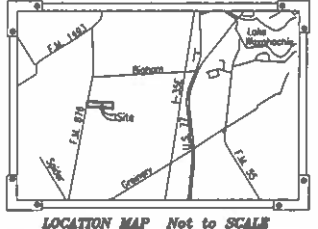
Farm to Market Highway 876  
 (see road)

N-880733.83  
 E-2478463.28  
 Elev=650.18

N-885269.00  
 E-2471818.04  
 Elev=646.36

(ud)

LEGEND	
—	Property Corner
—	Iron Bolt Easement
—	Wood
—	Block and Step
—	Centerline
—	Building Line
—	Utility & Utility Easement
—	As shown
—	Official Public Records Ellis County, Texas
5/8"	5/8" Iron rod found with cap marked "2082"
1/2"	1/2" Iron rod set with cap marked "WLSC RPLS 9-23-11"



Owner: Bryan & Samantha Petrich  
 1651 F.M. 876  
 Wazachoe, Texas 75167  
 Contact: Samantha Petrich (214) 796-3137

Owner: Bobby Williams, II & Kayla Williams  
 1647 F.M. 876  
 Wazachoe, Texas 75167  
 Contact: Taylor Young (214) 796-3137

Surveyor: Walker Land Surveying Company  
 P.O. Box 2911  
 Wazachoe, Texas 75168  
 Contact: Shovna Walker, RPLS (214) 317-0378

Notes

1. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Texas, Map# 4813600330 in Zone X (Unshaded), dated October 18, 2021.
2. Basis of Bearings: GPS Observation, Texas Coordinate System, North Central Zone 4202.

REPLAT  
**Plattner Farm**  
**Lots 14R1 and 14R2, Block 1**  
 11.173 Acres  
 Being A Replat of Lot 14, Block 1 of  
 Plattner Farm, Phase I, according to the plat recorded in  
 Cabinet C, Slides 782 & 783 of the Plat Records of Ellis County, Texas  
 Zoning: ETJ 2 Residential Lots  
 Case No. SUB-XX-2025 Prepared: April, 2025

# EXHIBIT B-Location Map



(67)

(lee)



## Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Resolution Authorizing Execution of Agreements for Routine Airport Maintenance Program (RAMP) Grant

---

**Motion:** "I move to approve the Resolution authorizing the Interim City Manager to execute all necessary agreements with the Texas Department of Transportation for the Routine Airport Maintenance Program (RAMP) Grant."

**Item Description:** Consider approval of a Resolution authorizing execution of agreements with the Texas Department of Transportation (TxDOT) to accept and administer funding through the Routine Airport Maintenance Program (RAMP) Grant at Mid-Way Regional Airport.

**Item Summary:** The Mid-Way Regional Airport participates in the Routine Airport Maintenance Program (RAMP) through TxDOT. This 90/10 matching grant provides funding for eligible maintenance activities at Mid-Way Regional Airport including groundskeeping, runway and taxiway repairs, lighting, drainage, weather station upkeep, hangar/building maintenance, and fuel island equipment. The grant provides up to \$100,000 in total funding, with 90% reimbursed by TxDOT and 10% covered by the Airport.

The attached Resolution authorizes the City Manager to execute all required grant documents and agreements with TxDOT in support of the RAMP grant.

**Fiscal Impact:** This is a 90/10 matching grant program. The maximum available grant amount is \$100,000, of which the Airport will be responsible for up to \$10,000. Funds for the local match will be drawn from the approved Airport budget.

(ue)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR GRANT FUNDS FOR THE ROUTINE AIRPORT MAINTENANCE PROGRAM; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Routine Airport Maintenance Program (RAMP) grant is a 90/10 match from the Texas Department of Transportation that is received annually to help with the grounds, building and weather station maintenance; and

**WHEREAS**, the available funds are up to \$100,000.00 and all airside maintenance needs and items directly relating to the travel of aircraft come first which include runway/taxiway lighting, pavements, drainage, and the weather station; and

**WHEREAS**, other items covered under the grant include hangar/building maintenance, as well as self-service fuel island repairs; and

**WHEREAS**, all work that is eligible under the RAMP grant shall be accomplished by August 31, 2026, unless otherwise approved by the State;

**NOW THEREFORE, BE IT RESOLVED BY AND THE CITY OF WAXAHACHIE, TEXAS THAT:**

**SECTION ONE.** The City Council hereby authorizes the City Manager to negotiate an agreement with the Texas Department of Transportation accepting a Routine Airport Maintenance Program Grant in the amount of \$100,000.00 to help with the Airport’s grounds, building, and weather station maintenance.

**SECTION TWO.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

**APPROVED:**

\_\_\_\_\_  
Billie Wallace, Mayor, City of Waxahachie

**ATTEST:**

\_\_\_\_\_  
Amber Villarreal, City Secretary, City of Waxahachie



## Memorandum

To: Honorable Mayor and City Council  
From: Dustin Deel, Senior Director of Administrative Services  
Thru: Ricky Boyd, Interim City Manager *TUB*  
Date: September 15, 2025  
Re: Consider Contract for Fiber Network Extension to City Garage

---

**Motion:** "I move to award a contract with Capco Communications, Inc. in the amount of \$155,953.33 for the fiber installation project at the City Garage and authorize the Interim City Manager to execute all necessary documents."

**Item Description:** Consider awarding a contract to Capco Communications, Inc. for the installation of fiber at the City Garage, connecting Fleet Services to the City's existing fiber network.

**Item Summary:** This project is a continuation of the fiber expansion initiative that is budgeted each year and will connect the City Garage and Fleet Services department to the City's internal fiber network, improving network redundancy, reliability, and bandwidth for essential operations. The installation will bring the facility in line with other City buildings already utilizing the municipal fiber backbone for secure and high-speed communication.

The contract is awarded through cooperative purchasing via the Frisco Independent School District Contract #RFP 866-2025-05-30, in accordance with the City's purchasing policies.

**Fiscal Impact:** The contract amount with Capco Communications, Inc. is \$155,953.33 and is an approved project in the approved budget. Funds are budgeted in the FY 2025 Capital Projects Fund to cover the cost of this work.

(69)



## Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, Interim City Manager RB

Date: September 15, 2025

Re: Consider Proposed Ordinance Repealing Annual Fee for Alcoholic Beverage Sales

---

**Recommended Motion:** "I move to approve an ordinance repealing annual fee for alcoholic beverages sales as presented."

**Item Description:** Consider proposed ordinance repealing annual fee for alcoholic beverages sales.

**Item Summary:** This ordinance repeals the annual fee previously required under Subpart (2) of Section 4-3, "*Alcoholic Beverage Sales*," of the City of Waxahachie Code of Ordinances. The repeal is necessary to comply with Senate Bill 1008, enacted by the 89th Texas Legislature, which prohibits municipalities from charging annual fees based on those imposed by the Texas Alcoholic Beverage Commission (TABC).

(69)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REPEALING THE ANNUAL FEE REFERENCED IN SUBPART (2) OF SECTION 4-3, "ALCOHOLIC BEVERAGE SALES," OF CHAPTER 4, "ALCOHOLIC BEVERAGES," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Waxahachie, Texas ("City"), is a home-rule municipality under the laws of the State of Texas and is duly incorporated; and

**WHEREAS**, in Senate Bill 1008, approved by the 89th Regular Session of the Texas Legislature, the Legislature specifically determined that annual fees premised upon those fees imposed by the Texas Alcoholic Beverage Commission and referenced in Subpart (2) of Section 4-3, "Alcoholic Beverage Sales," of the City's Code of Ordinances may no longer be imposed, and the City is hereby repealing said annual fee to be in compliance with Senate Bill 1008: and

**WHEREAS**, the City Council has determined that the amendments are in the best interest of the health, safety, and welfare of the citizens of the City of Waxahachie.

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

**SECTION 1**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**

From and after the effective date of this Ordinance, the "Annual Fee" referenced in Subpart (2) of Section 4-3, "Alcoholic Beverage Sales," of the City's Code of Ordinances is hereby repealed in its entirety.

**SECTION 3**

This Ordinance shall be cumulative of all other ordinances of the City of Waxahachie and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 4**

(69)

If any section, chapter, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5**

A public emergency is found to exist which affects the health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought into conformity with state law and therefore, this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

**DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Billie Wallace, Mayor

**ATTEST:**

\_\_\_\_\_  
Amber Villarreal, City Secretary

(7)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager RB

Date: September 15, 2025

Re: Public Hearing on the Proposed Tax Rate for Fiscal Year 2025-2026

---

**Item Summary:** As part of the annual budget process, Chapter 26 of the Property Tax Code requires taxing units to comply with truth-in-taxation laws in adopting their tax rates. This item meets the requirement for the City Council to hold a public hearing on the proposed tax rate necessary to fund the Fiscal Year (FY) 2026 Annual Budget. The adoption of the tax rate will be considered following the public hearing.

**Item Description:** The FY 2025-2026 Proposed Budget includes a tax rate of \$0.61000 per \$100 valuation, which is unchanged from the current rate. This rate provides funding for operating costs to keep pace with growth and to fund and plan for capital needs throughout the City. Of this amount, a rate of \$0.383857 is for Operations and Maintenance (including the Sims Library rate) and \$0.226143 is for Interest and Sinking. The proposed rate exceeds the no-new-revenue rate of \$0.575843 and does not exceed the voter-approval tax rate of \$0.610326.

The current FY 2025 Adopted Budget and FY 2026 Proposed Budget can be found at the following website address:

<https://www.waxahachie.com/departments/finance/index.php>

(7)

The following provides a breakdown of the Proposed Fiscal Year 2026 ad valorem tax rate.

	<b>FY 2026</b>
FY 2025 Current Property Tax Rate	0.610000
<b>FY 2026 Proposed Tax Rate (No Change)</b>	<b>0.610000</b>
<b>FY 2026 Proposed Tax Rate</b>	<b>0.610000</b>
<i>Interest &amp; Sinking (I&amp;S) Rate</i>	<i>0.226143</i>
<i>Maintenance &amp; Operations (M&amp;O) Rate</i>	<i>0.383857</i>
<i>General Services</i>	<i>0.364457</i>
<i>Sims Library</i>	<i>0.019400</i>
Total No New Revenue Rate	0.575843
M&O No New Revenue Rate	0.365045
Voter Approval Rate (M&O Voter Approval Rate plus I&S Rate)	0.610326
<i>M&amp;O Voter Approval Rate (3.5% above M&amp;O No New Rev Rate)</i>	<i>0.384183</i>
<i>I&amp;S Rate</i>	<i>0.226143</i>

(8)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Ordinance Approving Revised Budget Figures For Fiscal Year 2024-2025 And Adopting The Budget For Fiscal Year 2025-2026

---

**Motion:** "I move to approve revised budget figures for Fiscal Year 2024-2025 and adopt the budget for Fiscal Year 2025-2026 as presented."

**Item Summary:** This agenda item is for the City Council to consider the approval of revised budget figures for Fiscal Year 2024-2025 and the proposed budget for Fiscal year 2025-2026. The proposed budget represents the City's funding plan for the next fiscal year, beginning October 1.

**Item Description:** The development of the annual budget is a comprehensive effort that involves input from the Mayor and City Council, and all City departments. This process begins early in the calendar year as city staff begins reviewing the current budget, revenue and expenditure trends, and preparing budget proposals.

On April 15, staff held a work session with the City Council on the preliminary Capital Improvement and Debt Management Plan to discuss upcoming capital projects and funding options, including the issuance of bonds.

On July 7, a second budget work session was held to provide City Council an overview of the draft budget, including all major funds, proposed operating and capital plans, major revenue sources, as well as an opportunity to discuss the proposed tax rate.

(8)

On August 4, staff and City Council held a third work session to discuss potential changes to the draft budget presented at the July 7 work session.

A public hearing was held on the proposed budget on September 8. The current FY 2025 Adopted Budget and FY 2026 Proposed Budget can be found at the following website address:

<https://www.waxahachie.com/departments/finance/index.php>

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING REVISED BUDGET FIGURES FOR FISCAL YEAR 2024-2025, FUNDS APPROPRIATED FOR STREET MAINTENANCE AND PROFESSIONAL SERVICES WILL BE USED FOR THAT PURPOSE, EITHER BY ENCUMBRANCE OR BY TRANSFER TO CAPITAL PROJECT FUND FOR STREETS; APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND TERMINATING SEPTEMBER 30, 2026, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager of the City of Waxahachie, Texas (hereinafter referred to as the “City”) has caused to be filed with the City Secretary a budget to cover all proposed expenditures of the government of the City for the fiscal year beginning October 1, 2025, and ending September 30, 2026, (hereinafter referred to as the “Budget”); and

**WHEREAS**, public notice of the public hearing on the proposed annual budget, stating the date, time, place and subject matter of said public hearing, was given as required by the Charter of the City of Waxahachie and the laws of the State of Texas; and

**WHEREAS**, such public hearing was held on September 8, 2025, prior approval of such date being hereby ratified and confirmed by the City Council, and all those wishing to speak on the Budget were heard; and

**WHEREAS**, the City Council has reviewed the Budget and listened to the comments of the residents at the public hearing therefore and has determined that the Budget attached hereto is in the best interest of the City.

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

**Section 1.** That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

**Section 2.** That the revised budget figures, prepared and submitted by the Interim City Manager for the 2024-2025 budget, be, and the same are hereby, in all things, approved and appropriated, and any necessary transfers between accounts and departments are hereby authorized, approved, and appropriated.

**Section 3.** That the Budget attached hereto and incorporated herein for all purposes is adopted for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases and other expenditures as proposed in the Budget.

**Section 4.** That the Interim City Manager shall file or cause to be filed a true and correct copy of the approved Budget, along with this ordinance, with the City Secretary and in the office of the County Clerk of Ellis County, Texas, as required by State Law.

**Section 5.** That the distribution and division of the above-named appropriations are made at the departmental level in all budgeted funds for the payment of operating expenses and capital outlay as set out in the municipal budget.

**Section 6.** That at any time during the fiscal year, the Interim City Manager or City Manager may transfer part or all of any unencumbered appropriation balance among or between general classifications within a department. The Interim City Manager or City Manager may not authorize transfer of part of all of any unencumbered appropriation balance among or between departments or funds of the City. The Interim City Manager or City Manager may recommend such transfer to the City Council. The City Council may, at the recommendation of the Interim City Manager or City Manager or on its own volition, transfer part or all of any unencumbered appropriation balance from one department or fund to another department or fund by resolution.

**Section 7.** That any and all ordinances, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of conflict herewith.

**Section 8.** That if any section, article, paragraph, sentence, clause, phrase or word in the Ordinance, or application thereto in any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction such holding shall not affect the validity of the remaining portions of the Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**Section 9.** That the necessity of adopting and approving a proposed budget for the next fiscal year as required by the laws of the State of Texas requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

PASSED, APPROVED AND ADOPTED on this the 15<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

**CITY OF WAXAHACHIE  
EXPENDITURES BY DEPARTMENT**

	<b>BUDGET FY 2025</b>	<b>ESTIMATE FY 2025</b>	<b>PROPOSED FY 2026</b>
<b>GENERAL FUND</b>			
Police	19,139,869	18,751,721	20,918,201
Fire	16,748,972	16,502,812	19,280,283
Streets	7,042,718	6,736,750	7,987,561
Parks and Recreation	5,886,542	5,918,420	3,950,885
Public Works	2,452,300	2,295,113	2,672,161
Finance	2,211,335	1,965,002	2,059,497
Administration	1,221,056	1,803,711	1,904,733
Building Services	1,671,650	1,497,797	1,792,469
Sims Library	1,389,870	1,388,119	1,512,386
IT	1,729,558	1,367,490	1,307,410
General Items	1,035,120	603,962	1,224,772
Planning	1,068,792	1,059,469	1,194,623
Human Resources	1,243,449	985,549	1,162,402
Senior Citizens Center	951,552	953,754	1,034,675
Emergency Management	727,285	712,921	776,804
Community Services	594,553	487,991	725,074
Animal Control	602,347	554,214	672,704
Economic Development	1,728,619	935,068	631,620
Municipal Court	532,137	580,604	631,232
Facility Maintenance	569,932	446,339	597,697
Central Garage	557,224	470,884	592,435
Communications & Marketing	365,890	372,390	575,423
City Secretary	463,850	416,275	479,902
Downtown Development	430,367	430,906	364,456
City Attorney	300,000	300,000	300,000
City Marshal	275,309	279,696	283,550
Railyard Park	121,612	128,696	179,864
Penn Park Pool	165,487	181,319	171,495
Optimist Pool	61,812	60,790	61,100
Chautauqua Auditorium	31,025	32,601	25,316
Rodeo	9,605	11,014	11,124
Total Expenditures	71,329,837	68,231,377	75,081,854
<b>WCDC FUND</b>			
Non-Departmental	4,109,387	4,102,527	2,145,270
Civic Center	1,798,489	1,778,893	2,208,255
Sports Complex	2,775,691	2,837,311	2,877,263
Community Beautification	657,265	661,234	703,541
Total Expenditures	9,340,832	9,379,965	7,934,329
<b>HOTEL OCCUPANCY TAX FUND</b>			
Convention & Visitors Bureau	824,229	821,108	848,592
Non-Departmental	321,088	308,000	319,500
Total Expenditures	1,145,317	1,129,108	1,168,092

**CITY OF WAXAHACHIE  
EXPENDITURES BY DEPARTMENT (CONT)**

	<b>BUDGET FY 2025</b>	<b>ESTIMATE FY 2025</b>	<b>PROPOSED FY 2026</b>
<b>GENERAL DEBT SERVICE</b>			
Non-Departmental	16,247,216	16,255,503	18,396,054
Total Expenditures	16,247,216	16,255,503	18,396,054
<b>WCDC DEBT SERVICE</b>			
Non-Departmental	1,737,846	1,737,834	1,744,531
Total Expenditures	1,737,846	1,737,834	1,744,531
<b>CEMETERY FUND</b>			
Cemetery Operations	545,918	559,817	449,579
Total Expenditures	545,918	559,817	449,579
<b>WATER FUND</b>			
Water Utility Administration	809,550	763,500	1,047,233
Meters	1,336,904	1,328,858	1,363,537
Water Production	8,685,830	8,498,051	7,957,172
Water Distribution	2,004,999	1,991,249	2,511,607
Utility Billing - Water	687,395	910,736	965,178
Water Non-Departmental	10,061,280	10,899,794	12,163,937
Total Expenditures	23,585,958	24,392,188	26,008,664
<b>WASTEWATER FUND</b>			
Wastewater Administration	767,758	712,159	930,091
Wastewater Collection	2,302,350	2,264,451	2,725,836
Wastewater Treatment	5,223,661	5,146,473	5,909,728
Utility Billing - Wastewater	710,710	756,248	796,414
Wastewater Non-Departmental	7,034,037	7,072,767	7,671,337
Total Expenditures	16,038,516	15,952,098	18,033,406
<b>SOKOLL FUND</b>			
Sokoll Operations	5,134,696	5,152,756	3,804,967
Non-Departmental	3,603,680	3,611,221	3,627,690
Total Expenditures	8,738,376	8,763,977	7,432,657
<b>MIDWAY AIRPORT FUND</b>			
Airport Operations	1,094,888	1,133,146	795,260
Total Expenditures	1,094,888	1,133,146	795,260
<b>REFUSE SERVICES FUND</b>			
Tipping Services	1,425,800	1,409,500	1,504,500
Convenience Station	532,489	533,017	796,035
Non-Departmental	303,500	303,500	302,700
Total Expenditures	2,261,789	2,246,017	2,603,235

(9)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Ordinance Setting Water And Wastewater Rates And Fees And Setting An Effective Date Of October 1, 2025

---

**Motion:** "I move to approve an ordinance setting water and wastewater rates and fees and setting an effective date of October 1, 2025."

**Item Summary:** This item is for the City Council to approve the water and wastewater rates and fees included as part of the Proposed Budget for Fiscal Year 2025-2026.

**Item Description:** The Water and Wastewater Funds provide for the administration, operation and maintenance of all City water services including distribution, wastewater collection, water and wastewater treatment activities, meter management, and billing services. Revenue to support these operations is generated primarily through water and sewer usage rates, as outlined in City ordinance.

As part of the budget process, city staff recommends that City Council vote to affirm these rates annually and amend rates and fees when necessary. The FY 2026 Budget includes an increase of 4% in water and wastewater rates, fees, and charges to keep up with growth, address inflationary cost escalations, and preparation for future capital projects. Additionally, the ordinance includes changes to various utility fees to recover the costs of service, eliminate fees for services no longer provided, and clarify certain language in the ordinance.

(a)

The proposed ordinance includes the Sokoll rate fee of 1.60 per 1,000 gallons. Updated annually, this rate is charged to the City and Rocket SUD to recover each entity's proportional cost to operate and maintain the Sokoll Water plant.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE SETTING WATER AND WASTEWATER FEES, BY AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES, CITY OF WAXAHACHIE, AND SETTING AN EFFECTIVE DATE OF OCTOBER 1, 2025 AND DECLARING AN EMERGENCY.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE TEXAS:

That Section 33 of the Code of Ordinances, City of Waxahachie, is hereby amended to read as follows:

**SECTION 33-33. Deposits required.**

**Residential:** A deposit of one hundred dollars (\$100.00) is required for regular residential service. The billing department may adjust the amount of deposit based on payment history.

**Residential New Construction:** A deposit of one hundred seventy-three dollars (\$173.00) is required for each new construction residential account.

**Apartments, Commercial, and Industrial:** The billing department may require higher amounts; however, deposits are generally based on meter size as follows:

up to 1" water meter	\$270.00
1 ½" water meter	\$406.00
2" water meter	\$675.00
3" water meter	\$1,348.00
4" water meter	\$2,695.00
6" water meter	\$4,041.00
8" water meter	\$8,083.00
10" water meter or larger	\$13,470.00
Fire Hydrant meter with RPZ *	\$2,439.00

\*Customer will be responsible for the cost of any damages incurred while meter is in their possession.

No interest shall be paid on deposits. No deposit is required for other government entities. The billing department may waive the deposit for separate irrigation meters.

That Section 33-36 of the Code of Ordinances, City of Waxahachie is hereby amended to read as follows:

SECTION 33-36. Water and Wastewater Rates.

(A) Water inside city: From and after the effective date of this ordinance, uniform monthly water rates which shall prevail to all City of Waxahachie water customers are:

MONTHLY WATER RATES:

(1) Minimum water bill for the first fifteen hundred (1,500) gallons of usage (all accounts):

up to 1" water meter	\$22.39
1 1/2" water meter	\$49.99
2" water meter	\$73.37
3" water meter	\$142.66
4" water meter	\$295.15
6" water meter	\$573.98
8" water meter	\$993.04
10" water meter or larger	\$1,552.50
Fire Hydrant meter	\$245.77

(2) The amount shown for the first fifteen hundred gallons of consumption in the above schedule shall constitute a minimum bill for each customer. Billing shall be made in hundreds of gallons. Irrigation meters using less than 200 gallons per month will not be charged.

(3) Residential and sprinkler system meters will be subject to the following rates:

1,501 - 10,000	\$5.90
10,001 - 20,000	\$6.84
20,001 - 30,000	\$7.74
30,001 - 40,000	\$8.58
40,001 & above	\$9.72

Non-irrigation apartment meters, and commercial/industrial meters will be charged at a rate of \$5.90 per thousand gallons for all monthly usage above 1,500 gallons.

(B) Wastewater inside city: From and after the effective date of this ordinance, sewer charges to apply to each dwelling unit for all single family and duplex residential connections all mobile home parks or apartment complexes, and all commercial and industrial customers shall be as follows:

(9)

Monthly Wastewater Rates

Water Usage	Apartments, Mobile Home, Single-Family and Duplex Residence (Per Dwelling Unit)
First 1,500 gallons	\$29.67 (minimum charge)
Over 1,500 to 11,000 gallons	\$5.23 per 1,000 gallons
All over 11,000 gallons, maximum billing per dwelling	\$79.37

When there is a single billing for more than one (1) residence, each unit is to receive a one thousand five hundred-gallon credit before additional charges are made, not to exceed eleven thousand (11,000) gallons per unit.

Water Usage	Commercial	Industrial	Industrial Cost Recovery Per 1,000 Gallons
First 1,500 gallons	\$29.67 (minimum charge)	\$29.67 (minimum charge)	\$0.25 (minimum charge)
All usage over 1,500 gallons	\$5.23 per 1,000 gallons	\$5.23 per 1,000 gallons	\$0.25 per 1,000 gallons

That Section 33-40 of the Code of Ordinances, City of Waxahachie is hereby amended to read as follows:

SECTION 33-40. Late charges; service restored upon payment of bill; fee for returned checks; fee for replacement of cut-off valve; fire hydrant meter set fee; broken curb stop fee; cut lock fee; reread meter service charge; tampering penalty.

(a) Late Fee. Payment for utility service shall be due fourteen (14) days after the billing date. Any account with a balance due fourteen (14) days after the bill date shall be assessed a penalty of \$10.00. If such date falls on the weekend or legal holiday, then payment is due the next business day.

(b) Disconnection for Nonpayment: Any account with a balance due greater than \$146.00, twenty-one (21) days after the billing date shall have all services subject to disconnection. The past due amount and any applicable fees including a cutoff fee of \$47.00 must be paid prior to reconnection of services. A deposit also may be required prior to reconnection.

(c) Return Connection Fee: Customers are encouraged but not required to be present (or have a representative present) anytime service is reestablished (This is recommended in order to prevent flooding and water damage that could result from interior faucets being left in the "on" position, hanging toilets floats, leaks and other conditions that could arise subsequent to the disconnection.) In the event the customer or a designated representative (a) cannot be located on-site when the service is reconnected and (b) the meter registers usage after the service has been reestablished and thus presents the risk of water damage, the service will be turned back off and the customer will be notified of the problem and asked to reschedule the reconnection. Subsequent trips to reestablish service will be subject to a Return Reconnection Fee of \$47.00 each if performed during working hours. This fee is applicable when service has been disconnected for nonpayment; when

(9)

service to a new account is established or when service has been disconnected at the request of the customer.

(d) Return Check/Chargeback Fee. In the event a payment is returned for any service or good provided by the City, a \$40.00 fee will be charged. Any disputed debit/credit card transaction will be subject to a \$15.00 fee. Returned check/chargeback is considered payment not received and services will be subject to disconnection.

(e) Replacement of Cut-off Valve. In the event a customer has damaged a cut-off valve or curb stop to the point the valve must be replaced, then, the customer shall be billed a \$146.00 replacement fee, plus the actual cost of materials to replace the damaged item. In the event a customer has broken a cut-off valve for the purpose of removing a lock, an additional tampering penalty of \$173.00 (see "(k)" below) must be paid before service is restored.

(f) Fire hydrant meter set fee: \$44.00

(g) Meter Box Replacement Fee: \$142.00 plus actual materials cost

(h) Cut lock fee: \$173.00

(i) Reread meter service charge: \$21.00

(j) After hours connection fee: \$84.00

(k) Tampering penalty: \$173.00

(l) New account fee: \$21.00

(m) Sokoll Rate fee: \$1.60 per 1,000 gallons

(n) Solid Waste fee: \$12.80 (\*excluding sales tax)

SECTION 33-43. Fees for tapping, street cutting and road boring.

(a) Tapping fees shall be amended as follows:

(1) For water:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(2) For sewer:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(3) All meters will be sized in accordance with the director of utilities and/or city building official. This includes all new construction, industrial and commercial; all remodeling of existing structures which may require additional water service; and all irrigation/sprinkler systems.

(4) Meter set fee:

(9)

5/8 x 3/4 inch and larger: Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(b) Street cutting fees shall be as follows:

(1) Asphalt or seal coated street repair:

Thirty-two dollars (\$32.00) per linear foot with a three hundred ten dollar (\$310.00) minimum or actual cost.

(2) Concrete street repair:

Forty-three dollars (\$43.00) per linear foot with a four hundred twenty-five dollar (\$425.00) minimum or actual cost.

(c) Road boring fees:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(d) Fee for water and sewer utility investigations:

Two hundred fifty dollars (\$250) for both water and sewer utility investigation. One hundred twenty-five dollars (\$125) for each.

(e) Industrial pretreatment permits and permit amendment fees:

Two hundred and fifty dollars (\$250.00) per permit year.

(f) Surcharge fees:

Conventional pollutants of BOD, TSS and fats, oils, and grease in excess of 240 mg/l, 270 mg/l, and 20 mg/l respectively in any waste stream discharged to POTW, will be surcharged at the following rates:

BOD: Forty cents (\$0.40) per pound.

TSS: Forty cents (\$0.40) per pound.

Fats, oil, and grease: Forty cents (\$0.40) per pound.

(g) Industrial sampling and resampling fees:

Three Hundred dollars (\$300.00) per event.

(h) Waste Hauler Cleaning Fee:

Twenty-five dollars (\$25.00) per interceptor cleaned

(i) Meter testing fee:

Fifty dollars (\$50.00) plus the cost of the test up front (per test). If the test concludes that the meter is outside of the scope of the current American Water Works Association (AWWA) standards, the fee and the cost of the test will be reimbursed through the citizen's water bill in the form of a credit.

(j) Backflow Passed Test Fee:

Thirty Dollars (\$30.00) per passed test submitted

(k) Industrial Pretreatment Inspection Fee:

Two hundred dollars (\$200.00) per inspection.

(9)

PASSED, APPROVED AND ADOPTED this the 15th day of September, 2025 .

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

(10)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Ordinance Adopting the Tax Rate for Fiscal Year 2025-2026

---

**Motion:** "I move that the property tax rate be increased by the adoption of a tax rate of 61 cents, with an operation and maintenance rate of 38.3857 cents, and an interest and sinking rate of 22.6143 cents, which is effectively a 5.9% percent increase in the tax rate."

*Tax Code 26.05(b) requires the written motion language be used in adopting the tax rate, and a record vote.*

**Item Summary:** This agenda item is for the City Council to consider the proposed Property Tax rate included in the Fiscal Year 2025-2026 Budget. In accordance with the Tax Code, a public hearing on the property tax rate was held earlier in this meeting. The proposed rate of \$0.610000 is above the no-new-revenue rate of \$0.575843 and lower than the voter-approval rate of \$0.610326.

**Item Description:** The increase in the budget provides for continued and additional funding for essential city services such as public safety; street and sidewalk installation and maintenance; park improvements; to keep pace with growth; and continued support of the City's capital improvements program.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE LEVYING FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WAXAHACHIE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR FISCAL YEAR 2026 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE.**

Be it ordained by the City Council of the City of Waxahachie, Texas, that section 30-2 of the Code of Ordinances, City of Waxahachie, is hereby amended to read as follows:

Sec. 30-2. Tax Levy. There is hereby levied and there shall be assessed and collected for the Maintenance and Operation of the municipal government of the City of Waxahachie, Texas, and to meet Interest and Sinking requirements for fiscal year 2026, upon all property, real, personal and mixed within the corporate limits of the City subject to taxation, a total tax of \$0.610000 on each one hundred dollars (\$100.00) of assessed valuation based on 100% of market value of said property, said tax being so levied and apportioned to the specific purpose herein set forth.

- a. For the maintenance and operation of the general government including current expenses and for general improvements of the City and its property, known as the General Fund, \$0.364457 on each one hundred dollars (\$100.00) of assessed valuation of all taxable property, and
- b. For the maintenance and operation of a public library within the City, known as Sims Library, \$0.019400 on each one hundred dollars (\$100.00) of assessed valuation of all taxable property, and
- c. For the purpose of paying interest and principal for the redemption of bonds, warrants, and other long-term obligations heretofore legally issued by the City, known as the Interest and Sinking Fund, \$0.226143 on each one hundred dollars (\$100.00) of assessed valuation of all taxable property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.41 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$12.67.

All Taxes as set out above shall be payable as set out by existing city ordinances and statutes of the State of Texas.

In order to provide for the efficient, usual daily operation of the City by immediately levying the tax rates for the current fiscal year, an emergency is hereby declared to exist and this ordinance shall take effect immediately from and after its passage.

PASSED, APPROVED AND ADOPTED on this the 15<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

(117)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider A Motion To Ratify The Property Tax Revenue Increase  
Reflected In The Fiscal Year 2025-2026 Budget In Accordance With The  
Texas Local Government Code

---

**Motion:** "I move to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 Budget."

**Item Summary:** The Texas Local Government Code requires that "adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget."

**Item Description:** The increase in the budget provides for continued and additional funding for essential city services such as public safety; street and sidewalk installation and maintenance; park improvements; increases in operational costs; and continued support of the City's capital improvements program.

(12)



## Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consideration and adoption of a resolution authorizing defeasance and redemption of certain of the City's outstanding obligations and other related matters

---

**Motion:** "I move to approve a resolution authorizing defeasance and redemption of the City's outstanding obligations and other related matters."

**Item Summary:** As part of the annual budget process, city staff reviews existing debt service capacity and identifies opportunities to defease or retire portions of the City's outstanding debt. A defeasance is a financing tool by which outstanding bond principal is paid off early, thereby removing all obligations of the City for payment of all or a portion of the bonds and associated interest costs.

This action is in line with the City's overall debt management strategy. In addition to reducing the City's overall debt burden, there are other advantages to utilizing a defeasance on existing bonds. Primarily, the early payoff of these bonds will save the City in future interest costs. This also creates additional bonding capacity for future projects outlined in the City's five-year-capital plan and other future funding initiatives.

Staff recommends using up to \$6,000,000 in debt service capacity in the Interest and Sinking Fund to defease a portion of the Series 2014 and 2016 Certificates of Obligation. The attached resolution authorizes the Finance Director, the City's Financial Advisor, and the City's Bond Counsel to take all actions necessary to initiate the transactions.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS  
COUNTY OF ELLIS  
CITY OF WAXAHACHIE

We, the undersigned officers of the City of Waxahachie, Texas (the "City"), hereby certify as follows:

1. The City Council of said City convened in Regular Meeting on September 15, 2025, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

- Billie Wallace, Mayor
- Patrick Souter, Mayor Pro Tem
- Chris Wright, Member
- Travis Smith, Member
- Tres Atkins, Member

Amber Villarreal, City Secretary

and all of said persons were present thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION AUTHORIZING DEFEASANCE AND REDEMPTION OF CERTAIN  
OF THE CITY'S OUTSTANDING OBLIGATIONS AND OTHER RELATED  
MATTERS

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON SEPTEMBER 15, 2025.

\_\_\_\_\_  
City Secretary,  
City of Waxahachie, Texas

\_\_\_\_\_  
Mayor,  
City of Waxahachie, Texas

(CITY SEAL)

RESOLUTION AUTHORIZING DEFEASANCE AND REDEMPTION OF CERTAIN OF THE CITY'S OUTSTANDING OBLIGATIONS AND OTHER RELATED MATTERS

STATE OF TEXAS §  
COUNTY OF ELLIS §  
CITY OF WAXAHACHIE §

WHEREAS, the City of Waxahachie, Texas (the "City") has duly issued and there is now outstanding the following series of debt, secured by ad valorem taxes, revenues or a combination of such ad valorem taxes and revenues:

City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014, dated July 15, 2014, currently outstanding in the aggregate principal amount of \$2,050,000 (the "2014 Certificates");

City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016, dated July 15, 2016, currently outstanding in the aggregate principal amount of \$13,365,000 (the "2016 Certificates" and, together with the 2014 Certificates, the "Outstanding Obligations");

WHEREAS, the Outstanding Obligations may be redeemed prior their stated maturities at the option of the City at a redemption price equal to the principal to be redeemed plus accrued interest to the date of redemption;

WHEREAS, this City Council of the City finds and determines that it is necessary and in the best interests of the City to redeem and discharge a portion of the Outstanding Obligations; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

Section 1. The findings and recitations contained in the preamble of this Resolution are incorporated into the body of this Resolution as if they were fully set out herein.

Section 2. The City hereby exercises its option to redeem a portion of the outstanding 2014 Certificates on November 18, 2025 (the "2014 Obligations Redemption Date") and the outstanding 2016 Certificates on August 1, 2026 (the "2016 Obligations Redemption Date" and, together with the 2014 Obligations Redemption Date, the "Redemption Date"), in the aggregate principal amount of \$5,880,000, to be applied as follows:

Original Maturity Date	2014 Certificates		2016 Certificates	
	Principal Amount Outstanding	Principal Amount Being Redeemed	Principal Amount Outstanding	Principal Amount Being Redeemed
8/1/2026	\$ 195,000 <sup>(1)</sup>	\$ 195,000 <sup>(1)</sup>	\$ 985,000	\$ -
8/1/2027	200,000 <sup>(1)</sup>	200,000 <sup>(1)</sup>	1,030,000	-
8/1/2028	210,000 <sup>(1)</sup>	210,000 <sup>(1)</sup>	1,075,000	-
8/1/2029	220,000 <sup>(1)</sup>	220,000 <sup>(1)</sup>	1,115,000	-
8/1/2030	225,000 <sup>(1)</sup>	225,000 <sup>(1)</sup>	1,160,000	-
8/1/2031	235,000 <sup>(1)</sup>	235,000 <sup>(1)</sup>	1,205,000	-
8/1/2032	245,000 <sup>(1)</sup>	245,000 <sup>(1)</sup>	1,255,000	-
8/1/2033	255,000 <sup>(1)</sup>	255,000 <sup>(1)</sup>	1,300,000	-
8/1/2034	265,000 <sup>(1)</sup>	265,000 <sup>(1)</sup>	1,360,000	950,000
8/1/2035	-	-	1,410,000	1,410,000
8/1/2036	-	-	1,470,000	1,470,000

<sup>(1)</sup> Represents a mandatory sinking fund payment of a Term Certificate.

**Section 3.** (a) The City hereby directs that Outstanding Obligations be called for redemption in the amounts and on the dates as set forth in Section 2. Each of such Outstanding Obligations shall be redeemed at the redemption price of par plus accrued interest due thereon to the respective Redemption Date.

(b) In addition, the appropriate notices of redemption and defeasance for the Outstanding Obligations are hereby directed to be given as specified by the respective ordinance authorizing the issuance of the Outstanding Obligations and appropriate arrangements shall be made as specified by the respective ordinance authorizing the issuance of the Outstanding Obligations and in accordance with State law so that the Outstanding Obligations may be redeemed. The Outstanding Obligations shall be presented for redemption at the paying agent/registrars therefore, and shall not bear interest after the date fixed for redemption.

**Section 4.** On or before October 16, 2025 (the "Defeasance Date"), the City shall deposit with or make available the paying agent/registrars for the Outstanding Obligations, as escrow agent, funds in an amount sufficient to pay the principal and interest due prior to the applicable Redemption Date and to pay the redemption price of the Outstanding Obligations called for redemption on the applicable Redemption Date. Legally available funds of the City are hereby authorized and appropriated in the amounts necessary for such purpose.

**Section 5.** The officers and employees of the City are hereby authorized and directed to take such actions and to execute and deliver such documents, certificates and receipts, including without limitation, one or more escrow agreements with the escrow agent and to authorize and execute such contributions and investments as may be necessary for the escrow funds, notices of redemption and defeasance with respect to the Outstanding Obligations to be defeased and redeemed, as necessary or appropriate to consummate the transactions authorized by this Resolution and to defease and redeem said Outstanding Obligations in accordance with the provisions and requirements of said Outstanding Obligations.

**Section 6.** This Resolution shall become effective immediately upon its passage and approval.

(13)



## Memorandum

To: Honorable Mayor and City Council

From: Lindsey Mearns, Senior Director of Human Resources & Civil Service

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Classified Positions under Civil Service in the Police and Fire Departments

---

**Recommended Motion:** "I move to adopt the proposed ordinance re-establishing the classified positions in under Civil Service in the Police and Fire Departments"

**Item Description:** Texas Local Government Code Chapter 143 requires cities to establish and maintain the number of classified positions in each rank in the Police and Fire Departments.

**Item Summary:** The proposed ordinance increases the number of authorized positions in the Firefighter, Police Officer, and Sergeant ranks to reflect the positions added and approved in the FY2026 budget. The proposed ordinance continues to include three (3) additional positions in the Firefighter rank exceeding the number of funded positions approved through budget to allow for greater flexibility when hiring. The increase to the number of authorized positions in the Firefighter rank does not change the number of funded positions in the FY2026 operating budget or create a vacancy with a time constraint to fill under Civil Service.

This ordinance does not include the three (3) additional Pump Engineer positions approved in the FY2026 budget. An additional ordinance update will be presented later this year to authorize these positions once the new blocker truck has been ordered.

(13)  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ESTABLISHING AND RE-ESTABLISHING CLASSIFIED POSITIONS UNDER CIVIL SERVICE IN THE FIRE AND POLICE DEPARTMENTS, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

SECTION 1. The classified positions under Civil Service in the Fire Department shall be as follows:

Assistant Fire Chief	1
Fire Marshal	1
Fire Battalion Chief	5
Fire Captain	12
Fire Lieutenant	6
Fire Pumper Engineer	19
Firefighter	51

SECTION 2. The classified positions under Civil Service in the Police Department shall be as follows:

Assistant Police Chief	2
Police Lieutenant	5
Sergeants	9
Corporal	10
Police Patrol Officer	67

SECTION 3. The annual/monthly base rate pay for each of the above captioned classified positions shall be determined by each year's budget.

SECTION 4. The positions of Assistant Fire Chief and Assistant Police Chief shall be appointed positions, appointed by the head of the department.

SECTION 5. That all ordinances of the City of Waxahachie heretofore adopted which are in conflict with the provisions of this ordinance be, and the same are hereby repealed.

SECTION 6. That this ordinance shall take effect thirty days after passage and all requirements under Chapter 143 of the Local Government Code have been satisfied.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on April 16, 2007, the City Council of the City of Waxahachie, Texas (“City”) approved Resolution No. 1087 establishing the Waxahachie Public Improvement District No. 1 (“the PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2413 which ordinance also approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of June 18, 2007 (the “Service and Assessment Plan and Phase #1 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #2 of the PID, which approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of April 13, 2016 (the “Service and Assessment Plan and Phase #2 Assessment Roll”) and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #3 of the PID, which also approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of June 7, 2021 (the “Service and Assessment Plan and Phase #3 Assessment Roll”) and, together with the Service and Assessment Plan and Phase #1 Assessment Roll and Phase #2 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the Service and Assessment Plan and Assessment Roll[s] is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

**WHEREAS**, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll[s] to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

**WHEREAS**, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** The Waxahachie Public Improvement District No. 1 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THE 15<sup>th</sup> OF September 2025.**

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

---

City Attorney

(14)

**WAXAHACHIE  
PUBLIC IMPROVEMENT DISTRICT NO. 1**

**CITY OF WAXAHACHIE, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/25 – 8/14/26)**

**AS APPROVED BY CITY COUNCIL ON:  
SEPTEMBER 15, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**WAXAHACHIE  
PUBLIC IMPROVEMENT DISTRICT NO. 1**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/25 – 8/14/26)**

**TABLE OF CONTENTS**

**I. INTRODUCTION..... 1**

**II. UPDATE OF THE SERVICE PLAN ..... 3**

**A. DISTRICT IMPROVEMENTS..... 3**

**B. DISTRICT IMPROVEMENTS AND BUDGET - PHASE ONE ..... 4**

**C. DISTRICT IMPROVEMENTS AND BUDGET - PHASE TWO ..... 8**

**D. DISTRICT IMPROVEMENTS AND BUDGET - PHASE THREE..... 10**

**E. ASSESSMENT METHODOLOGY ..... 13**

**F. ANNUAL BUDGET – PHASE ONE ..... 16**

**G. ANNUAL INSTALLMENT PER UNIT – PHASE ONE ..... 18**

**H. ANNUAL BUDGET – PHASE TWO..... 20**

**I. ANNUAL INSTALLMENT PER UNIT – PHASE TWO..... 22**

**J. ANNUAL BUDGET – PHASE THREE ..... 24**

**K. ANNUAL INSTALLMENT PER UNIT – PHASE THREE ..... 26**

**L. BOND REFUNDING RELATED UPDATES ..... 27**

**III. UPDATE OF THE ASSESSMENT PLAN..... 29**

**IV. UPDATE OF THE ASSESSMENT ROLL ..... 30**

**A. PARCEL UPDATES..... 30**

**B. PREPAYMENT OF ASSESSMENTS ..... 31**

**V. UPDATES OF MISCELLANEOUS PROVISIONS..... 32**

**APPENDIX A - PID MAPS**

**APPENDIX B - ESTIMATED COSTS OF DISTRICT IMPROVEMENTS**

**APPENDIX C - PREPAYMENTS**

**APPENDIX D - PHASE ONE 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX E - PHASE TWO 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX F - PHASE THREE 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX G – PID ASSESSMENT NOTICE**

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## ***I. INTRODUCTION***

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The Waxahachie Public Improvement District No. 1 (the "PID") was created pursuant to the petition, notice, and public hearing requirements of the Act and Resolution No. 1087 approved and adopted by the City Council of the City of Waxahachie, Ellis County, Texas (the "City") on April 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (defined in the Service and Assessment Plan as the "District Improvements") for Phase #1 (the "Phase One District Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The original Service and Assessment Plan was approved and adopted by the City Council pursuant to Ordinance No. 2413 on June 18, 2007. The Service and Assessment Plan was updated for Phase Two (the "Phase Two District Improvements") on April 13, 2016 to levy the Phase #2 Assessments under a Reimbursement Agreement and updated to execute the Phase #2 Reimbursement Agreement (the "Phase #2 Reimbursement Agreement") and execute the Phase #3 Reimbursement Agreement (the "Phase #3 Reimbursement Agreement") for Phase Three improvements (the Phase #3 District Improvements) on June 7, 2021 (the "Updated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

The City had an assessment roll (defined in the Updated Service and Assessment Plan as the "Assessment Roll") prepared identifying the assessments on each Parcel, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also explains the update of the Assessment Roll for 2025-26.

The City Council intends for the obligations, covenants and burdens on the owner of the Assessed Property, including without limitation such owner's obligations related to the payment of the Assessments, to constitute a covenant running with the land. The Assessments are binding upon the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns. The Assessments have lien priority as specified in the Act.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. DISTRICT IMPROVEMENTS**

Section 372.003 of the Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

#### 372.003. Authorized Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
  - (i) landscaping;
  - (ii) erection of fountains, distinctive lighting, and signs;
  - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
  - (iv) construction or improvement of pedestrian malls;
  - (v) acquisition and installation of pieces of art;
  - (vi) acquisition, construction, or improvement of libraries;
  - (vii) acquisition, construction, or improvement of off-street parking facilities;
  - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
  - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
  - (x) the establishment or improvement of parks;
  - (xi) projects similar to those listed in Subdivisions (i)-(x);

- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

## **B. DISTRICT IMPROVEMENTS AND BUDGET - PHASE ONE**

### *Phase One District Improvements*

The portions of the District Improvements benefiting the property within Phase One of the PID are identified below (the “Phase One District Improvements”). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6” reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the Phase One Improvements are estimated to be \$1,340,000, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase One District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of

the costs of the District Improvements for the Assessed Property other than the Phase One Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase One District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase One Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase One District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the actual costs of the Phase One District Improvements funded with the Phase One Bonds is shown in Table II-B-1 below.

**Table II-B-1**  
**Phase One District Improvements**

<b>Phase One District Improvement</b>	<b>Total Actual Cost<sup>1</sup></b>
Phase 1 - Street Grading and Paving	\$328,742
Phase 1 - Onsite Water Distribution System	\$132,078
Phase 1 - Onsite Wastewater Management System	\$120,149
Phase 1 - Storm Drainage Management System	\$147,931
Phase 1 - Engineering	\$106,916
Phase 1 - Bond Financing Costs	\$504,183
<b>Total Phase One Costs of District Improvements</b>	<b>\$1,340,000</b>

1- According to the final official statement issued for the Series 2011 Bonds.

As shown by Table II-B-2 on the following page, the City has incurred indebtedness in the total amount of \$1,340,000 in the form of its Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) (the “Series 2011 Bonds”), which are to be repaid from Assessments levied against the Parcels in Phase One, and the Developer has funded the balance of the costs of the Phase One District Improvements as shown in Table II-B-2 on the following page.

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**Table II-B-2**  
**Sources and Uses of Funds**  
**Phase One District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Bond proceeds	\$1,340,000
Other private funds	\$50,000
<b>Total Sources of Funds</b>	<b>\$1,390,000</b>
<b>Uses of Funds</b>	
Phase One District Improvements	\$835,817
Capitalized Interest Account	\$54,558
Cost of Issuance	\$297,095
Reserve Account	\$131,093
Prepayment Reserve Account	\$1,437
Developer's Reserve Account	\$50,000
Collection Costs Account	\$20,000
<b>Total Uses of Funds</b>	<b>\$1,390,000</b>

1- According to the final official statement issued for the Series 2011 Bonds.

A service plan must cover a period of five years. According to the Final Official Statement for the Series 2011 Bonds, all of the Phase One District Improvements have been completed.

A schedule of the cost of the Phase One District Improvements undertaken is set forth in Table II-B-3 below.

**Table II-B-3**  
**Phase One District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$1,340,000
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

A schedule showing the indebtedness undertaken to pay for the Phase One District Improvements is set forth in Table II-B-4 on the following page.

**Table II-B-4**  
**Phase One Indebtedness**

<b>Year Indebtedness Undertaken</b>	<b>Total</b>
2010-2025	\$1,340,000
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

Table II-B-5 below sets forth the sources and uses of the Series 2011 Bond proceeds for the Phase One District Improvements.

**Table II-B-5**  
**Sources and Uses of Bond Proceeds (Phase One)**

<b>Sources of Bond Proceeds</b>	<b>Total</b>
Series 2011 Bonds	\$1,340,000
<b>Total Sources of Bond Proceeds</b>	<b>\$1,340,000</b>
<b>Uses of Bond Proceeds</b>	
Debt Service Reserve Fund	\$131,093
Capitalized Interest	\$54,558
Bond Counsel	\$26,860
Underwriters Counsel	\$5,000
Developers Financial Advisor	\$28,430
City Financial Advisor	\$13,430
Underwriters Fee	\$26,800
Interest from Dev. Fund	\$0
Developers Counsel	\$25,000
Assessment Consultant	\$6,715
Other Administrative Costs	\$186,297
<i>Subtotal</i>	<i>\$504,183</i>
Deposit to Project Fund	\$835,817
<b>Total Uses of Funds</b>	<b>\$1,340,000</b>

*(remainder of page left intentionally blank)*

## **C. DISTRICT IMPROVEMENTS AND BUDGET - PHASE TWO**

### *Phase Two District Improvements*

The portions of the District Improvements benefiting the property within Phase Two of the PID are identified below. These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Two street grading and paving improvements include the construction of the residential streets that provide access to the Phase Two lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design convey storm water to the storm drainage system.

The Phase Two water distribution system improvements include the construction of 8" PVC water lines, valves, fire hydrants and service lines to the Phase Two lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Two wastewater distribution system improvements include the construction of 8" PVC sewer lines, manholes and service lines to the Phase Two lots and a sewer trunk line that runs through Phase Two. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase Two storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$1,782,157, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Two District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Two Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Two District Improvements from the revised budget for the estimated costs of the District Improvements.

### *Phase Two Budget*

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Two District Improvements as described in Appendix B should be undertaken by

the City for the benefit of the property within Phase Two of the PID. A summary of the actual costs of the Phase Two District Improvements is shown in Table II-C-1 below.

**Table II-C-1**  
**Phase Two District Improvements**

<b>Phase Two District Improvement</b>	<b>Actual Costs<sup>1</sup></b>
Phase 2 - Street Grading and Paving	\$936,493
Phase 2 - Onsite Water Distribution System	\$275,351
Phase 2- Onsite Wastewater Management System	\$278,831
Phase 2- Storm Drainage Management System	\$107,796
Phase 2 - Engineering	\$183,686
<b>Total Phase Two Costs of District Improvements</b>	<b>\$1,782,157</b>

1- According to information provided by the Developer on 9/30/2020.

As shown by Table II-C-2 below, the City has incurred indebtedness in the total amount of \$749,059 in the form of the Phase Two Reimbursement Agreement which are to be repaid from Assessments levied against the Parcels in Phase Two ("Phase Two Assessments"), and the Developer has funded the balance of the costs of the Phase Two District Improvements.

**Table II-C-2**  
**Sources and Uses of Funds**  
**Phase Two District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Phase Two Assessments	\$749,059
Other private funds	\$1,033,098
<b>Total Sources of Funds</b>	<b>\$1,782,157</b>
<b>Uses of Funds</b>	
Phase Two District Improvements	\$1,782,157
<b>Total Uses of Funds</b>	<b>\$1,782,157</b>

1- According to information provided by the Developer as of April 14, 2020.

A service plan must cover a period of five years. According to the Developer, all of the Phase Two District Improvements have been completed.

A schedule of the cost of the Phase Two District Improvements undertaken is set forth in Table II-C-3 on the following page.

**Table II-C-3**  
**Phase Two District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$1,782,157
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

1- According to Developer report as of April 14, 2020.

A schedule showing the indebtedness undertaken to pay for the Phase Two District Improvements is set forth in Table II-C-4 below.

**Table II-C-4**  
**Phase Two Indebtedness**

<b>Year Indebtedness Undertaken</b>	<b>Total</b>
2010-2025	\$749,059
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

1- According to information provided by the Developer as of April 14, 2020.

#### **D. DISTRICT IMPROVEMENTS AND BUDGET - PHASE THREE**

##### *Phase Three District Improvements*

The portions of the District Improvements benefiting the property within Phase Three of the PID are identified below (the "Phase Three District Improvements"). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Three street grading and paving improvements include the construction of the residential streets that provide access to the Phase Three lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase Three water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase Three lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Three wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase Three lots and a sewer trunk line that runs through Phase Three. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Phase Three storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock riprap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$7,455,027, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Three District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Three Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Three District Improvements from the revised budget for the estimated costs of the District Improvements.

#### Phase Three Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Three District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase Three of the PID. A summary of the estimated costs of the Phase Three District Improvements is shown in Table II-D-1 below.

**Table II-D-1**  
**Phase Three District Improvements**

<b>Phase Three District Improvements</b>	<b>Actual Cost<sup>1</sup></b>
Phase 3 - Street Grading and Paving	\$2,949,600
Phase 3 – Utility Improvements	\$3,730,087
Phase 3 - Onsite Wastewater Management System	\$0
Phase 3 - Storm Drainage Management System	\$0
Phase 3 - Engineering	\$775,340
<b>Total Phase Three Costs of District Improvements</b>	<b>\$7,455,027</b>

1 - According to Information provided by the Developer as of April 2022.

As shown by Table II-D-2 below, the City has incurred indebtedness in the total amount of \$1,453,485 in the form the Phase Three Reimbursement Agreement which are to be repaid from Assessments levied against the Parcels in Phase Three (“Phase Three Assessments”), and the Developer has funded the balance of the costs of the Phase Three District Improvements.

**Table II-D-2**  
**Sources and Uses of Funds**  
**Phase Three District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Phase Three Assessments	\$1,453,485
Other private funds	\$6,001,542
<b>Total Sources of Funds</b>	<b>\$7,455,027</b>
<b>Uses of Funds</b>	
Phase Three District Improvements	\$7,455,027
<b>Total Uses of Funds</b>	<b>\$7,455,027</b>

1 - According to Information provided by the Developer as of April 2022.

A service plan must cover a period of five years. According to the Developer, the updated actual costs of the Phase Three District Improvements are \$7,455,027 as of April 2022.

A schedule of the cost of the Phase Three District Improvements undertaken is set forth in Table II-D-3 below.

**Table II-D-3**  
**Phase Three District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$7,455,027
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

A schedule showing the indebtedness undertaken to pay for the Phase Three District Improvements is set forth in Table II-D-4 on the following page.

*(remainder of page left intentionally blank)*

**Table II-D-4**  
**Phase Three Indebtedness**

<b>Year Indebtedness Undertaken</b>	<b>Total</b>
2010-2025	\$1,453,485
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

#### **E. ASSESSMENT METHODOLOGY**

Pursuant to the Updated Service and Assessment Plan, the cost of the District Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.

The City Council has determined that the cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. The City Council has determined that allocating the cost of the District Improvements among Parcels based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the "Lot Types" defined in Section I.B of the Updated Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value) is set forth in Table II-E-1 on the following page for the Phase One lots. Table II-E-2 on the following page illustrates that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the greatest benefit from the District Improvements, which benefit is given an "Equivalent Unit" value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

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**Table II-E-1**  
**Equivalent Unit Factor - Phase One**

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Phase One Assessment per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-2 below sets forth the Phase One Assessment per dwelling unit.

**Table II-E-2**  
**Phase One Assessment per Lot Type**

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table II-E-3 below shows the Equivalent Units for Phase Two.

**Table II-E-3**  
**Equivalent Unit Factor - Phase Two**

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Two Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-4 below sets forth the Phase Two Assessment per dwelling unit.

**Table II-E-4**  
**Phase Two Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase Two Assessment per Dwelling Unit</b>
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

There have been no changes to the Assessment methodology shown above.

Table II-E-5 below shows the Equivalent Units for Phase Three.

**Table II-E-5**  
**Equivalent Unit Factor - Phase Three**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			\$1,453,485
Updated Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Three Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-6 below sets forth the Phase Three Assessment per dwelling unit.

**Table II-E-6**  
**Phase Three Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase Three Assessment per Dwelling Unit</b>
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$7,649 per dwelling unit

**F. ANNUAL BUDGET – PHASE ONE**Annual Installments

The Assessment imposed on any Phase One Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in twenty-eight annual installments of principal and interest beginning with the tax year following the issuance of the Series 2011 Bonds, of which thirteen (13) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The interest rate on the Series 2011 Bonds is 7.15 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent (0.5 percent) higher than the actual interest rate paid on the debt. Accordingly, the interest rate of 7.65 percent per annum is used as the interest on the Assessments for the Phase One Parcels. These payments, the “Phase One Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Debt service is to be paid on the Series 2011 Bonds from the collection of the Phase One Annual Installments. The interest rate to be calculated on the Assessments for the Phase One Parcels is 7.65 percent per annum. In addition, “Collection Costs” are to be collected with the Phase One Annual Installments to pay expenses related to the collection of the Phase One Annual Installments.

The budget for Phase One of the PID to be paid from the collection of Phase One Annual Installments for 2025-26 is shown in Table II-F-1 on the following page.

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**Table II-F-1**  
**Budget for the Phase One Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Total
Interest payment on February 15, 2026	\$35,909
Principal payment on February 15, 2026	\$45,000
Interest payment on August 15, 2026	\$34,300
<i>Subtotal Debt Service on Bonds</i>	<i>\$115,209</i>
Annual Collection Costs	\$19,000
Excess interest for prepayment and delinquency reserves	\$4,910
<i>Subtotal Expenses</i>	<i>\$139,119</i>
Available Collection Costs Account	(\$3,000)
<i>Subtotal Funds Available</i>	<i>(\$3,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$136,119</b>

Debt Service Payments

Annual Installments are to be collected for principal and interest in the amount of \$115,209. This equals 7.15 percent interest on the outstanding Phase One Assessments balance of \$1,004,450 prior to the February 15, 2026, principal payment (August 15, 2025 - February 15, 2026) and 7.15 percent interest on the outstanding Phase One Assessments balance of \$959,450 after the February 15, 2026, principal payment of \$45,000 (February 16, 2026 - August 14, 2026).

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-F-2 below, the total Phase One administrative expenses to be collected for 2025-26 are estimated to be \$19,000.

**Table II-F-2**  
**Phase One Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (8/15/25- 8/14/26)
PID Administrator	\$13,000
Trustee	\$4,000
Contingency	\$2,000
<b>Total</b>	<b>\$19,000</b>

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$4,910. This equals 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,004,450 prior to the February 15, 2026 principal payment (August 15, 2025 - February 15, 2026) and 0.5 percent interest on the outstanding Phase One Assessments balance of \$959,450 after the February 15, 2026, principal payment (February 16, 2026 - August 14, 2026).

Available Reserve Fund Income

As of July 31, 2025, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to pay a portion of the Phase One Bonds debt service.

Available Administrative Expense Account

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$3,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase One 2025-26 Annual Installment.

**G. ANNUAL INSTALLMENT PER UNIT – PHASE ONE**

The total Equivalent Units is shown as 175.42 in Table II-E-1 on page 14 of this report. As of July 31, 2025, there were seven total prepayments consisting of five prepayments of Assessment for Lot Type 2 (Parcels 240972, 240967, 240940, 240921, and 240900) and two prepayments of Assessment for Lot Type 3 (Parcels 240880 and 240836) resulting in a total of 169.72 outstanding Equivalent Units ( $175.42 - 5.70 = 169.72$ ) subject to the Assessments in Phase One. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-G-1 below.

**Table II-G-1**  
**Annual Installment Per Equivalent Unit – Phase One**

Budget Item	Net Budget Amount <sup>1</sup>	Annual Installment per Equivalent Unit <sup>2</sup>
Principal	\$45,000.00	\$265.14
Interest	\$70,209.44	\$413.68
Annual Collection Costs	\$16,000.00	\$94.27
Excess Interest Reserves	\$4,909.75	\$28.93
<b>Total</b>	<b>\$136,119.19</b>	<b>\$802.02</b>

1 – Refer to Table II-F-1 of this report for additional budget details.

2 – Based on the current outstanding 169.72 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-G-2 below.

**Table II-G-2**  
**Interest Due on Phase One Assessments**  
**to be Collected for 2025-26**

Land Use Class	Assessment per EU <sup>1</sup>	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$5,918	1.00	\$5,918	7.4786%	\$442.61
Lot Type 2	\$5,918	0.84	\$4,971	7.4786%	\$371.79
Lot Type 3	\$5,918	0.75	\$4,439	7.4786%	\$331.95

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase One for 2025-26 is shown in Table II-G-3 below.

**Table II-G-3**  
**Phase One Assessment Due**  
**to be Collected for 2025-26**

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$5,918	4.4801%	\$265.14
Lot Type 2	\$4,971	4.4801%	\$222.72
Lot Type 3	\$4,439	4.4801%	\$198.86

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase One for 2025-26 are shown in Table II-G-4 below.

**Table II-G-4**  
**Phase One Annual Collection Costs due for Assessments**  
**to be Collected for 2025-26**

Land Use Class	Assessment per Unit <sup>1</sup>	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$5,918	1.5929%	\$94.27
Lot Type 2	\$4,971	1.5929%	\$79.19
Lot Type 3	\$4,439	1.5929%	\$70.70

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase One Annual Installment to be collected from each Parcel in Phase One for 2025-26, which includes the interest due, Phase One Assessment due and Annual Collection Costs is shown in Table II-G-5 on the following page.

**Table II-G-5**  
**Phase One Annual Installments**  
**to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Interest Due per Unit</b>	<b>Assessment Due per Unit</b>	<b>Annual Collection Costs per Unit</b>	<b>Annual Installment per Unit</b>
Lot Type 1	\$442.61	\$265.14	\$94.27	\$802.02
Lot Type 2	\$371.79	\$222.72	\$79.19	\$673.70
Lot Type 3	\$331.95	\$198.86	\$70.70	\$601.52

#### **H. ANNUAL BUDGET – PHASE TWO**

##### Annual Installments

The Assessment imposed on any Phase Two Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2017, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 5.77 percent per annum. Accordingly, the interest rate of 5.77 percent per annum is used as the interest on the Assessments for the Phase Two Parcels. These payments, the “Phase Two Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits and interest earnings on any account balances and by any other funds available to the Trustee.

##### Annual Budget for the Repayment of Indebtedness

Costs of the Phase Two District Improvements including interest are to be paid from the collection of the Phase Two Annual Installments. The interest rate to be calculated on the Assessments for the Phase Two Parcels is 7.00 percent per annum for years 1 through 5 and 5.77 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Two Annual Installments to pay expenses related to the collection of the Phase Two Annual Installments.

The budget for Phase Two of the PID to be paid from the collection of Phase Two Annual Installments for 2025-26 is shown in Table II-H-1 on the following page.

**Table II-H-1**  
**Budget for the Phase Two Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Total
Interest on Phase Two Assessments	\$38,806
Phase Two Assessments due in 2025-26	\$9,000
<i>Subtotal Debt Service on Reimbursement Agreement</i>	\$47,806
Annual Collection Costs	\$8,500
Excess interest for prepayment and delinquency reserves	\$0
<i>Subtotal Expenses</i>	\$56,306
Available Collection Costs Account	(\$3,000)
<i>Subtotal Funds Available</i>	(\$3,000)
<b>Annual Installment to be Collected</b>	<b>\$53,306</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for the period ending September 1, 2026 in the amount of \$38,806, which equal interest on the outstanding Phase Two Assessments balance of \$672,551 and an effective interest rate of 5.77 percent. Annual Installments to be collected include a principal amount of \$9,000 due on September 1, 2026. As a result, total Annual Installments to be collected in 2025-26 for principal and interest is estimated to be equal to \$47,806.

Annual Collection Costs

Annual collection costs include the Administrator and contingency fees. As shown in Table II-H-2 below, the total Phase Two administrative expenses to be collected for 2025-26 are estimated to be \$8,500.

**Table II-H-2**  
**Phase Two Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25- 8/31/26)
PID Administrator	\$7,000
Contingency	\$1,500
<b>Total</b>	<b>\$8,500</b>

Available Administrative Expense Credit

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$3,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase Two Annual Installment for 2025-26.

**I. ANNUAL INSTALLMENT PER UNIT – PHASE TWO**

The total Equivalent Units is shown as 97.79 in Table II-E-3 on page 14 of this report. As of July 31, 2025, there have been seven total prepayments. Including two prepayments of Assessments for Lot Type 1 (Parcels 264943 and 264934), two prepayments for Lot Type 2 Parcel (Parcels 264367 and 264366) and three prepayments of Assessments for Lot Type 3 Parcels (264008, 264011 and 264062) resulting in a total of 91.86 outstanding Equivalent Units ( $97.79 - 5.93 = 91.86$ ) subject to the Assessments within Phase Two of the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-I-1 below.

**Table II-I-1**  
**Annual Installment Per Equivalent Unit – Phase Two**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$9,000.00	\$97.98
Interest	\$38,806.17	\$422.45
Annual Collection Costs	\$5,500.00	\$59.87
<b>Total</b>	<b>\$53,306.17</b>	<b>\$580.30</b>

1 – Refer to Table II-H-1 of this report for additional budget details.

2 – Based on the current outstanding 91.86 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-I-2 below.

**Table II-I-2**  
**Interest Due on Phase Two Assessments to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Assessment per EU</b>	<b>EU</b>	<b>Assessment per Unit</b>	<b>Assessment Interest Rate</b>	<b>Interest Due per Unit</b>
Lot Type 1	\$7,321	1.00	\$7,321	5.7700%	\$422.45
Lot Type 2	\$7,321	0.84	\$6,150	5.7700%	\$354.86
Lot Type 3	\$7,321	0.75	\$5,491	5.7700%	\$316.84

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase Two for 2025-26 is shown in Table II-I-3 below.

**Table II-I-3**  
**Phase Two Assessment Due**  
**to be Collected for 2025-26**

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$7,321	1.3382%	\$97.98
Lot Type 2	\$6,150	1.3382%	\$82.30
Lot Type 3	\$5,491	1.3382%	\$73.48

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase Two for 2025-26 are shown in Table II-I-4 below.

**Table II-I-4**  
**Phase Two Annual Collection Costs due for Assessments**  
**to be Collected for 2025-26**

Land Use Class	Assessment per Unit	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$7,321	0.8178%	\$59.87
Lot Type 2	\$6,150	0.8178%	\$50.29
Lot Type 3	\$5,491	0.8178%	\$44.91

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Two Annual Installment to be collected from each Parcel in Phase Two for 2025-26, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-I-5 below.

**Table II-I-5**  
**Phase Two Annual Installments**  
**to be Collected for 2025-26**

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 1	\$422.45	\$97.98	\$59.87	\$580.30
Lot Type 2	\$354.86	\$82.30	\$50.29	\$487.45
Lot Type 3	\$316.84	\$73.48	\$44.91	\$435.22

**J. ANNUAL BUDGET – PHASE THREE**Annual Installments

The Assessment imposed on any Phase Three Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2022, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. Accordingly, the interest rate of 7.64 percent per annum is used as the interest on the Assessments for the Phase Three Parcels. These payments, the “Phase Three Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Costs of the Phase Three District Improvements including interest are to be paid from the collection of the Phase Three Annual Installments. The interest rate to be calculated on the Assessments for the Phase Three Parcels is 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Three Annual Installments to pay expenses related to the collection of the Phase Three Annual Installments.

The budget for Phase Three of the PID to be paid from the collection of Phase Three Annual Installments for 2025-26 is shown in Table II-J-1 on the following page.

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**Table II-J-1**  
**Budget for the Phase Three Annual Installments**  
**to be Collected for 2025-26**

<b>Descriptions</b>	<b>Total</b>
Interest on Phase Three Assessments	\$110,301
Phase Three Assessments due in 2025-26	\$1,000
<i>Subtotal Debt Service on Reimbursement Agreement</i>	<i>\$111,301</i>
Annual Collection Costs	\$17,000
Excess interest for prepayment and delinquency reserves	\$0
<i>Subtotal Expenses</i>	<i>\$128,301</i>
Available Collection Costs Account	(\$4,000)
<i>Subtotal Funds Available</i>	<i>(\$4,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$124,301</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for the period ending September 1, 2026 in the amount of \$110,301, which equal interest on the outstanding Phase Three Assessments balance of \$1,443,728 and an effective interest rate of 7.64 percent. Annual Installments to be collected include a principal amount of \$1,000 due on September 1, 2026. As a result, total Annual Installments to be collected in 2025-26 for principal and interest is estimated to be equal to \$111,301.

Annual Collection Costs

Annual collection costs include the Administrator and contingency fees. As shown in Table II-J-2 below, the total Phase Three administrative expenses to be collected for 2025-26 are estimated to be \$17,000.

**Table II-J-2**  
**Phase Three Administrative Budget Breakdown**

<b>Description</b>	<b>2025-26</b>
	<b>Estimated Budget (9/1/25-8/31/26)</b>
PID Administrator	\$14,000
Contingency	\$3,000
<b>Total</b>	<b>\$17,000</b>

Available Administrative Expense Credit

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$4,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase Three Annual Installment for 2025-26.

**K. ANNUAL INSTALLMENT PER UNIT – PHASE THREE**

The total Equivalent Units is shown as 189.75 in Table II-E-5 on page 15 of this report. As of July 31, 2025, there has been one prepayment of Assessments. Including one prepayment for Lot Type 3 (Parcel 288507) resulting in a total of 189.00 outstanding Equivalent Units ( $189.75 - 0.75 = 189.00$ ) subject to the Assessments within Phase Three of the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-K-1 below.

**Table II-K-1**  
**Annual Installment Per Equivalent Unit – Phase Three**

Budget Item	Net Budget Amount <sup>1</sup>	Annual Installment per Equivalent Unit <sup>2</sup>
Principal	\$1,000.00	\$5.29
Interest	\$110,300.83	\$583.60
Administrative Expenses	\$13,000.00	\$68.78
<b>Total</b>	<b>\$124,300.83</b>	<b>\$657.68</b>

1 – Refer to Table II-J-1 of this report for additional budget details.

2 – Based on the current outstanding 189.00 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-K-2 below.

**Table II-K-2**  
**Interest Due on Phase Three Assessments to be Collected for 2025-26**

Lot Type	Assessment per EU	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 3	\$7,639	0.75	\$5,729	7.6400%	\$437.70

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase Three for 2025-26 is shown in Table II-K-3 on the following page.

**Table II-K-3**  
**Phase Three Assessment Due**  
**to be Collected for 2025-26**

Lot Type	Assessment per		Assessment Due per Unit
	Unit	Percentage	
Lot Type 3	\$5,729	0.0693%	\$3.97

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase Three for 2025-26 are shown in Table II-K-4 below.

**Table II-K-4**  
**Phase Three Annual Collection Costs due for Assessments**  
**to be Collected for 2025-26**

Lot Type	Assessment per		Annual Collection Costs per Unit
	Unit	Percentage	
Lot Type 3	\$5,729	0.9004%	\$51.59

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Three Annual Installment to be collected from each Parcel in Phase Three for 2025-26, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-K-5 below.

**Table II-K-5**  
**Phase Three Annual Installments**  
**to be Collected for 2025-26**

Lot Type	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 3	\$437.70	\$3.97	\$51.59	\$493.26

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**L. BOND REFUNDING RELATED UPDATES**

The Series 2011 Bonds were issued in December 2010. Pursuant to Section 6.1 of the Trust Indenture, the City reserves the right and option to redeem the Series 2011 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **February 15, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Preliminary efforts are currently underway to refinance the Series 2011 Bonds and refunding bonds are anticipated to be issued in the near future depending on the viability of available refunding opportunities. Any required updates related to the anticipated refinancing will be reflected in an amended Service and Assessment Plan or as part of the next Annual Service Plan Update for 2025-26.

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### **III. UPDATE OF THE ASSESSMENT PLAN**

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The Updated Service and Assessment Plan provided for the “Assessed Property” to be classified into one of three categories for purpose of allocating the Assessments, as follows:

- (i) Lot Type 1,
- (ii) Lot Type 2, and
- (iii) Lot Type 3.

Lot Type 1 consists of 90 foot residential dwelling units. Lot Type 2 consists of 70 foot residential dwelling units. Lot Type 3 consists of 60 foot residential dwelling.

The Updated Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

Lot Type 1 Lots	1.00 per dwelling unit
Lot Type 2 Lots	0.84 per dwelling unit
Lot Type 2 Lots	0.75 per dwelling unit

The Equivalent Unit factors are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the relative value of the average unit in each class. This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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The Assessment Roll is to be updated each year to reflect:

- (i) The identification of each Assessed Parcel in the PID (including, if available, the tax parcel identification number for such Parcel), (ii) the Assessments, including any adjustments as provided for in this Updated Service and Assessment Plan; (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel; (iv) prepayments of the Assessments as provided for in the Updated Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

The Assessment Roll summaries for the Parcels in Phase One, Phase Two, and Phase Three are shown in Appendix D, E, and F, respectively. Each Parcel in Phase One and Phase Two of the PID is identified, along with the respective Assessment on each Parcel and the respective Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### **A. PARCEL UPDATES**

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type

D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property

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

According to the Developer and the Ellis Central Appraisal District (the "ECAD") online records, Phase #3 of the PID was completely subdivided and final plats recorded as of April 15, 2021. According to the ECAD online records, Parcel 262511 and Parcel 189842 were subdivided into two hundred and fifty-three (253) residential parcels. As a result, the Phase #3 Assessments were allocated proportionally to each Lot Type and officially recognized in the Ellis County roll for 2022.

**B. PREPAYMENT OF ASSESSMENTS**

Phase One

As of July 31, 2025, five Lot Type 2 Parcels (Parcels 240972, 240967, 240940, 240921, and 240900) and two Lot Type 3 Parcels (Parcel 240880 and 240836) were prepaid in full within Phase One of the PID.

Phase Two

As of July 31, 2025, two Lot Type 1 Parcels (Parcels 264943 and 264934), two Lot Type 2 Parcels (Parcels 264367 and 264366) and three Lot Type 3 Parcels (Parcels 264008, 264011 and 264062) were prepaid in full within Phase Two of the PID.

Phase Three

As of July 31, 2025, one Lot Type 3 Parcel (288507) has prepaid in full within Phase Three of the PID.

See Appendix C of this report for a summary of the Assessment prepayments.

The complete Assessment Rolls updated as described herein is available at the City of Waxahachie, 408 S. Rogers Street, Waxahachie, Texas 75165.

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***V. UPDATES OF MISCELLANEOUS PROVISIONS***

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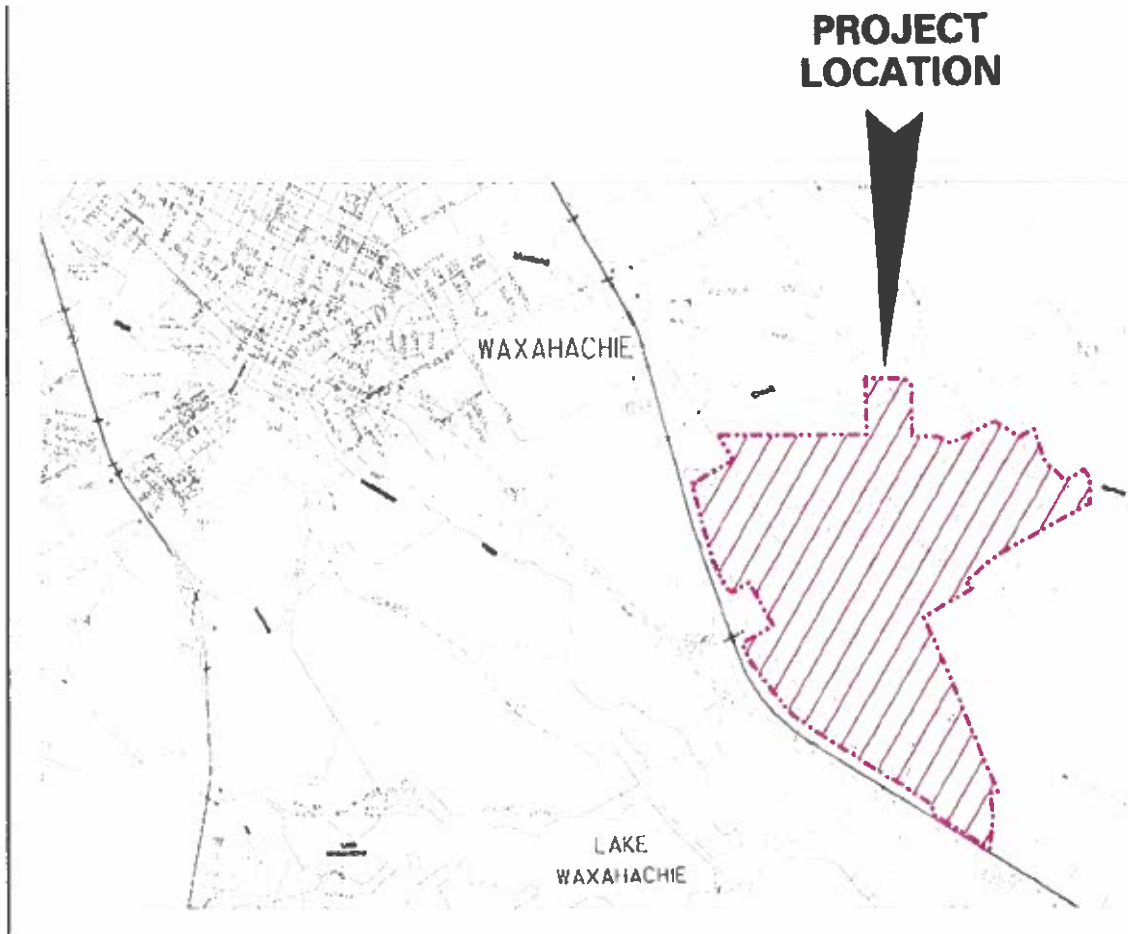
There are no additional updates to be included in the Annual Service Plan update for 2025-26.

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(14)

**APPENDIX A**  
**PID MAPS**

(14)





(14)

Phase Two

PHASE	SF 1	SF 2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE CTW-1	42	0	13.7	42
PHASE CTW-2	60	9	11.9	69
PHASE 2B	60	33	22.6	93
TOTAL	348	42	99.5	390

PHASE 1B-1C/2
001
701
901
1001

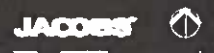
BUILDER DEED EXHIBIT

# SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2018

Project No. 152-2018432-20180117, 701 Cedar, 708 Cedar, 116-12 Saddlebrook, Cedar, S-1012  
Waxahachie, Texas 75165  
Project No. 152-2018432-20180117



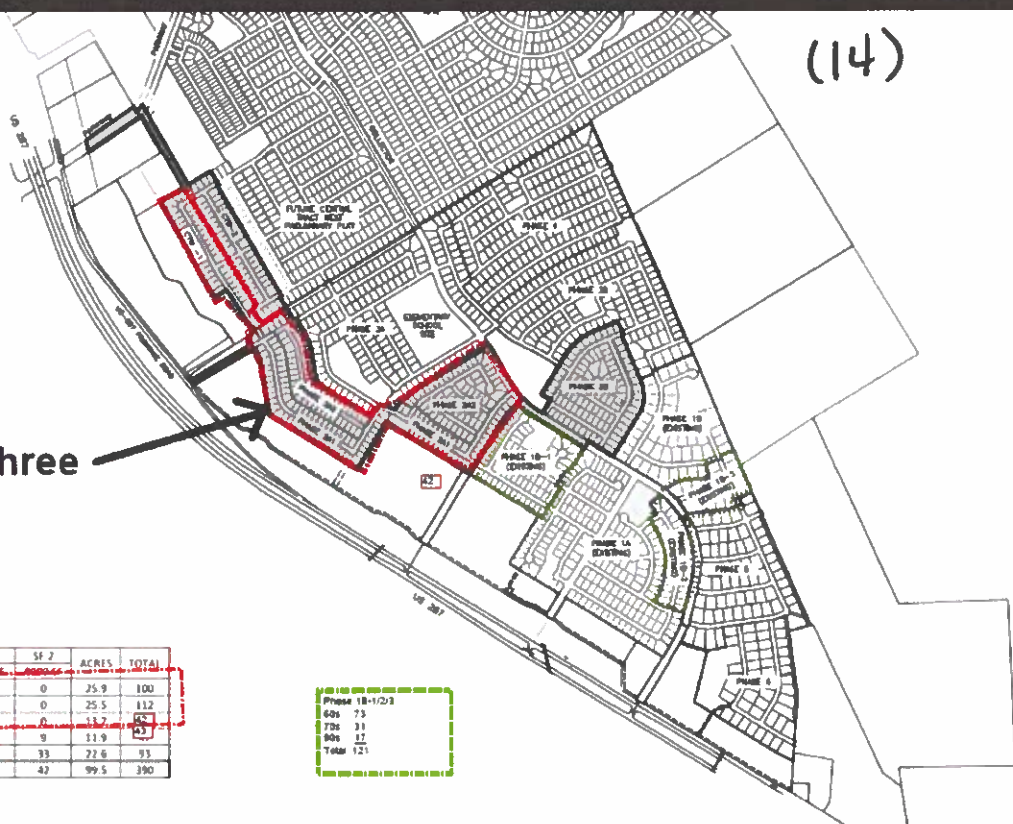
NOTE: For plan to be approved, all lots must be shown in phase. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose.

(14)

Phase Three

PHASE	SF 1	SF 2	ACRES	TOTAL
PHASE JA 1	100	0	25.9	100
PHASE JA 2	112	0	25.5	112
PHASE CTW 1	14	0	3.7	14
PHASE CTW 2	14	9	11.9	14
PHASE 2B	60	33	22.6	93
TOTAL	248	42	99.5	290

Phase 1B-1/2/3
60s
70s
90s
Total



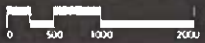
BUILDER DEED EXHIBIT

SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2018

THIS EXHIBIT IS A PART OF THE INSTRUMENT IDENTIFIED BY INSTRUMENT NUMBER AND BOOK AND PAGE NUMBER AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID INSTRUMENT. THIS EXHIBIT IS NOT TO BE CONSIDERED A PART OF THE INSTRUMENT UNLESS IT IS REFERENCED IN SAID INSTRUMENT.

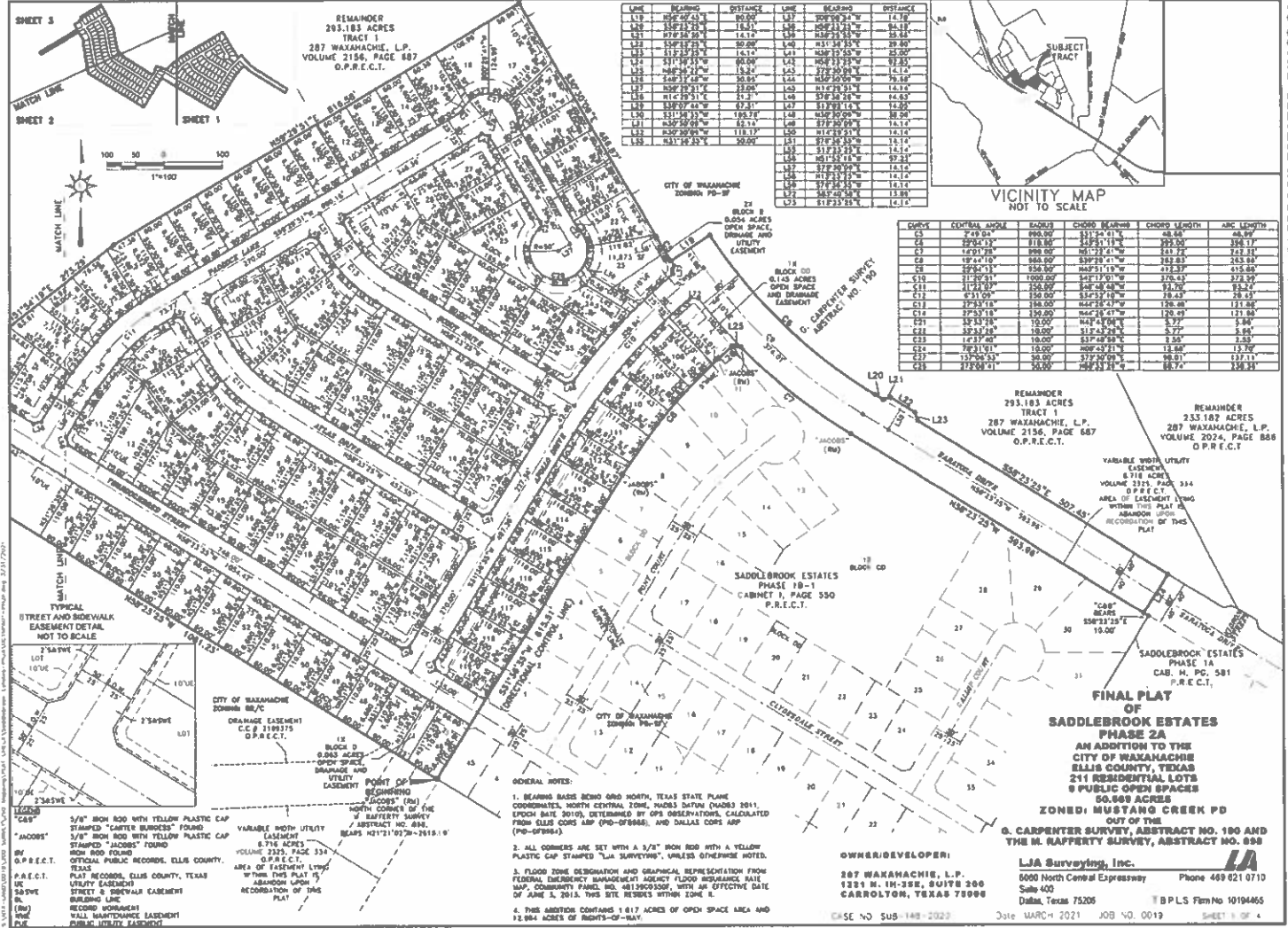


NOTE: This map is prepared only as a guide and is not intended to be used as a legal document. The user is responsible for verifying the accuracy of the information shown on this map. The user is also responsible for obtaining all necessary permits and approvals for any proposed development.

FILED FROM RECORD - BISS COUNTY, TEXAS  
INSTRUMENT 2021-03-22, 1:41:00 PM, APR 15, 2021 10:02 AM

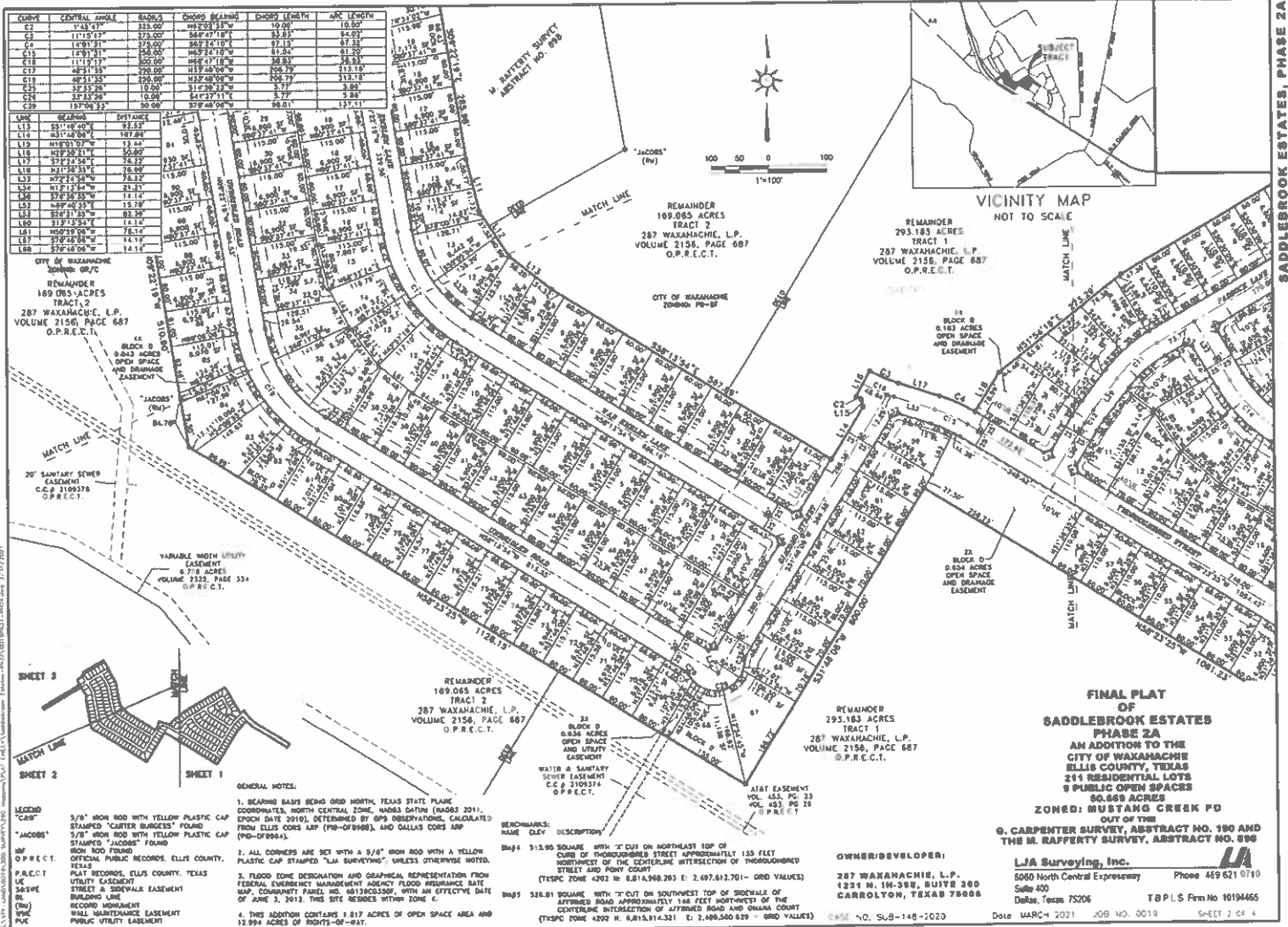
L-88' L-41

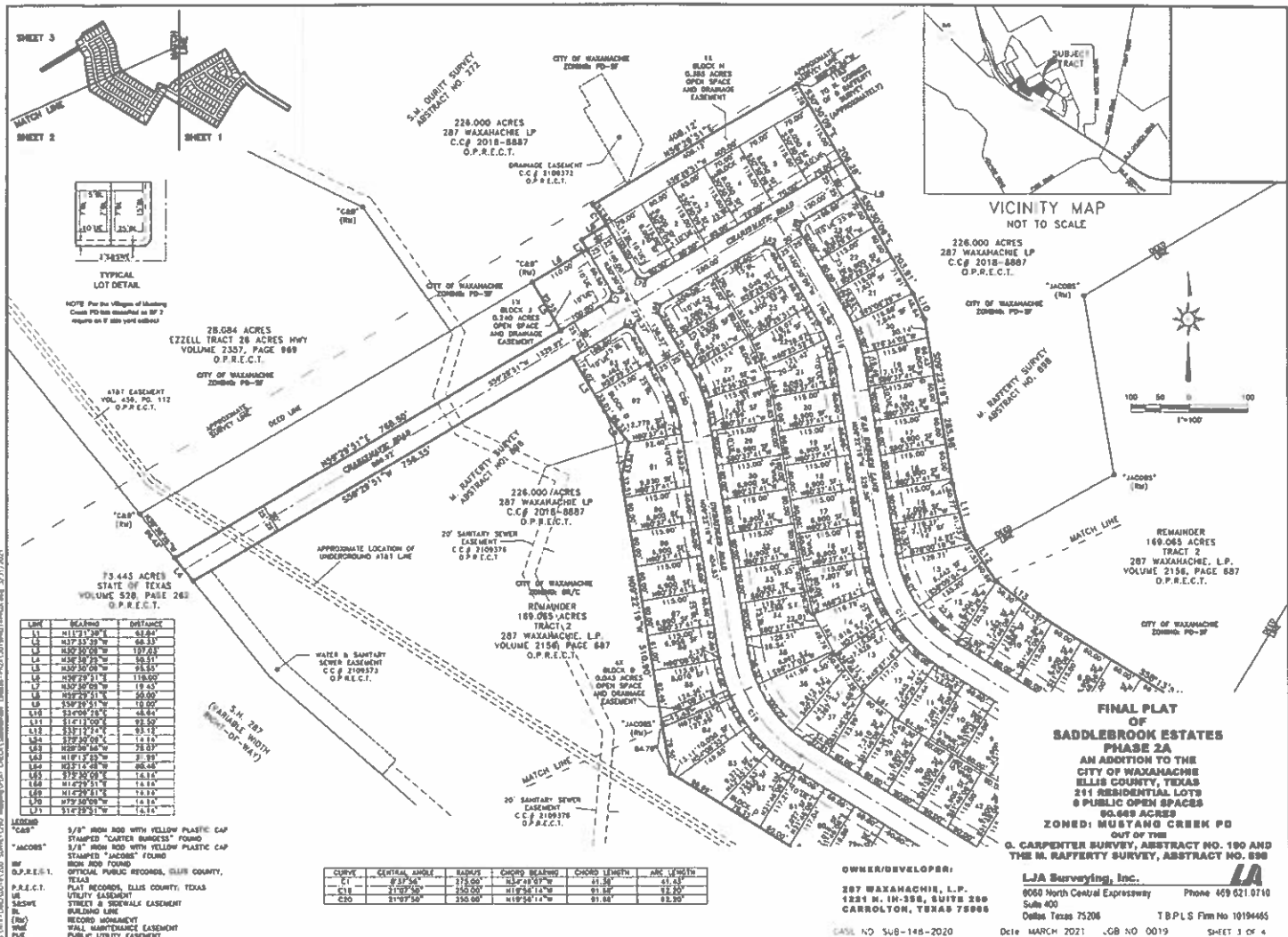
ORIGINAL FILED



SADDLEBROOK ESTATES, PHASE 2A

DATE: MARCH 2021 JOB NO. 0019 SHEET 8 OF 4





SADLEBROOK ESTATES, PHASE 2A

LINE	BEARING	DISTANCE
L1	N11°13'30"E	61.80'
L2	N11°15'00"W	62.33'
L3	N80°20'00"W	107.23'
L4	N10°42'30"W	56.31'
L5	N87°00'00"W	115.55'
L6	N82°29'11"E	118.00'
L7	N40°00'00"W	19.50'
L8	N10°15'14"E	60.00'
L9	S50°20'51"W	10.00'
L10	S12°00'00"W	16.14'
L11	S11°11'00"W	93.50'
L12	S22°11'00"W	93.14'
L13	S12°00'00"W	16.14'
L14	N82°29'11"E	78.00'
L15	N11°15'00"W	2.70'
L16	N11°15'00"W	60.44'
L17	S72°30'00"E	16.14'
L18	N11°15'00"W	16.14'
L19	N11°15'00"W	16.14'
L20	N11°15'00"W	16.14'
L21	S11°15'00"W	16.14'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CT	87°33'54"	275.00'	S11°43'57"W	61.80'	61.80'
CL	21°07'50"	250.00'	N11°28'14"W	61.80'	62.20'
CO	21°07'50"	250.00'	N11°28'14"W	61.80'	62.20'

**LEGEND**  
 "CAS" 3/8" IRON ROD WITH YELLOW PLASTIC CAP  
 STAMPED "GATER BUSINESS" FOUND  
 "JACOBS" 3/8" IRON ROD WITH YELLOW PLASTIC CAP  
 STAMPED "JACOBS" FOUND  
 IRON ROD FOUND  
 O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 P.L.R.E.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
 U.L. UTILITY EASEMENT  
 S.E.S.V.E. STREET & SIDEWALK EASEMENT  
 B.L. BUILDING LINE  
 (R) RECORD MONUMENT  
 (M) WALL, MORTGAGE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT

**OWNER/DEVELOPER:**  
 287 WAXAHACHIE, L.P.  
 1224 N. HWY. 388, SUITE 200  
 CARROLLTON, TEXAS 75006

**LJA Surveying, Inc.**  
 0000 North Central Expressway  
 Suite 400  
 Dallas Texas 75206  
 Phone 469 621 0710  
 T B P L S Firm No 10194665

**FINAL PLAT OF SADDLEBROOK ESTATES PHASE 2A**  
 AN ADDITION TO THE CITY OF WAXAHACHIE TARRANT COUNTY, TEXAS  
 211 RESIDENTIAL LOTS  
 8 PUBLIC OPEN SPACES  
 80,000 SQUARE FEET  
 ZONED: MUSTANG CREEK PD  
 OUT OF THE G. CARPENTER SURVEY, ABSTRACT NO. 190 AND THE M. RAFFERTY SURVEY, ABSTRACT NO. 898

CASE NO. SUG-146-2020 Date MARCH 2021 CG NO 0019 SHEET 3 of 4

(14)

**APPENDIX B**  
**ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS**

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Thoroughfare Paving	\$0	\$0	\$0	\$0	\$0
Median Landscaping	\$0	\$0	\$0	\$0	\$0
6' Concrete Sidewalk	\$0	\$0	\$0	\$0	\$0
Landscape Buffer	\$0	\$0	\$0	\$0	\$0
Thin Screening Wall	\$0	\$0	\$0	\$0	\$0
Engineering/Survey	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Recreational Facilities	\$700,000	(\$700,000)	\$0	\$0	\$0
Main Entry	\$250,000	(\$250,000)	\$0	\$0	\$0
Secondary Entry	\$100,000	(\$100,000)	\$0	\$0	\$0
Public Neighborhood Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Pocket Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Hike and Bike Trail	\$52,500	(\$52,500)	\$0	\$0	\$0
Open Space Improvements	\$75,000	(\$75,000)	\$0	\$0	\$0
Pond Improvements	\$100,000	(\$100,000)	\$0	\$0	\$0
6' Concrete Sidewalks (Collectors)	\$184,800	(\$184,800)	\$0	\$0	\$0
Landscape Buffer (Collectors)	\$211,200	(\$211,200)	\$0	\$0	\$0
Thin Screening Wall (Collectors)	\$277,500	(\$277,500)	\$0	\$0	\$0
Engineering/Survey	\$196,339	\$108,569	\$304,908	\$106,916	\$197,992
Contingency	\$97,362	(\$97,362)	\$0	\$0	\$0
Water	\$32,020	\$344,656	\$376,676	\$132,078	\$244,597
Sewer	\$53,298	\$289,853	\$343,151	\$120,149	\$223,002
Drainage	\$61,380	\$360,690	\$422,070	\$147,931	\$274,139
Roads	\$60,050	\$876,761	\$936,811	\$328,742	\$608,068
Public Right of Way	\$5,115	(\$5,115)	\$0	\$0	\$0
Related Appurtenances	\$1,535	(\$1,535)	\$0	\$0	\$0
Street Lighting	\$3,582	(\$3,582)	\$0	\$0	\$0
Storm Water Control Improvements	\$12,378	(\$12,378)	\$0	\$0	\$0
Common Area Fencing, Landscaping	\$13,197	(\$13,197)	\$0	\$0	\$0
Common Area Improvements	\$5,831	(\$5,831)	\$0	\$0	\$0
Other Park Items	\$2,148	(\$2,148)	\$0	\$0	\$0
Other Recreational Facilities	\$5,729	(\$5,729)	\$0	\$0	\$0
Other Trail Improvements	\$4,194	(\$4,194)	\$0	\$0	\$0
Engineering	\$2,864	(\$2,864)	\$0	\$0	\$0
Contract Administration	\$35,805	(\$35,805)	\$0	\$0	\$0
Master Common Utility Improvements	\$24,654	(\$24,654)	\$0	\$0	\$0
Contingencies	\$34,539	(\$34,539)	\$0	\$0	\$0
<b>SUB-TOTAL</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

(14)

**Appendix B  
DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Debt Service Reserve Fund	\$248,552	\$102,521	\$351,073	\$131,093	\$219,980
Capitalized Interest	\$309,362	(\$151,377)	\$157,985	\$54,558	\$103,427
Bond Counsel	\$45,990	\$25,196	\$71,186	\$26,860	\$44,326
Underwriters Counsel	\$35,566	(\$22,315)	\$13,251	\$5,000	\$8,251
Developers Financial Advisor	\$26,675	\$48,672	\$75,347	\$28,430	\$46,917
City Financial Advisor	\$26,675	\$8,918	\$35,593	\$13,430	\$22,163
Underwriters Fee	\$71,132	\$71,240	\$142,372	\$26,800	\$115,572
Interest from Dev. Fund	(\$30,865)	\$30,865	\$0	\$0	\$0
Developers Counsel	\$7,154	\$59,103	\$66,257	\$25,000	\$41,257
Assessment Consultant	\$7,154	\$10,643	\$17,797	\$6,715	\$11,082
Other Administrative Costs	\$8,892	\$225,617	\$234,509	\$186,297	\$48,212
<b>SUB-TOTAL</b>	<b>\$756,287</b>	<b>\$409,083</b>	<b>\$1,165,370</b>	<b>\$504,183</b>	<b>\$661,187</b>
<b>PAR AMOUNT OF BONDS</b>	<b>\$3,559,307</b>	<b>\$0</b>	<b>\$3,559,307</b>	<b>\$1,340,000</b>	<b>\$2,219,307</b>
<b>DEPOSIT TO PROJECT FUND</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #2**

**BRIX Data Export**  
**CADG- SCARBOROUGH**  
**Job Cost Detail**  
**10/29/2015 5:23:50 PM**

<b>Cost Code</b>	<b>Cost Code Description</b>	<b>Actual</b>	<b>PID Eligible</b>
<b>Direct Costs</b>			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		<b>183,685.71</b>	<b>183,686</b>
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		<b>385,112.90</b>	<b>308,090</b>
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		<b>628,402.70</b>	<b>628,403</b>
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

**Appendix B  
DISTRICT IMPROVEMENTS - PHASE #2**

**BRIX Data Export  
CADG- SCARBOROUGH  
Job Cost Detail  
10/29/2015 5:23:50 PM**

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		<b>107,796.15</b>	<b>107,796</b>
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		<b>0.00</b>	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		<b>275,350.70</b>	<b>275,351</b>
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		<b>278,830.54</b>	<b>278,831</b>
<b>Total</b>		<b>1,859,178.70</b>	<b>1,782,156.12</b>

Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reclass to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	\$ 1,056,015.64	\$ (47,902.59)	\$ 1,008,113.05	\$ 609,277.00	\$ -	\$ -	\$ 609,277.00	\$ (398,836.05)	\$ 233,735.00	\$ 375,542	38.4%	61.6%
Retaining Walls	\$ 184,200.00	\$ -	\$ 184,200.00	\$ 336,930.00	\$ 23,648.00	\$ -	\$ 360,578.00	\$ 176,378.00	\$ 360,578.00	\$ -	100.0%	0.0%
Erosion Control	\$ -	\$ 99,340.20	\$ 99,340.20	\$ 99,340.20	\$ -	\$ 50,000.00	\$ 149,340.20	\$ 50,000.00	\$ 149,340.20	\$ -	100.0%	0.0%
Utilities	\$ 3,681,225.93	\$ (113,555.96)	\$ 3,567,669.97	\$ 3,730,086.70	\$ -	\$ -	\$ 3,730,086.70	\$ 162,416.73	\$ 3,730,086.70	\$ 3,730,087	50.0%	50.0%
Paving	\$ 3,240,669.54	\$ (99,462.51)	\$ 3,141,207.03	\$ 2,563,314.20	\$ 10,743.81	\$ -	\$ 2,574,058.01	\$ (567,149.02)	\$ 2,574,058.01	\$ 2,574,058	50.0%	50.0%
Soft Costs	\$ 1,432,306.14	\$ (535,144.51)	\$ 897,161.63	\$ 897,161.63	\$ -	\$ -	\$ 897,161.63	\$ -	\$ 121,821.63	\$ 775,340	13.6%	86.4%
Inspection Fees	\$ 133,473.56	\$ -	\$ 133,473.56	\$ 157,603.62	\$ -	\$ -	\$ 157,603.62	\$ 24,130.06	\$ 157,603.62	\$ -	100.0%	0.0%
Geotechnical Testing	\$ 100,790.31	\$ -	\$ 100,790.31	\$ 100,790.31	\$ -	\$ -	\$ 100,790.31	\$ -	\$ 100,790.31	\$ -	100.0%	0.0%
Hardscape/Landscape	\$ 187,500.00	\$ -	\$ 187,500.00	\$ 187,500.00	\$ -	\$ -	\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	100.0%	0.0%
Franchise	\$ 274,961.50	\$ -	\$ 274,961.50	\$ 252,461.50	\$ 22,500.00	\$ -	\$ 274,961.50	\$ -	\$ 274,961.50	\$ -	100.0%	0.0%
Contingency	\$ 671,582.75	\$ -	\$ 671,582.75	\$ -	\$ -	\$ -	\$ -	\$ (671,582.75)	\$ -	\$ -	-	-
Interest/Tax Reserve	\$ 650,000.00	\$ -	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 650,000.00	\$ -	100.0%	0.0%
Landscape/Park Improvements	\$ 400,000.00	\$ -	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	100.0%	0.0%
Development Fees	\$ 188,000.00	\$ -	\$ 188,000.00	\$ 188,000.00	\$ -	\$ -	\$ 188,000.00	\$ -	\$ 188,000.00	\$ -	100.0%	0.0%
Rollbacks	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%	0.0%
Closing Costs	\$ 246,000.00	\$ -	\$ 246,000.00	\$ 246,000.00	\$ -	\$ -	\$ 246,000.00	\$ -	\$ 246,000.00	\$ -	100.0%	0.0%
	\$ 11,900,000.00	\$ -	\$ 11,900,000.00	\$ 10,568,465.16	\$ 56,891.81	\$ 50,000.00	\$ 10,675,356.97	\$ (1,224,643.03)	\$ 9,524,474.97	\$ 7,455,026.71		

(14)

**APPENDIX C**  
**PREPAYMENTS**

(14)

**Appendix B**  
**List of Prepaid Parcels Phase #1**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #1	240972	6/13/2014	0.84	\$6,344.77	Full
Phase #1	240940	7/15/2016	0.84	\$6,249.00	Full
Phase #1	240967	7/22/2016	0.84	\$6,249.00	Full
Phase #1	240921	10/7/2016	0.84	\$6,177.00	Full
Phase #1	240836	4/26/2019	0.75	\$5,278.51	Full
Phase #1	240880	8/9/2019	0.75	\$5,280.18	Full
Phase #1	240900	12/12/2024	0.84	\$4,971.35	Full

**List of Prepaid Parcels Phase #2**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #2	264011	6/13/2018	0.75	\$5,744.90	Full
Phase #2	264367	7/6/2018	0.84	\$6,434.40	Full
Phase #2	264062	7/12/2018	0.75	\$5,744.90	Full
Phase #2	264008	6/13/2019	0.75	\$5,744.90	Full
Phase #2	264943	10/16/2019	1.00	\$7,660.00	Full
Phase #2	264366	10/7/2021	0.84	\$6,434.40	Full
Phase #2	264934	9/1/2024	1.00	\$5,744.90	Full

**List of Prepaid Parcels Phase #3**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #3	288507	7/6/2023	0.75	\$5,741.05	Full

(14)

**APPENDIX D**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE ONE)**





(14)

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
240995	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240996	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240997	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240998	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240999	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241000	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241001	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241002	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241003	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241004	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241005	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241006	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241007	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241008	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241009	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241010	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241011	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241012	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241013	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241014	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241015	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241016	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241018	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241019	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241020	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241021	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241022	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
241025	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241026	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241027	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241028	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241029	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241030	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241031	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241032	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
244159	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244160	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
251367	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264569	I	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
273657	2	0.84	\$4,748.63	\$222.72	\$347.49	\$24.30	\$79.19	\$673.70
		169.72	\$959,450.17	\$45,000.00	\$70,209.44	\$4,909.75	\$16,000.00	\$136,119.19

(14)

**APPENDIX E**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE TWO)**

Assessment Roll Summary - Phase Two  
2025-26

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
264001	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264002	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264003	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264004	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264005	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264006	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264007	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264008	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264009	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264010	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264011	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264012	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264013	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264014	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264015	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264016	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264017	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264018	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264019	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264020	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264021	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264022	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264023	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264024	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264025	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264026	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264027	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264028	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264029	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264030	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264031	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264032	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264033	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264034	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264035	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264036	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264037	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264038	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264039	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264040	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264042	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264043	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264044	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264045	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264046	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264047	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264048	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264049	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264050	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264051	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264052	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264053	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264054	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264055	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264056	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264057	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264058	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264059	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264060	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264061	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264062	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264063	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264064	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264065	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22

(14)

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
264066	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264067	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264068	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264069	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264070	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264071	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264072	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264073	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264074	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264361	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264362	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264363	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264364	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264365	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264366	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264367	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264368	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264369	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264370	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264371	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264372	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264373	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264374	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264375	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264376	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264377	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264378	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264379	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264380	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264381	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264382	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264383	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264384	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264385	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264386	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264387	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264388	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264389	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264390	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264391	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264933	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264934	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264935	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264936	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264937	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264938	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264939	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264940	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264941	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264942	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264943	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264944	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264945	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264946	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264947	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264948	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264949	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
268056	3	0.375	\$2,745.55	\$36.74	\$158.42	\$22.45	\$217.61
		0.375	\$2,745.55	\$36.74	\$158.42	\$22.45	\$217.61
		<b>91.86</b>	<b>\$672,550.60</b>	<b>\$9,000.00</b>	<b>\$38,806.17</b>	<b>\$5,500.00</b>	<b>\$53,306.17</b>

(14)

**APPENDIX F**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE THREE)**





(14)

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
288366	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288367	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288368	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288369	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288370	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288371	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288372	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288373	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288374	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288375	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288376	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288377	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288378	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288379	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288380	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288381	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288382	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288383	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288384	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288428	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288429	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288430	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288431	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288432	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288433	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288434	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288435	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288436	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288437	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288438	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288439	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288440	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288441	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288442	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288443	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288444	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288445	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288446	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288447	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288448	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288449	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288450	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288451	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288452	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288453	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288454	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288455	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288456	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288457	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288458	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288496	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288497	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288498	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288499	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288500	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288501	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288502	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288503	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288504	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288505	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288506	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288507	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
288508	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
		189.00	\$1,443,728.16	\$1,000.00	\$110,300.83	\$13,000.00	\$124,300.83

(14)

**APPENDIX G**  
**PID ASSESSMENT NOTICE**

**Form of Homebuyer Disclosure**

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

[insert property address]

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

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.

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: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

(14)

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

\_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on September 15, 2014, the City Council of the City of Waxahachie, Texas (“City”) approved Resolution No. 1189 establishing the North Grove Public Improvement District (“the PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within Improvement Area #1 of the PID, pursuant to Ordinance No. 2782 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of February 26, 2015 (the “Service and Assessment Plan and Improvement Area #1 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Improvement Area #2 of the PID, pursuant to Ordinance No. 3266 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #2, dated as of April 20, 2021 (the “Service and Assessment Plan and Improvement Area #2 Assessment Roll”) and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Improvement Area #3 of the PID, pursuant to Ordinance No. 3326 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #3, dated as of May 16, 2022 (the “Service and Assessment Plan and Improvement Area #3 Assessment Roll”) and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the Service and Assessment Plan and Assessment Roll[s] is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

**WHEREAS**, the Annual Service Plan Update, attached hereto as Exhibit A, including the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll[s] to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

**WHEREAS**, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** The North Grove Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THE 15<sup>th</sup> OF September 2025.**

(15)

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

(15)

**NORTH GROVE  
PUBLIC IMPROVEMENT DISTRICT**

**CITY OF WAXAHACHIE, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/25 – 8/14/26)**

**AS APPROVED BY CITY COUNCIL ON:  
SEPTEMBER 15, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**NORTH GROVE  
PUBLIC IMPROVEMENT DISTRICT**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/25 – 8/14/26)**

**TABLE OF CONTENTS**

**A. INTRODUCTION ..... 1**

**B. UPDATE OF THE SERVICE PLAN..... 3**

**I. ANNUAL BUDGET FOR THE PUBLIC IMPROVEMENTS..... 3**

**II. ANNUAL BUDGET – IMPROVEMENT AREA #1 ..... 7**

**III. ANNUAL BUDGET – IMPROVEMENT AREA #2..... 2**

**IV. ANNUAL BUDGET – IMPROVEMENT AREA #3..... 4**

**V. BOND REFUNDING RELATED UPDATES ..... 6**

**C. UPDATE OF THE ASSESSMENT PLAN ..... 7**

**D. UPDATE OF THE ASSESSMENT ROLL..... 9**

**I. PARCEL UPDATES ..... 9**

**II. PREPAYMENT OF SPECIAL ASSESSMENTS..... 12**

**APPENDIX A – PID MAP**

**APPENDIX B – PREPAID PARCELS**

**APPENDIX C – IMPROVEMENT AREA #1 - 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX D – IMPROVEMENT AREA #2 – 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX E – IMPROVEMENT AREA #3 – 2025-26 ASSESSMENT ROLL SUMMARY**

**APPENDIX F – PID ASSESSMENT NOTICE**

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## ***A. INTRODUCTION***

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The North Grove Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on September 15, 2014 to finance certain public improvement projects for the benefit of the property in the PID.

The PID consists of approximately 769 acres of property within the City limits. Improvement Area #1 consists of approximately 477 acres within the PID. Improvement Area #2 consists of approximately 79 acres within the PID. Improvement Area #3 consists of approximately 213 acres within the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Improvement Area #1 Improvements”) to be provided by the PID, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #1 Improvements.

The City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2015 (North Grove Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$6,675,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

The Service and Assessment Plan was initially updated on April 19, 2021 for Improvement Area #2 (the “Updated Service and Assessment Plan”) at the direction of the City identifying the public improvements for Improvement Area #2 (the “Improvement Area #2 Improvements”) to be provided by the PID, the costs of the Improvement Area #2 Improvements, the indebtedness to be incurred for the Improvement Area #2 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #2 Improvements.

The Updated Service and Assessment Plan was updated again on May 16, 2022 for the Improvement Areas #2-3 Bonds (collectively, the “Updated Service and Assessment Plan”) to incorporate the additional bond issuance described below and to identify the public improvements for Improvement Area #3 (the “Improvement Area #3 Improvements”) to be provided by the PID, the costs of the Improvement Area #3 Improvements, the indebtedness to be incurred for the Improvement Area #3 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #3 Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2022 (North Grove Public Improvement District Improvement Areas #2-3 Project) (the “Improvement Areas #2-3 Bonds”) in the aggregate principal amount of \$5,825,000 were issued to finance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements

provided for the benefit of the property in the PID. The Improvement Areas #2-3 Bonds were issued for the Improvement Areas #2-3 Authorized Improvements (the “Improvement Areas #2-3 Improvements”) and are secured by the Assessments shown on the Improvement Area #2 and Improvement Area #3 Assessment Rolls.

The City also adopted the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached as Appendix C, Appendix D, and Appendix E, respectively, to the Updated Service and Assessment Plan identifying the Special Assessments on each Parcel within of the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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## ***B. UPDATE OF THE SERVICE PLAN***

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### **I. ANNUAL BUDGET FOR THE PUBLIC IMPROVEMENTS**

#### ***Improvement Area #1 Improvements***

The total costs of the Improvement Area #1 Improvements are equal to \$4,530,000, which remains the same as the Developer has not reported any change from the budget estimates included in the original Service and Assessment Plan.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2018, all Improvement Area #1 Improvements are complete and have been accepted by the City during the second quarter of 2018.

As shown by Table B-I-1 below, the PID has incurred indebtedness in the total amount of \$6,675,000 in the form of the Improvement Area #1 Bonds, which are to be repaid from Improvement Area #1 Special Assessments.

**Table B-I-1**  
**Sources and Uses of Funds**  
**Improvement Area #1 Improvements**

<b>Sources of Funds</b>	<b>Total Budget</b>	<b>Actual Costs<sup>1</sup></b>	<b>Variance</b>
Bond proceeds	\$6,675,000	\$6,675,000	\$0
<b>Total sources of funds</b>	<b>\$6,675,000</b>	<b>\$6,675,000</b>	<b>\$0</b>
<b>Uses of Funds</b>			
<b>Improvement Area #1 Improvements</b>			
Estimated costs paid with Bonds	\$4,530,000	\$4,530,000	\$0
Other Project Fund deposits	\$205,000	\$205,000	\$0
<i>Subtotal: Project Fund deposits</i>	<i>\$4,735,000</i>	<i>\$4,735,000</i>	<i>\$0</i>
<b>Costs of issuing the Bonds</b>			
Deposit to capitalized interest fund	\$795,000	\$795,000	\$0
Deposit to debt service reserve fund	\$510,000	\$510,000	\$0
Bond issue costs	\$635,000	\$635,000	\$0
<i>Subtotal: Costs of issuing the Bonds</i>	<i>\$1,940,000</i>	<i>\$1,940,000</i>	<i>\$0</i>
<b>Total uses of funds</b>	<b>\$6,675,000</b>	<b>\$6,675,000</b>	<b>\$0</b>

<sup>1</sup> - According to Developer's Quarterly Improvement Implementation Report dated June 30, 2022.

#### ***Improvement Area #2 Improvements***

The total costs of the Improvement Area #2 Improvements are equal to \$5,401,329, which is equal to the initial estimated budget of \$5,281,655 and a budget increase of \$119,674. The increase in the Improvement Area #2 Improvements budget is to be funded by the Developer and other available sources.

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The Improvement Area #2 Improvements were completed and accepted by the City on June 20, 2022.

As shown by Table B-I-2 below, the total cost of Improvement Area #2 Improvements is \$5,401,329 (excluding bond issuance costs) with a cost increase of \$119,674, which was funded by the developer and other available sources.

**Table B-I-2**  
**Sources and Uses of Funds**  
**Improvement Area #2 Improvements**

<b>Sources of Funds</b>	<b>Initial Estimated Budget</b>	<b>Actual Amount<sup>1</sup></b>	<b>Variance</b>
IA #2 share of Improvement Areas	\$1,870,000	\$1,870,000	\$0
#2-3 Bonds			
Owner Contribution (a)	\$3,742,315	\$3,861,989	\$119,674
<b>Total Sources of Funds</b>	<b>\$5,612,315</b>	<b>\$5,731,989</b>	<b>\$119,674</b>
<b>Uses of Funds</b>			
<b>Project Fund Deposits</b>			
Authorized Improvement	\$5,281,655	\$5,401,329	\$119,674
<b>Bond Issuance Costs</b>			
Debt Service Reserve Fund	\$130,617	\$130,617	\$0
Capitalized Interest	\$0	\$0	\$0
Cost of Issuance	\$130,782	\$130,782	\$0
Administrative Expenses	\$13,161	\$13,161	\$0
Underwriters Discount	\$56,100	\$56,100	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$330,660</i>	<i>\$330,660</i>	<i>\$0</i>
<b>Total Uses of Funds</b>	<b>\$5,612,315</b>	<b>\$5,731,989</b>	<b>\$119,674</b>

<sup>1</sup> - According to the Developer as of August 14, 2025.

**Improvement Area #3 Improvements**

The total costs of the Improvement Area #3 Improvements are equal to \$4,161,444, which remains the same as the Developer has not reported any change from the budget estimates included in the Updated Service and Assessment Plan.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023, all Improvement Area #3 Improvements are complete and have been accepted by the City during the second quarter of 2023.

As shown by Table B-I-3 on the following page, the PID has incurred indebtedness in the total amount of \$3,955,000 in the form of the Improvement Area #3 share of the Improvement Areas 2-3 Bonds, which are to be repaid from Improvement Area #2-3 Special Assessments.

**Table B-I-3**  
**Sources and Uses of Funds**  
**Improvement Area #3 Improvements**

<b>Sources of Funds</b>	<b>Initial Estimated Budget</b>	<b>Actual Amount<sup>1</sup></b>	<b>Variance</b>
IA #3 share of Improvement Areas #2-3 Bonds	\$3,955,000	\$3,955,000	\$0
Owner Contribution (a)	\$905,784	\$905,784	\$0
<b>Total Sources of Funds</b>	<b>\$4,860,784</b>	<b>\$4,860,784</b>	<b>\$0</b>
<b>Uses of Funds</b>			
<b>Project Fund Deposits</b>			
Authorized Improvement	\$4,161,444	\$4,161,444	\$0
<b>Bond Issuance Costs</b>			
Debt Service Reserve Fund	\$276,252	\$276,252	\$0
Capitalized Interest	\$0	\$0	\$0
Cost of Issuance	\$276,599	\$276,599	\$0
Administrative Expenses	\$27,839	\$27,839	\$0
Underwriters Discount	\$118,650	\$118,650	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$699,340</i>	<i>\$699,340</i>	<i>\$0</i>
<b>Total Uses of Funds</b>	<b>\$4,860,784</b>	<b>\$4,860,784</b>	<b>\$0</b>

<sup>1</sup> - According to the Developer and Requisition #1 approved on 7/25/22.

A service plan must cover a period of five years. The actual budget for the Improvement Area #1 Improvements is shown in Section B.I. of this report, and the indebtedness expected to be collected incurred for these costs are shown in Table B-I-4 on the following page.

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**Table B-I-4**  
**Improvement Area #1**  
**Annual Projected Costs**  
**2016 – 2031**

Assessment Year ending 08/15	Projected Construction Costs	Net Improvement Area #1 Bond Proceeds <sup>1</sup>	Net Owner Contributions	Projected Annual Installments for IA #1 <sup>2</sup>
2016-2025	\$4,735,000	\$4,735,000	\$0	\$4,807,090
2026	\$0	\$0	\$0	\$559,881
2027	\$0	\$0	\$0	\$580,138
2028	\$0	\$0	\$0	\$569,651
2029	\$0	\$0	\$0	\$559,182
2030	\$0	\$0	\$0	\$573,730
2031	\$0	\$0	\$0	\$561,673
<b>Total</b>	<b>\$4,735,000</b>	<b>\$4,735,000</b>	<b>\$0</b>	<b>\$8,211,345</b>

1 – Net Improvement Area #1 Bond proceeds represent the estimated costs of the Improvement Area #1 Improvements and other costs paid with bond proceeds. The remaining \$1,940,000 of the original \$6,675,000 of the Improvement Area #1 Bond par amount represents the Improvement Area #1 Bond issuance costs.

2 – Assessment Years ending 2016 through 2026 represent actual Annual Installments billed. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits, if any.

A service plan must cover a period of five years. The actual budget for the Improvement Area #2 Improvements and Improvement Area #3 Improvements are shown in Section B.I. of this report, and the indebtedness expected to be collected incurred for these costs are shown in Table B-I-5 below.

**Table B-I-5**  
**Improvement Areas #2-3**  
**Annual Projected Costs**  
**2021 – 2031**

Assessment Year ending 08/15	Projected Construction Costs	Net Improvement Areas #2-3 Bond Proceeds <sup>1</sup>	Net Owner Contributions	Projected Annual Installments for IA #2 <sup>2</sup>	Projected Annual Installments for IA #3 <sup>2</sup>
2021-25	\$10,473,099	\$5,825,000	\$4,648,099	\$459,479	\$971,898
2026	\$0	\$0	\$0	\$146,670	\$313,118
2027	\$0	\$0	\$0	\$153,266	\$323,193
2028	\$0	\$0	\$0	\$152,723	\$322,979
2029	\$0	\$0	\$0	\$153,045	\$323,431
2030	\$0	\$0	\$0	\$153,260	\$323,671
2031	\$0	\$0	\$0	\$153,369	\$323,698
<b>Total</b>	<b>\$10,473,099</b>	<b>\$5,825,000</b>	<b>\$4,648,099</b>	<b>\$1,371,813</b>	<b>\$2,901,988</b>

1 – Net Improvement Areas #2-3 Bond proceeds represent the estimated costs of the Improvement Area #2 and Improvement Area #3 Improvements and other costs paid with bond proceeds.

2 – Assessment Years ending 2021 through 2026 represent actual Annual Installments billed. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits, if any.

## II. ANNUAL BUDGET – IMPROVEMENT AREA #1

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 6.00 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2025-26. In addition, the estimated annual Administrative Expenses for 2025-26 are included in the Annual Installments for 2025-26. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #1, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #1 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinance or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

### Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Area #1 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. In addition, 40 percent of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60 percent of such additional interest amount collected will be used to fund the Delinquency Reserve, as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

### Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table B-II-1 on the following page.

(15)

**Table B-II-1**  
**Budget for the Improvement Area #1 Annual Installments**  
**to be Collected for 2025-26**

<b>Descriptions</b>	<b>Improvement Area #1 Bonds</b>
Interest payment on February 15, 2026	\$170,137
Interest payment on August 15, 2026	\$170,137
Principal payment on August 15, 2026	\$150,000
Subtotal Debt Service on Bonds	\$490,274
Additional Interest Reserves	\$28,356
Administrative Expenses	\$41,250
Subtotal Expenses	\$559,881
Available Reserve Fund Income	\$0
Available Administrative Account Funds	\$0
Subtotal Funds Available	\$0
<b>Annual Installment to be Collected</b>	<b>\$559,881</b>

Annual Installments to be collected for principal and interest include interest due on February 15, 2026, in the amount of \$170,137 and on August 15, 2026, in the amount of \$170,137, which equal interest on the outstanding Assessments balance of \$5,671,241 for six months each and an effective interest rate of 6.00 percent. Annual Installments to be collected include a principal amount of \$150,000 due on August 15, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$490,274.

According to the Ellis Central Appraisal District (the "ECAD") online records, there were Owner Association Properties in 2025. As a result, the Annual Installment for 2025-26 will be collected from all Assessed Property within Improvement Area #1 that are shown in the ECAD records for 2025. The Annual Installment to be collected from each Parcel in Improvement Area #1 is determined using the percentage of Special Assessments for each Parcel as shown in Table B-II-2 on the following page.

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**Table B-II-2**  
**Allocation of Annual Installment to Parcels for 2025-26**

Parcel ID	Tract #	Outstanding Assessment <sup>2</sup>	% of Total Assessment for allocating the 2025-26 Annual Installment <sup>4</sup>	Annual Installment 2025-26 <sup>1,3</sup>
304795	1 & 2	\$56,838	1.00%	\$5,611.23
304797	1 & 2	\$307,764	5.43%	\$30,383.33
304800	1 & 2	\$62,754	1.11%	\$6,195.27
303321	3 & 4	\$85,184	1.50%	\$8,409.60
303322	3 & 4	\$73,424	1.29%	\$7,248.57
303323	3 & 4	\$347,474	6.13%	\$34,303.64
294587	5	\$224,925	3.97%	\$22,205.18
262130	6	\$240,764	4.25%	\$23,768.90
297086	7	\$222,143	3.92%	\$21,930.61
297087	7	\$18,491	0.33%	\$1,825.50
290825	8A	\$3,793	0.07%	\$374.41
304140	8A	\$5,141	0.09%	\$507.53
290824	8A	\$0	0.00%	\$0.00
179059	8B	\$273,672	4.83%	\$27,017.70
8 residential Parcels		\$24,912	0.44%	\$2,459.39
88 residential Parcels		\$302,630	5.34%	\$29,876.45
100 residential Parcels		\$263,811	4.65%	\$26,044.17
151 residential Parcels		\$366,988	6.47%	\$36,230.09
75 residential Parcels		\$200,535	3.54%	\$19,797.37
83 residential Parcels		\$311,234	5.49%	\$30,725.93
190 residential Parcels		\$761,949	13.44%	\$75,221.75
94 residential Parcels		\$352,650	6.22%	\$34,814.62
101 residential Parcels		\$243,556	4.29%	\$24,044.48
89 residential Parcels		\$138,929	2.45%	\$13,715.47
194 residential Parcels		\$724,682	12.78%	\$71,542.62
294793		\$0	0.00%	\$0.00
272370		\$56,998	1.01%	\$5,627.01
<b>Total</b>		<b>\$5,671,241</b>	<b>100.00%</b>	<b>\$559,880.69</b>

1 – According to the ECAD, there are Owner Association Properties in 2025 to be considered for Annual Installment collections.

2 – The Special Assessment amounts for each Parcel have been allocated and shown in the Updated Service and Assessment Plan.

3 – The Annual Installment to be collected from each Parcel is calculated by multiplying the total Annual Installment amount of \$559,881 and the Percent of Total Special Assessment calculated for each Parcel.

4 – Allocation percentages are rounded to two decimal places for presentation purposes only.

The list of Parcels within the PID, the Outstanding Improvement Area #1 Special Assessments on each Parcel, the percentages calculated as shown in Table B-II-2 above and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix C.

### III. ANNUAL BUDGET – IMPROVEMENT AREA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Areas #2-3 Bonds for the Improvement Area #2 Improvements, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Areas #2-3 Bonds commencing with the issuance of the Improvement Areas #2-3 Bonds. The effective interest rate on the Improvement Areas #2-3 Bonds is 5.44 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2025-26. In addition, the estimated annual Administrative Expenses for 2025-26 are included in the Annual Installments for 2025-26. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #2, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #2 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Areas #2-3 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

#### Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table B-III-1 on the following page.

(15)

**Table B-III-1**  
**Budget for the Improvement Area #2 Annual Installments**  
**to be Collected for 2025-26**

<b>Descriptions</b>	<b>Improvement Area #2 portion of the Improvement Areas #2-3 Bonds</b>
Interest payment on February 15, 2026	\$48,875
Interest payment on August 15, 2026	\$48,875
Principal payment on August 15, 2026	\$32,000
<i>Subtotal Debt Service on Bonds</i>	<i>\$129,750</i>
Additional Interest Reserves	\$8,990
Administrative Expenses	\$12,930
<i>Subtotal Expenses</i>	<i>\$151,670</i>
Available Reserve Fund Income	\$0
Available Administrative Account Funds	(\$5,000)
<i>Subtotal Funds Available</i>	<i>(\$5,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$146,670</b>

Annual Installments to be collected for principal and interest include interest due on February 15, 2026, in the amount of \$48,875 and on August 15, 2026, in the amount of \$48,875, which equal interest on the outstanding Assessments balance of \$1,798,000 for six months each and an effective interest rate of 5.44 percent. Annual Installments to be collected include a principal amount of \$32,000 due on August 15, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$129,750.

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Areas #2-3 Bonds, to fund the additional interest described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #2.

The Annual Installments due to be collected from each Lot Type in the PID for 2025-26 are shown in Table B-III-2 below.

**Table B-III-2**  
**Improvement Area #2 Allocation of Annual Installments Per Lot Type**

<b>Lot Type</b>	<b>Outstanding Unit Count</b>	<b>Total Annual Installment</b>	<b>Allocation Percentage<sup>1</sup></b>	<b>Annual Installment Per Unit</b>
65' Ft Lot	184	\$146,670.00	99.00%	\$789.15
HOA	0	\$146,670.00	1.00%	\$1,466.70
<b>Total</b>	<b>184</b>		<b>100.00%</b>	

<sup>1</sup> – Allocation percentages shown above are based on estimated build out values for Improvement Area #2 lots, excluding prepaid Parcels, if any.

The list of Parcels within Improvement Area #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

#### **IV. ANNUAL BUDGET – IMPROVEMENT AREA #3**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Areas #2-3 Bonds for the Improvement Area #3 Improvements, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Areas #2-3 Bonds commencing with the issuance of the Improvement Areas #2-3 Bonds. The effective interest rate on the Improvement Areas #2-3 Bonds is 5.44 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2025-26. In addition, the annual Administrative Expenses for 2025-26 are included in the Annual Installments for 2025-26. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #3, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #3 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Areas #2-3 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

#### Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table B-IV-1 on the following page.

(15)

**Table B-IV-1**  
**Budget for the Improvement Area #3 Annual Installments**  
**to be Collected for 2025-26**

<b>Descriptions</b>	<b>Improvement Area #3 portion of the Improvement Areas #2-3 Bonds</b>
Interest payment on February 15, 2026	\$101,999
Interest payment on August 15, 2026	\$101,999
Principal payment on August 15, 2026	\$68,000
<i>Subtotal Debt Service on Bonds</i>	<i>\$271,997</i>
Additional Interest Reserves	\$18,761
Administrative Expenses	\$27,360
<i>Subtotal Expenses</i>	<i>\$318,118</i>
Available Reserve Fund Income	\$0
Available Administrative Account Funds	(\$5,000)
<i>Subtotal Funds Available</i>	<i>(\$5,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$313,118</b>

Annual Installments to be collected for principal and interest include interest due on February 15, 2026, in the amount of \$101,999 and on August 15, 2026, in the amount of \$101,999, which equal interest on the outstanding Assessments balance of \$3,752,214 for six months each and an effective interest rate of 5.44 percent. Annual Installments to be collected include a principal amount of \$68,000 due on August 15, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$271,997.

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Areas #2-3 Bonds, to fund the additional interest reserves described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #3.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within Improvement Area #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in Improvement Area #3 is determined using the allocated percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table B-IV-2 on the following page.

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**Table B-IV-2**  
**Improvement Area #3 Allocation of Annual Installments Per Lot Type**

Lot Size	Outstanding Unit Count <sup>1</sup>	Total Annual Installment	Allocation Percentage <sup>2</sup>	Annual Installment Per Unit
80'	30	\$313,118.12	5.99%	\$625.13
70'	25	\$313,118.12	4.76%	\$596.72
60'	365	\$313,118.12	62.93%	\$539.89
50'	189	\$313,118.12	25.30%	\$419.12
HOA	0	\$313,118.12	1.01%	\$3,172.73
<b>Total</b>	<b>609</b>		<b>100.00%</b>	

1 – Outstanding Unit Count reflects only Assessed residential lots. The HOA is Assessed one percent (1%) of the original Assessment and is billed Annual Installments accordingly. However, the HOA is not counted as a unit for purposes of this table.

2 – Allocation percentages shown above are based on estimated build out values for Improvement Area #3 lots, excluding prepaid Parcels, if any.

The list of Parcels within Improvement Area #3 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E.

#### **V. BOND REFUNDING RELATED UPDATES**

The Improvement Area #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Improvement Area #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **August 15, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds may be warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

The Improvement Areas #2-3 Bonds were issued in 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Improvement Areas #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **August 15, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Areas #2-3 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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## ***C. UPDATE OF THE ASSESSMENT PLAN***

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### ***Improvement Area #1***

The Updated Service and Assessment Plan adopted by the City Council provided that the Actual Costs of the portion of the Improvement Area #1 Improvements to be financed with the Improvement Area #1 Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across all Assessed Property within Improvement Area #1. This method is based on allocating the Assessment in the following order: 1) the allocation of 1% of the Assessment to the Owners Association Property; 2) the allocation between residential and commercial Parcels based on the Appraised Value; and, 3) according to the following allocation:

- *Residential*: The sum of two weighted ratios that when combined equals 100%. Those two ratios and their assigned weights (as percent of the total) are as follows: The ratio of the Appraised Value of each Residential Parcel to the total Appraised Value for all of the Residential Parcels in Improvement Area #1 (20%); and, the ratio of the estimated number of residential units within a Parcel to the total number of residential units in Improvement Area #1 (80%).
- *Commercial*: the ratio of the Appraised Value of each Commercial Parcel to the total Appraised Value for all of the Commercial Parcels in Improvement Area #1.

This method of assessing property has not been changed other than the updated 2023-24 Annual Installment allocation percentage calculations shown above.

### ***Improvement Area #2***

As stated in the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #2 Improvements financed with the Improvement Area #2 Reimbursement Agreement and/or Improvement Area #2 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Special Assessment across all Improvement Area #2 Assessed Property within Improvement Area #2. This method is based on allocating the Special Assessment in the following order: 1) the allocation of 1% of the Special Assessment to the Owners Association Property; and 2) according to the following allocation:

- *Residential*: the ratio of the estimated buildout value and the estimated number of units to be developed on each parcel and the buildout value of all units estimated to be developed within Improvement Area #2.

### ***Improvement Area #3***

As stated in the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #3 Improvements financed with the Improvement Area #3 Reimbursement Agreement and/or with Improvement Area #3's portion of the Improvement Areas #2-3 Bonds shall be allocated to the Improvement Area #3 Assessed Property by spreading the entire Special Assessment across all Improvement Area #3 Assessed Property within Improvement Area #3.

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This method is based on allocating the Special Assessment in the following order: 1) the allocation of 1% of the Special Assessment to the Owners Association Property; and 2) according to the following allocation:

- *Residential*: the ratio of the estimated buildout value and the estimated number of units to be developed on each parcel and the buildout value of all units estimated to be developed within Improvement Area #3.

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## ***D. UPDATE OF THE ASSESSMENT ROLL***

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Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect changes such as:

- (i) the identification of each Parcel; (ii) the Special Assessment for each Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); and (iv) payments of the Special Assessment, if any, as provided by Section VI.G of the Updated Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C, Appendix D, and Appendix E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

### **I. PARCEL UPDATES**

#### ***Improvement Area #1***

Upon the subdivision of any Improvement Area #1 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Improvement Area #1 Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula below:

**RESIDENTIAL**                       $A = (B \times C)/D$

Where the terms have the following meanings:

A = the Special Assessment for the new subdivided Parcel

B = the Special Assessment for the Improvement Area #1 Assessed Property prior to subdivision

$$C = [(a \div b) * c] + [(d \div e) * f]$$

a = the sum of the Residential Allocated Appraised Values of all the new subdivided residential Lots with the same Lot Type

b = the Appraised Value for the Improvement Area #1 Assessed Property prior to subdivision

c = Weight for the ratio of the appraised value = 20%

d = the sum of the number of residential Lots for the new subdivided Improvement Area #1 Assessed Property with the same Lot Type

e = the sum of the estimated number of residential Lots for the Improvement Area #1 Assessed Property prior to subdivision

f = Weight for the ratio of the estimated residential Lots = 80%

D = the number of residential Lots with same Lot Type.

**RESIDENTIAL**

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

Where the terms have the following meanings:

A = the Special Assessment for the new subdivided Lot

B = the Special Assessment for the Improvement Area #2 Assessed Property and/or Improvement Area #3 Assessed Property prior to subdivision

C = the sum of the estimated buildout value of all newly subdivided Lots with the same Lot Type

D = the sum of the estimated buildout value for all newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type.

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

Improvement Area #1

According to information provided by the Developer, the development plan and projected lot count for the following subphases of the North of the Boulevard development – Oasis – Ph. 1, Oasis – Ph. 2, The Retreat – Ph. 1, and The Retreat – Phase #2 – have been updated. As a result of the current and previous updated development plan and the corresponding lot count information, the outstanding Assessments of \$975,395 have been reallocated across the various residential lot types within each subphase. The allocation of Assessments after reallocation is shown in Table D-I-1 below.

**Table D-I-1**  
**Reallocation of Assessments for Parcels located North of the Boulevard**

Phase/Plat	Parcel	No. of Units	Calculated Weight	Total Assessment Allocated
Oasis Ph. 1	Various	88	32.59%	\$317,864
Oasis Ph. 2	179059	130	28.80%	\$280,879
Retreat Ph. 1	294706	151	38.62%	\$376,652
Open Space <sup>1</sup>	294793	0	0.00%	\$0
<b>Total</b>		<b>369</b>	<b>100%</b>	<b>\$975,395</b>

<sup>1</sup> – According to the Developer, the portion of the Retreat – Phase #2 subphase of development located inside the PID boundary is intended to be open space. The proposed development of residential lots with the Retreat – Phase #2 currently appears to occur outside of the original PID boundary. If some Lots in Retreat – Phase #2 appear to fall within the original PID boundary upon final subdivision plat recording, a portion of the Assessments being reallocated to other three subphases shown in the table above will be revised to reflect the additional Lots.

Following the reallocation of Assessments for the subphase Oasis – Ph. 1, the outstanding Assessments of \$317,864 have been reallocated across the various residential lot types. The allocation of Assessments after reallocation is shown in Table D-I-2 below.

**Table D-I-2**  
**Reallocation of Assessments – Oasis – Phase #1**

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	60 Ft	57	66.14%	\$210,242	\$3,688
Various	70 Ft	18	20.25%	\$64,370	\$3,576
Various	75 Ft	3	3.21%	\$10,209	\$3,403
Various	80 Ft	10	10.40%	\$33,043	\$3,304
<b>Total</b>		<b>88</b>	<b>100%</b>	<b>\$317,864</b>	

Following the reallocation of Assessments for the subphase Retreat – Ph. 1, the outstanding Assessments of \$376,652 have been reallocated across the various residential lot types. The allocation of Assessments after reallocation is shown in Table D-I-3 below.

**Table D-I-3**  
**Reallocation of Assessments – Retreat – Phase #1**

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	Townhome	72	47.72%	\$179,757	\$2,497
Various	50 FT	32	21.70%	\$81,748	\$2,555
Various	60 FT	40	25.94%	\$97,696	\$2,442
Various	75 FT	7	4.63%	\$17,452	\$2,493
<b>Total</b>		<b>151</b>	<b>100%</b>	<b>\$376,652</b>	

According to the ECAD online records, there have been no additional reallocations or subdivisions within Improvement Area #1 of the PID since approval of the 2024-25 Annual SAP Update.

Improvement Area #2

According to the ECAD online records, Improvement Area #2 of the PID was completely subdivided in 2023 with the filing of two plats – The Oaks of North Grove Phase I and The Oaks of North Grove Phase 2 (replat). Assessments were allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots beginning in tax year 2023.

Improvement Area #3

According to the ECAD online records, Improvement Area #3 of the PID was partially subdivided in 2022 from Parcel 192636 with the filing of the Dove Hollow – Phase I plat. The Assessments were

(15)

allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots within that subphase of Improvement Area #3 beginning in tax year 2023.

According to the ECAD online records, Improvement Area #3 of the PID was partially subdivided in 2023 from Parcel 192636 with the filing of the Dove Hollow – Phase II plat. As shown in Table D-I-8 on the following page, the Assessments were allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots within that subphase of Improvement Area #3 beginning in tax year 2024.

## **II. PREPAYMENT OF SPECIAL ASSESSMENTS**

### **Improvement Area #1**

As of July 31, 2025, nine (9) Parcel within Improvement Area #1 of the PID has prepaid its outstanding Special Assessment in full.

### **Improvement Area #2**

As of July 31, 2025, there have been no Improvement Area #2 Special Assessment prepayments.

### **Improvement Area #3**

As of July 31, 2025, nine (9) Parcels within Improvement Area #3 of the PID have prepaid their outstanding Special Assessment in full.

Refer to Appendix B of this report for a complete list of all Parcels which have prepaid Special Assessments.

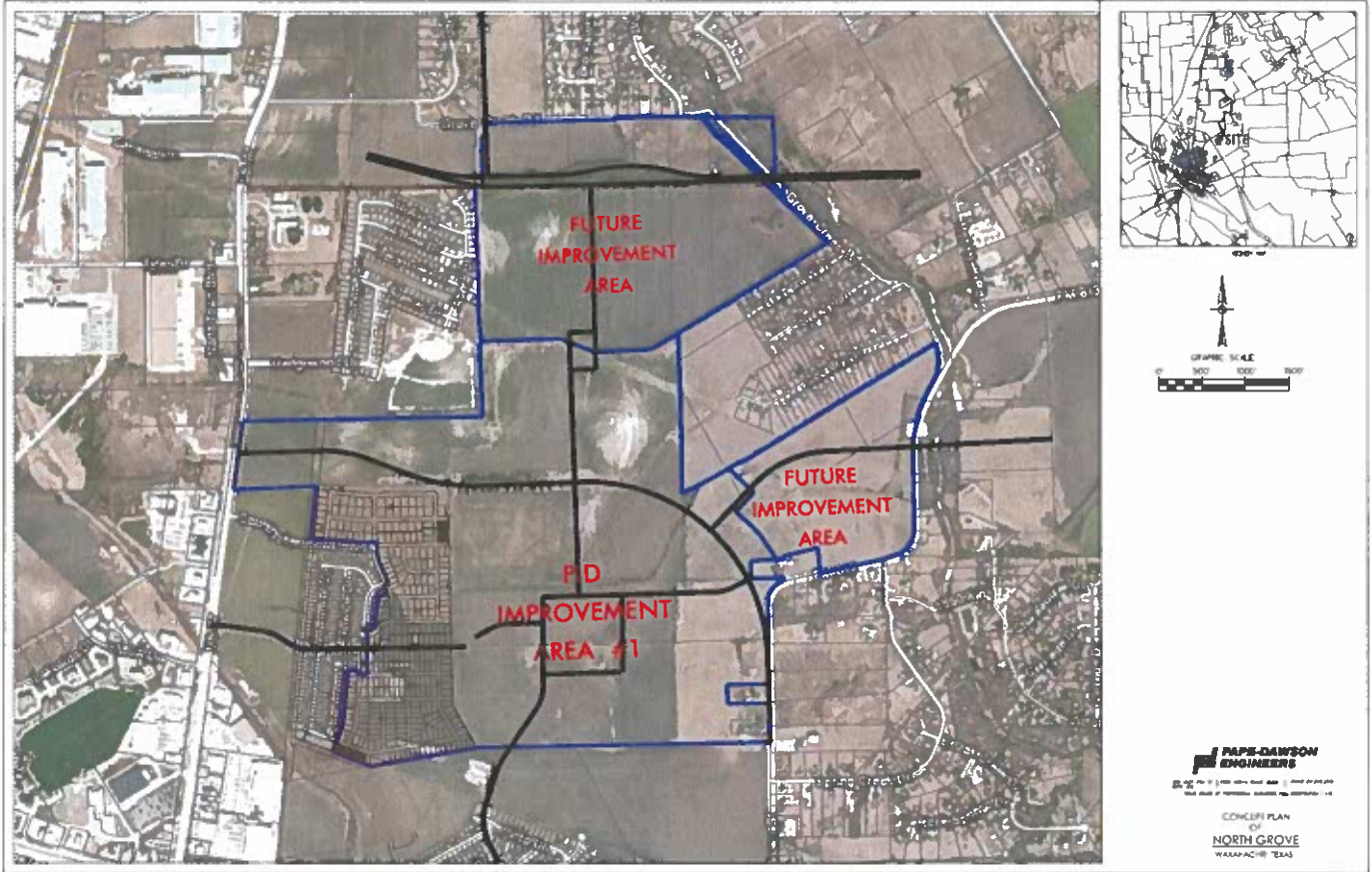
The complete Assessment Roll is available for review at Waxahachie City Hall, located at 408 S. Rogers Street, Waxahachie, Texas 75165.

(15)

**APPENDIX A**  
**PID MAP**

(15)

AERIAL MAP SHOWING BOUNDARIES OF IMPROVEMENT AREA #1 AND FUTURE IMPROVEMENT AREAS OF THE DISTRICT



(15)

**APPENDIX B**  
**PREPAID PARCELS**

**Improvement Area #1**

<b>Subdivision</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Prepaid Amount for Principal Reduction</b>	<b>Full/Partial</b>
Enclave #1	282164	6/2022	\$3,921	\$3,921	Full
Estates of NG #2	282276	8/2024	\$3,918	\$3,817	Full
Cove #1B	269591	10/2024	\$2,781	\$2,710	Full
Cove #3	276477	11/2024	\$1,633	\$1,591	Full
Oasis #1	291657	1/2025	\$3,688	\$3,594	Full
Haven #1	278636	1/2025	\$2,500	\$2,436	Full
Oasis #1	291665	3/2025	\$3,576	\$3,484	Full
Estates of NG #1	272303	6/2025	\$3,877	\$3,777	Full
Estates of NG #1	272322	7/2025	\$3,517	\$3,427	Full
<b>Total</b>			<b>\$29,411</b>	<b>\$28,757</b>	

**Improvement Area #2**

<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
No prepaid Assessments received to date			

**Improvement Area #3**

<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
292845	2/2024	\$5,191	Full
292920	2/2024	\$5,191	Full
292950	8/2024	\$5,191	Full
300140	7/2024	\$6,686	Full
292935	10/2024	\$5,108	Full
292956	1/2025	\$5,108	Full
292868	2/2025	\$5,108	Full
300159	3/2025	\$5,622	Full
300523	6/2025	\$6,580	Full
<b>Total</b>		<b>\$49,786</b>	

(15)

**APPENDIX C**  
**IMPROVEMENT AREA #1**  
**2025-26 ASSESSMENT ROLL SUMMARY**

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
304795	1 & 2	Commercial	\$56,838	1.00%	\$5,611.23
304797	1 & 2	Commercial	\$307,764	5.43%	\$30,383.33
304800	1 & 2	Commercial	\$62,754	1.11%	\$6,195.27
303321	3 & 4	Commercial	\$85,184	1.50%	\$8,409.60
303322	3 & 4	Commercial	\$73,424	1.29%	\$7,248.57
303323	3 & 4	Commercial	\$347,474	6.13%	\$34,303.64
294587	5	Commercial	\$224,925	3.97%	\$22,205.18
262130	6	Commercial	\$240,764	4.25%	\$23,768.90
297086	7	Commercial/Residential	\$222,143	3.92%	\$21,930.61
297087	7	Commercial/Residential	\$18,491	0.33%	\$1,825.50
294793	0	Open Space	\$0	0.00%	\$0.00
290825	8A	Residential	\$3,793	0.07%	\$374.41
304140	8A	Residential	\$5,141	0.09%	\$507.53
290824	8A	Residential	\$0	0.00%	\$0.00
179059	8B	Residential	\$273,672	4.83%	\$27,017.70
265951	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265952	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265953	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265954	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265955	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265956	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265957	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265958	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265959	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265960	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265961	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265962	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265963	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265964	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265965	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265966	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265967	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265968	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265969	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265970	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265971	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265972	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265973	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265974	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265975	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265976	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265977	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265978	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265979	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265980	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265981	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265982	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265983	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265984	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265985	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265986	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265987	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265988	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265989	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265990	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265991	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265992	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265993	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265994	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265996	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265997	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265998	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265999	Cove #1A	Residential	\$3,750	0.07%	\$370.18

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
266000	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266001	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266002	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266003	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266004	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266005	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266006	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266007	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266008	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266009	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266010	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266011	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266012	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266013	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266014	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266015	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266016	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266017	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266018	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266019	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266021	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266022	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266023	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266024	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266025	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266026	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266027	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266028	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266029	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266030	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266031	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266032	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266033	Cove #1A	Residential	\$3,750	0.07%	\$370.18
265995	Cove #1A	Residential	\$3,750	0.07%	\$370.18
266020	Cove #1A	Residential	\$3,750	0.07%	\$370.18
269582	Cove #1B	Open Space	\$0	0.00%	\$0.00
269583	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269584	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269585	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269586	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269587	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269588	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269589	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269590	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269591	Cove #1B	Residential	PREPAID	PREPAID	\$0.00
269592	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269593	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269594	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269595	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269596	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269597	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269598	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269599	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269600	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269601	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269602	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269603	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269604	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269605	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269606	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269607	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269608	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269609	Cove #1B	Residential	\$2,710	0.05%	\$267.52

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
269610	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269611	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269612	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269613	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269614	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269615	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269616	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269617	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269618	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269619	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269620	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269621	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269622	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269623	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269624	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269625	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269626	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269627	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269628	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269629	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269630	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269631	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269632	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269633	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269634	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269635	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269636	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269637	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269638	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269639	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269640	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269641	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269642	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269643	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269644	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269645	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269646	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269647	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269648	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269649	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269650	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269651	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269652	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269653	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269654	Cove #1B	Residential	\$2,710	0.05%	\$267.52
277985	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269656	Cove #1B	Residential	\$2,710	0.05%	\$267.52
269657	Cove #1B	Residential	\$2,710	0.05%	\$267.52
273298	Cove #1B	Residential	\$3,491	0.06%	\$344.69
273299	Cove #2	Residential	\$3,491	0.06%	\$344.69
273300	Cove #2	Residential	\$3,491	0.06%	\$344.69
273301	Cove #2	Residential	\$3,491	0.06%	\$344.69
273302	Cove #2	Residential	\$3,491	0.06%	\$344.69
273303	Cove #2	Residential	\$3,491	0.06%	\$344.69
273304	Cove #2	Residential	\$3,491	0.06%	\$344.69
273305	Cove #2	Residential	\$3,491	0.06%	\$344.69
273306	Cove #2	Residential	\$3,491	0.06%	\$344.69
273307	Cove #2	Residential	\$3,491	0.06%	\$344.69
273308	Cove #2	Residential	\$3,491	0.06%	\$344.69
273309	Cove #2	Residential	\$3,491	0.06%	\$344.69
273310	Cove #2	Residential	\$3,491	0.06%	\$344.69
285419	Cove #2	Residential	\$3,491	0.06%	\$344.69
273312	Cove #2	Residential	\$3,491	0.06%	\$344.69

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
273321	Cove #2	Residential	\$3,951	0.07%	\$390.01
273322	Cove #2	Residential	\$3,951	0.07%	\$390.01
273323	Cove #2	Residential	\$3,951	0.07%	\$390.01
276895	Cove #2	Residential	\$3,951	0.07%	\$390.01
273325	Cove #2	Residential	\$3,951	0.07%	\$390.01
273326	Cove #2	Residential	\$3,951	0.07%	\$390.01
273327	Cove #2	Residential	\$3,951	0.07%	\$390.01
273328	Cove #2	Residential	\$3,951	0.07%	\$390.01
273329	Cove #2	Residential	\$3,951	0.07%	\$390.01
273330	Cove #2	Residential	\$3,951	0.07%	\$390.01
273331	Cove #2	Residential	\$3,951	0.07%	\$390.01
273332	Cove #2	Residential	\$3,631	0.06%	\$358.47
273333	Cove #2	Residential	\$3,951	0.07%	\$390.01
273334	Cove #2	Residential	\$3,951	0.07%	\$390.01
273335	Cove #2	Residential	\$3,951	0.07%	\$390.01
273336	Cove #2	Residential	\$3,951	0.07%	\$390.01
273337	Cove #2	Residential	\$3,951	0.07%	\$390.01
273338	Cove #2	Residential	\$3,951	0.07%	\$390.01
273339	Cove #2	Residential	\$3,631	0.06%	\$358.47
273340	Cove #2	Residential	\$3,631	0.06%	\$358.47
273341	Cove #2	Residential	\$3,631	0.06%	\$358.47
273342	Cove #2	Residential	\$3,631	0.06%	\$358.47
273343	Cove #2	Residential	\$3,631	0.06%	\$358.47
273344	Cove #2	Residential	\$3,631	0.06%	\$358.47
273345	Cove #2	Residential	\$3,631	0.06%	\$358.47
273346	Cove #2	Residential	\$3,631	0.06%	\$358.47
273347	Cove #2	Residential	\$3,631	0.06%	\$358.47
273348	Cove #2	Residential	\$3,631	0.06%	\$358.47
273349	Cove #2	Residential	\$3,951	0.07%	\$390.01
273350	Cove #2	Residential	\$3,951	0.07%	\$390.01
273351	Cove #2	Residential	\$3,951	0.07%	\$390.01
273352	Cove #2	Residential	\$3,951	0.07%	\$390.01
273353	Cove #2	Open Space	\$0	0.00%	\$0.00
273355	Cove #2	Residential	\$3,631	0.06%	\$358.47
273356	Cove #2	Residential	\$3,631	0.06%	\$358.47
273357	Cove #2	Residential	\$3,631	0.06%	\$358.47
273358	Cove #2	Residential	\$3,631	0.06%	\$358.47
273359	Cove #2	Residential	\$3,631	0.06%	\$358.47
273360	Cove #2	Residential	\$3,631	0.06%	\$358.47
273361	Cove #2	Residential	\$3,631	0.06%	\$358.47
273362	Cove #2	Residential	\$3,631	0.06%	\$358.47
273363	Cove #2	Residential	\$3,631	0.06%	\$358.47
273364	Cove #2	Residential	\$3,631	0.06%	\$358.47
273365	Cove #2	Residential	\$3,631	0.06%	\$358.47
273366	Cove #2	Residential	\$3,631	0.06%	\$358.47
273367	Cove #2	Residential	\$3,631	0.06%	\$358.47
273368	Cove #2	Residential	\$3,631	0.06%	\$358.47
273369	Cove #2	Residential	\$3,631	0.06%	\$358.47
273370	Cove #2	Residential	\$3,631	0.06%	\$358.47
273371	Cove #2	Residential	\$3,631	0.06%	\$358.47
273372	Cove #2	Residential	\$3,631	0.06%	\$358.47
273373	Cove #2	Residential	\$3,631	0.06%	\$358.47
273374	Cove #2	Residential	\$3,631	0.06%	\$358.47
273375	Cove #2	Residential	\$3,631	0.06%	\$358.47
273376	Cove #2	Residential	\$3,631	0.06%	\$358.47
273378	Cove #2	Residential	\$3,631	0.06%	\$358.47
273379	Cove #2	Residential	\$3,631	0.06%	\$358.47
273380	Cove #2	Residential	\$3,631	0.06%	\$358.47
273381	Cove #2	Residential	\$3,631	0.06%	\$358.47
273382	Cove #2	Residential	\$3,951	0.07%	\$390.01
273383	Cove #2	Residential	\$3,951	0.07%	\$390.01
273384	Cove #2	Residential	\$3,951	0.07%	\$390.01
273385	Cove #2	Residential	\$3,951	0.07%	\$390.01

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
273386	Cove #2	Residential	\$3,951	0.07%	\$390.01
273387	Cove #2	Residential	\$3,951	0.07%	\$390.01
273388	Cove #2	Residential	\$3,951	0.07%	\$390.01
273389	Cove #2	Residential	\$3,951	0.07%	\$390.01
273390	Cove #2	Residential	\$3,951	0.07%	\$390.01
273391	Cove #2	Residential	\$3,951	0.07%	\$390.01
273392	Cove #2	Residential	\$3,951	0.07%	\$390.01
273393	Cove #2	Residential	\$3,951	0.07%	\$390.01
273394	Cove #2	Residential	\$3,951	0.07%	\$390.01
273395	Cove #2	Residential	\$3,951	0.07%	\$390.01
273396	Cove #2	Residential	\$3,951	0.07%	\$390.01
273397	Cove #2	Residential	\$3,951	0.07%	\$390.01
273398	Cove #2	Residential	\$3,951	0.07%	\$390.01
273399	Cove #2	Residential	\$3,951	0.07%	\$390.01
273400	Cove #2	Residential	\$3,951	0.07%	\$390.01
273401	Cove #2	Residential	\$3,951	0.07%	\$390.01
273402	Cove #2	Residential	\$3,951	0.07%	\$390.01
272232	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272233	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272234	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272235	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272236	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272237	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272238	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272239	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272240	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272241	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272242	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272243	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272244	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272245	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272246	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272247	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272248	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272249	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272250	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272251	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272252	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272253	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272254	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272255	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272256	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272257	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272258	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272259	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272260	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272261	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272262	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272263	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272264	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272265	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
275432	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272267	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272268	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272269	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
284807	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272271	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272272	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272273	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272274	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272275	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272276	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272277	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
272278	Estates of NG #1	Open Space	\$0	0.00%	\$0 00
272281	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272282	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272283	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272284	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272285	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272286	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272287	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272288	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272289	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272290	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272291	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272292	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272293	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272294	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272295	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272296	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272297	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272298	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272299	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272300	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272301	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272302	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272303	Estates of NG #1	Residential	PREPAID	PREPAID	\$0 00
272304	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272305	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272306	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272307	Estates of NG #1	Residential	\$3,777	0.07%	\$372 92
272308	Estates of NG #1	Residential	\$2,730	0.05%	\$269 54
272309	Estates of NG #1	Residential	\$2,730	0.05%	\$269 54
272310	Estates of NG #1	Residential	\$2,730	0.05%	\$269 54
272311	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272312	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272313	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272314	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272315	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272316	Estates of NG #1	Residential	\$2,972	0.05%	\$293 42
272319	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272320	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272321	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272322	Estates of NG #1	Residential	PREPAID	PREPAID	\$0 00
272323	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272324	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272325	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272326	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272327	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272328	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272329	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272330	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272331	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272332	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
285555	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272334	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272335	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272336	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272337	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272338	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272339	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272340	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272341	Estates of NG #1	Residential	\$2,741	0.05%	\$270 62
272342	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272343	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32
272344	Estates of NG #1	Residential	\$3,427	0.06%	\$338 32

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
272345	Estates of NG #1	Residential	\$2,741	0.05%	\$270.62
272346	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272347	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272348	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272349	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272350	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
285358	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272352	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272353	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272354	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272355	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272356	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272357	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272358	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272359	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272360	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272361	Estates of NG #1	Residential	\$4,307	0.08%	\$425.21
272362	Estates of NG #1	Residential	\$4,307	0.08%	\$425.21
272363	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48
272364	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272365	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272366	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272367	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272368	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272369	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272370	Estates of NG #1	Owner Association Property	\$56,998	1.01%	\$5,627.01
272371	Estates of NG #1	Open Space	\$0	0.00%	\$0.00
272383	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272384	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272385	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272386	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272387	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272388	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272389	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272390	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272391	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272392	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272393	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272418	Estates of NG #1	Residential	\$2,741	0.05%	\$270.62
272419	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272420	Estates of NG #1	Residential	\$3,427	0.06%	\$338.32
272421	Estates of NG #1	Residential	\$2,741	0.05%	\$270.62
272422	Estates of NG #1	Residential	\$2,741	0.05%	\$270.62
272423	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272424	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272425	Estates of NG #1	Residential	\$2,741	0.05%	\$270.62
272434	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272435	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
285594	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272437	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272438	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272439	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272440	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272441	Estates of NG #1	Residential	\$3,777	0.07%	\$372.92
272460	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48
272461	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272462	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272463	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272464	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272465	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272466	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272467	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272468	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
272469	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272470	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272471	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272472	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272473	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272474	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272475	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272476	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48
272477	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48
272478	Estates of NG #1	Residential	\$4,259	0.08%	\$420.48
272479	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272480	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272481	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272482	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272483	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272484	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272485	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272486	Estates of NG #1	Residential	\$5,678	0.10%	\$560.58
272487	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272488	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272489	Estates of NG #1	Residential	\$5,774	0.10%	\$570.03
272490	Estates of NG #1	Open Space	\$0	0.00%	\$0.00
275414	0	School Site	\$0	0.00%	\$0.00
278569	Haven #1	Residential	\$2,436	0.04%	\$240.44
278570	Haven #1	Residential	\$2,436	0.04%	\$240.44
278571	Haven #1	Residential	\$2,436	0.04%	\$240.44
278572	Haven #1	Residential	\$2,436	0.04%	\$240.44
278573	Haven #1	Residential	\$2,436	0.04%	\$240.44
278574	Haven #1	Residential	\$2,436	0.04%	\$240.44
278575	Haven #1	Residential	\$2,436	0.04%	\$240.44
278576	Haven #1	Residential	\$2,436	0.04%	\$240.44
278577	Haven #1	Residential	\$2,436	0.04%	\$240.44
278578	Haven #1	Residential	\$2,436	0.04%	\$240.44
278579	Haven #1	Open Space	\$0	0.00%	\$0.00
278617	Haven #1	Residential	\$2,436	0.04%	\$240.44
278627	Haven #1	Residential	\$2,436	0.04%	\$240.44
278628	Haven #1	Residential	\$2,436	0.04%	\$240.44
278629	Haven #1	Residential	\$2,436	0.04%	\$240.44
278630	Haven #1	Residential	\$2,436	0.04%	\$240.44
278631	Haven #1	Residential	\$2,436	0.04%	\$240.44
278632	Haven #1	Residential	\$2,436	0.04%	\$240.44
278633	Haven #1	Residential	\$2,436	0.04%	\$240.44
278634	Haven #1	Residential	\$2,436	0.04%	\$240.44
278635	Haven #1	Residential	\$2,436	0.04%	\$240.44
278636	Haven #1	Residential	PREPAID	PREPAID	\$0.00
278637	Haven #1	Residential	\$2,436	0.04%	\$240.44
278638	Haven #1	Residential	\$2,436	0.04%	\$240.44
278639	Haven #1	Residential	\$2,436	0.04%	\$240.44
278640	Haven #1	Residential	\$2,436	0.04%	\$240.44
278641	Haven #1	Residential	\$2,436	0.04%	\$240.44
278642	Haven #1	Residential	\$2,436	0.04%	\$240.44
278643	Haven #1	Residential	\$2,436	0.04%	\$240.44
278644	Haven #1	Open Space	\$0	0.00%	\$0.00
278645	Haven #1	Residential	\$2,436	0.04%	\$240.44
278646	Haven #1	Residential	\$2,436	0.04%	\$240.44
278647	Haven #1	Residential	\$2,436	0.04%	\$240.44
278648	Haven #1	Residential	\$2,436	0.04%	\$240.44
278649	Haven #1	Residential	\$2,436	0.04%	\$240.44
278650	Haven #1	Residential	\$2,436	0.04%	\$240.44
278651	Haven #1	Residential	\$2,436	0.04%	\$240.44
278652	Haven #1	Residential	\$2,436	0.04%	\$240.44
278653	Haven #1	Residential	\$2,436	0.04%	\$240.44
278654	Haven #1	Residential	\$2,436	0.04%	\$240.44

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
278655	Haven #1	Residential	\$2,436	0.04%	\$240.44
278656	Haven #1	Residential	\$2,436	0.04%	\$240.44
278657	Haven #1	Residential	\$2,436	0.04%	\$240.44
278658	Haven #1	Residential	\$2,436	0.04%	\$240.44
278660	Haven #1	Residential	\$2,436	0.04%	\$240.44
278661	Haven #1	Residential	\$2,436	0.04%	\$240.44
278662	Haven #1	Residential	\$2,436	0.04%	\$240.44
278663	Haven #1	Residential	\$2,436	0.04%	\$240.44
278664	Haven #1	Residential	\$2,436	0.04%	\$240.44
278665	Haven #1	Residential	\$2,436	0.04%	\$240.44
278666	Haven #1	Residential	\$2,436	0.04%	\$240.44
278667	Haven #1	Residential	\$2,436	0.04%	\$240.44
278668	Haven #1	Residential	\$2,436	0.04%	\$240.44
278669	Haven #1	Residential	\$2,436	0.04%	\$240.44
278670	Haven #1	Residential	\$2,436	0.04%	\$240.44
278671	Haven #1	Residential	\$2,436	0.04%	\$240.44
278672	Haven #1	Residential	\$2,436	0.04%	\$240.44
278673	Haven #1	Residential	\$2,436	0.04%	\$240.44
278674	Haven #1	Residential	\$2,436	0.04%	\$240.44
278580	Haven #1	Residential	\$2,436	0.04%	\$240.44
278581	Haven #1	Residential	\$2,436	0.04%	\$240.44
278582	Haven #1	Residential	\$2,436	0.04%	\$240.44
278583	Haven #1	Residential	\$2,436	0.04%	\$240.44
278584	Haven #1	Residential	\$2,436	0.04%	\$240.44
278585	Haven #1	Residential	\$2,436	0.04%	\$240.44
278586	Haven #1	Residential	\$2,436	0.04%	\$240.44
278587	Haven #1	Residential	\$2,436	0.04%	\$240.44
278588	Haven #1	Residential	\$2,436	0.04%	\$240.44
278589	Haven #1	Residential	\$2,436	0.04%	\$240.44
278590	Haven #1	Residential	\$2,436	0.04%	\$240.44
278591	Haven #1	Residential	\$2,436	0.04%	\$240.44
278592	Haven #1	Residential	\$2,436	0.04%	\$240.44
278593	Haven #1	Residential	\$2,436	0.04%	\$240.44
278594	Haven #1	Residential	\$2,436	0.04%	\$240.44
278595	Haven #1	Residential	\$2,436	0.04%	\$240.44
278596	Haven #1	Residential	\$2,436	0.04%	\$240.44
278597	Haven #1	Residential	\$2,436	0.04%	\$240.44
278598	Haven #1	Residential	\$2,436	0.04%	\$240.44
278599	Haven #1	Residential	\$2,436	0.04%	\$240.44
278600	Haven #1	Residential	\$2,436	0.04%	\$240.44
278601	Haven #1	Residential	\$2,436	0.04%	\$240.44
278602	Haven #1	Residential	\$2,436	0.04%	\$240.44
278603	Haven #1	Residential	\$2,436	0.04%	\$240.44
278604	Haven #1	Residential	\$2,436	0.04%	\$240.44
278605	Haven #1	Residential	\$2,436	0.04%	\$240.44
278606	Haven #1	Residential	\$2,436	0.04%	\$240.44
278607	Haven #1	Residential	\$2,436	0.04%	\$240.44
278608	Haven #1	Residential	\$2,436	0.04%	\$240.44
278609	Haven #1	Residential	\$2,436	0.04%	\$240.44
278610	Haven #1	Residential	\$2,436	0.04%	\$240.44
278611	Haven #1	Residential	\$2,436	0.04%	\$240.44
278614	Haven #1	Residential	\$2,436	0.04%	\$240.44
278615	Haven #1	Residential	\$2,436	0.04%	\$240.44
278616	Haven #1	Residential	\$2,436	0.04%	\$240.44
278618	Haven #1	Residential	\$2,436	0.04%	\$240.44
278619	Haven #1	Residential	\$2,436	0.04%	\$240.44
278620	Haven #1	Residential	\$2,436	0.04%	\$240.44
278621	Haven #1	Residential	\$2,436	0.04%	\$240.44
278622	Haven #1	Residential	\$2,436	0.04%	\$240.44
278623	Haven #1	Residential	\$2,436	0.04%	\$240.44
278624	Haven #1	Residential	\$2,436	0.04%	\$240.44
278625	Haven #1	Residential	\$2,436	0.04%	\$240.44
285558	Haven #1	Residential	\$2,436	0.04%	\$240.44

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
276467	Cove #3	Residential	\$1,591	0.03%	\$157.06
276468	Cove #3	Residential	\$1,591	0.03%	\$157.06
276469	Cove #3	Residential	\$1,591	0.03%	\$157.06
276470	Cove #3	Residential	\$1,591	0.03%	\$157.06
276471	Cove #3	Residential	\$1,591	0.03%	\$157.06
276472	Cove #3	Residential	\$1,591	0.03%	\$157.06
276473	Cove #3	Residential	\$1,591	0.03%	\$157.06
276474	Cove #3	Residential	\$1,591	0.03%	\$157.06
276475	Cove #3	Residential	\$1,591	0.03%	\$157.06
276476	Cove #3	Residential	\$1,591	0.03%	\$157.06
276477	Cove #3	Residential	PREPAID	PREPAID	\$0.00
276478	Cove #3	Residential	\$1,591	0.03%	\$157.06
276479	Cove #3	Residential	\$1,591	0.03%	\$157.06
276480	Cove #3	Residential	\$1,591	0.03%	\$157.06
276481	Cove #3	Residential	\$1,591	0.03%	\$157.06
276482	Cove #3	Residential	\$1,591	0.03%	\$157.06
276483	Cove #3	Residential	\$1,591	0.03%	\$157.06
276484	Cove #3	Residential	\$1,591	0.03%	\$157.06
276485	Cove #3	Residential	\$1,591	0.03%	\$157.06
276486	Cove #3	Residential	\$1,591	0.03%	\$157.06
276487	Cove #3	Residential	\$1,591	0.03%	\$157.06
276488	Cove #3	Residential	\$1,591	0.03%	\$157.06
276489	Cove #3	Residential	\$1,591	0.03%	\$157.06
276490	Cove #3	Residential	\$1,591	0.03%	\$157.06
276491	Cove #3	Residential	\$1,591	0.03%	\$157.06
276492	Cove #3	Residential	\$1,591	0.03%	\$157.06
276493	Cove #3	Residential	\$1,591	0.03%	\$157.06
276494	Cove #3	Residential	\$1,591	0.03%	\$157.06
276495	Cove #3	Residential	\$1,591	0.03%	\$157.06
276496	Cove #3	Residential	\$1,591	0.03%	\$157.06
276519	Cove #3	Residential	\$1,591	0.03%	\$157.06
276520	Cove #3	Residential	\$1,591	0.03%	\$157.06
276521	Cove #3	Residential	\$1,591	0.03%	\$157.06
276522	Cove #3	Residential	\$1,591	0.03%	\$157.06
276523	Cove #3	Residential	\$1,591	0.03%	\$157.06
285565	Cove #3	Residential	\$1,591	0.03%	\$157.06
276525	Cove #3	Residential	\$1,591	0.03%	\$157.06
276526	Cove #3	Residential	\$1,591	0.03%	\$157.06
276527	Cove #3	Residential	\$1,591	0.03%	\$157.06
276528	Cove #3	Residential	\$1,591	0.03%	\$157.06
276529	Cove #3	Residential	\$1,591	0.03%	\$157.06
276530	Cove #3	Residential	\$1,591	0.03%	\$157.06
276531	Cove #3	Residential	\$1,591	0.03%	\$157.06
276532	Cove #3	Residential	\$1,591	0.03%	\$157.06
276533	Cove #3	Residential	\$1,591	0.03%	\$157.06
276534	Cove #3	Open Space	\$0	0.00%	\$0.00
276535	Cove #3	Residential	\$1,591	0.03%	\$157.06
276536	Cove #3	Residential	\$1,591	0.03%	\$157.06
276537	Cove #3	Residential	\$1,591	0.03%	\$157.06
276538	Cove #3	Residential	\$1,591	0.03%	\$157.06
276539	Cove #3	Residential	\$1,591	0.03%	\$157.06
276540	Cove #3	Residential	\$1,591	0.03%	\$157.06
276552	Cove #3	Residential	\$1,591	0.03%	\$157.06
276553	Cove #3	Residential	\$1,591	0.03%	\$157.06
276554	Cove #3	Residential	\$1,591	0.03%	\$157.06
276555	Cove #3	Residential	\$1,591	0.03%	\$157.06
276556	Cove #3	Residential	\$1,591	0.03%	\$157.06
276557	Cove #3	Residential	\$1,591	0.03%	\$157.06
276500	Cove #3	Residential	\$1,553	0.03%	\$153.34
276501	Cove #3	Residential	\$1,553	0.03%	\$153.34
276502	Cove #3	Residential	\$1,553	0.03%	\$153.34
276503	Cove #3	Residential	\$1,553	0.03%	\$153.34
276504	Cove #3	Open Space	\$0	0.00%	\$0.00

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
276505	Cove #3	Residential	\$1,553	0.03%	\$153.34
276506	Cove #3	Residential	\$1,553	0.03%	\$153.34
276507	Cove #3	Residential	\$1,553	0.03%	\$153.34
276508	Cove #3	Residential	\$1,553	0.03%	\$153.34
276509	Cove #3	Residential	\$1,553	0.03%	\$153.34
276510	Cove #3	Residential	\$1,553	0.03%	\$153.34
276511	Cove #3	Residential	\$1,553	0.03%	\$153.34
276512	Cove #3	Residential	\$1,553	0.03%	\$153.34
276513	Cove #3	Residential	\$1,553	0.03%	\$153.34
276541	Cove #3	Residential	\$1,553	0.03%	\$153.34
276542	Cove #3	Residential	\$1,553	0.03%	\$153.34
276543	Cove #3	Residential	\$1,553	0.03%	\$153.34
276544	Cove #3	Residential	\$1,553	0.03%	\$153.34
276545	Cove #3	Residential	\$1,553	0.03%	\$153.34
276546	Cove #3	Residential	\$1,553	0.03%	\$153.34
276547	Cove #3	Residential	\$1,553	0.03%	\$153.34
276548	Cove #3	Residential	\$1,553	0.03%	\$153.34
276549	Cove #3	Residential	\$1,553	0.03%	\$153.34
276550	Cove #3	Residential	\$1,553	0.03%	\$153.34
276551	Cove #3	Residential	\$1,553	0.03%	\$153.34
276497	Cove #3	Residential	\$1,569	0.03%	\$154.90
276498	Cove #3	Residential	\$1,569	0.03%	\$154.90
276499	Cove #3	Residential	\$1,569	0.03%	\$154.90
276514	Cove #3	Residential	\$1,569	0.03%	\$154.90
276515	Cove #3	Residential	\$1,569	0.03%	\$154.90
276516	Cove #3	Residential	\$1,569	0.03%	\$154.90
276517	Cove #3	Residential	\$1,569	0.03%	\$154.90
276518	Cove #3	Residential	\$1,569	0.03%	\$154.90
282103	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282104	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282112	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282113	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282114	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282115	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282116	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282117	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282118	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282119	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282120	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282121	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282122	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282138	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282139	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282140	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282141	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282142	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282143	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282144	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282145	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282146	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282147	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282148	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282162	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282163	Enclave #1	Residential	\$3,816	0.07%	\$376.73
282222	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282223	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282224	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282225	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282226	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282227	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282228	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282229	Enclave #2	Residential	\$3,817	0.07%	\$376.85
282246	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
282247	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282248	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282249	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282250	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282251	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282252	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282253	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282254	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282255	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282256	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282257	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282258	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282259	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282260	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282261	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282262	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282263	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282270	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282271	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282272	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282273	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282274	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282275	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282276	Estates of NG #2	Residential	PREPAID	PREPAID	\$0.00
282277	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282291	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282292	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282293	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282294	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282295	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282296	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282297	Estates of NG #2	Residential	\$3,817	0.07%	\$376.85
282101	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282102	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282106	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282107	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282108	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282109	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282110	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282111	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282123	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282124	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282125	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282126	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282127	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282128	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282129	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282130	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282149	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282150	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282151	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282152	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282153	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282154	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282155	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282156	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282164	Enclave #1	Residential	PREPAID	PREPAID	\$0.00
282165	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282166	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282168	Enclave #1	Residential	\$3,575	0.06%	\$352.89
282172	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282173	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282174	Enclave #2	Residential	\$3,576	0.06%	\$353.01

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
282175	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282176	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282177	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282178	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282179	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282180	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282197	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282198	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282199	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282200	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282201	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282202	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282203	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282204	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282205	Enclave #2	Residential	\$3,576	0.06%	\$353.01
282234	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282235	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282236	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282237	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282238	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282239	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282240	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282241	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282242	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282243	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282244	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282245	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282265	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282266	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282267	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282268	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282269	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282278	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282279	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282280	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282281	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282282	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282283	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282284	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282285	Estates of NG #2	Residential	\$3,576	0.06%	\$353.01
282167	Enclave #1	Residential	\$3,479	0.06%	\$343.43
282169	Enclave #1	Residential	\$3,479	0.06%	\$343.43
282189	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282190	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282191	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282192	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282193	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282194	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282195	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282196	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282206	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282207	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282208	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282209	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282210	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282211	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282212	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282213	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282216	Enclave #2	Residential	\$3,480	0.06%	\$343.55
282298	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282299	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282300	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282301	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
282302	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282303	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282304	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282305	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282306	Estates of NG #2	Residential	\$3,480	0.06%	\$343.55
282093	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282094	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282096	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282097	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282098	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282099	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282100	Enclave #1	Residential	\$4,468	0.08%	\$441.06
282181	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282182	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282183	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282184	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282185	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282186	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282187	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282214	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282215	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282217	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282218	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282219	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282220	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282231	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282232	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282233	Enclave #2	Residential	\$4,469	0.08%	\$441.19
282286	Estates of NG #2	Residential	\$4,469	0.08%	\$441.19
282287	Estates of NG #2	Residential	\$4,469	0.08%	\$441.19
282288	Estates of NG #2	Residential	\$4,469	0.08%	\$441.19
282289	Estates of NG #2	Residential	\$4,469	0.08%	\$441.19
282290	Estates of NG #2	Residential	\$4,469	0.08%	\$441.19
291635	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291636	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291637	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291638	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291639	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291640	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291641	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291642	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291643	Oasis #1	Owner Association Property	\$0	0.00%	\$0.00
291644	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291645	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291646	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291647	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291648	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291649	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291650	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291651	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291652	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291653	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291654	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291655	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291656	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291657	Oasis #1	Residential	PREPAID	PREPAID	\$0.00
291658	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291659	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291660	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291661	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291662	Oasis #1	Owner Association Property	\$0	0.00%	\$0.00
291663	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291664	Oasis #1	Residential	\$3,484	0.06%	\$343.98

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
291665	Oasis #1	Residential	PREPAID	PREPAID	\$0 00
291666	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291667	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291668	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291669	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291670	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291671	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291672	Oasis #1	Residential	\$3,484	0.06%	\$343.98
291673	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291674	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291675	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291676	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291677	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291678	Oasis #1	Residential	\$3,316	0.06%	\$327.33
291679	Oasis #1	Residential	\$3,316	0.06%	\$327.33
291680	Oasis #1	Owner Association Property	\$0	0.00%	\$0 00
291681	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291682	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291683	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291684	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291685	Oasis #1	Residential	\$3,219	0.06%	\$317.84
291686	Oasis #1	Residential	\$3,316	0.06%	\$327.33
291687	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291688	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291689	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291690	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291691	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291692	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291693	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291694	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291695	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291696	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291697	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291698	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291699	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291702	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291703	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291704	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291705	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291706	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291707	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291708	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291709	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291710	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291711	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291712	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291713	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291714	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291715	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291716	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291717	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291718	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291719	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291720	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291721	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291722	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291723	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291724	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291725	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291726	Oasis #1	Residential	\$3,594	0.06%	\$354.79
291727	Oasis #1	Residential	\$3,594	0.06%	\$354.79
288912	Haven #2	Residential	\$2,992	0.05%	\$295.33
288915	Haven #2	Residential	\$2,992	0.05%	\$295.33

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
288903	Haven #2	Residential	\$2,992	0.05%	\$295.33
288908	Haven #2	Residential	\$2,992	0.05%	\$295.33
288913	Haven #2	Residential	\$2,992	0.05%	\$295.33
288917	Haven #2	Residential	\$2,674	0.05%	\$264.00
289006	Haven #2	Residential	\$2,674	0.05%	\$264.00
288899	Haven #2	Residential	\$2,614	0.05%	\$258.08
288886	Haven #2	Residential	\$2,614	0.05%	\$258.08
288902	Haven #2	Residential	\$2,614	0.05%	\$258.08
288907	Haven #2	Residential	\$2,614	0.05%	\$258.08
288910	Haven #2	Residential	\$2,614	0.05%	\$258.08
288901	Haven #2	Residential	\$2,614	0.05%	\$258.08
288911	Haven #2	Residential	\$2,614	0.05%	\$258.08
288904	Haven #2	Residential	\$2,614	0.05%	\$258.08
288909	Haven #2	Residential	\$2,614	0.05%	\$258.08
288914	Haven #2	Residential	\$2,614	0.05%	\$258.08
288905	Haven #2	Residential	\$2,614	0.05%	\$258.08
288922	Haven #2	Residential	\$2,614	0.05%	\$258.08
288927	Haven #2	Residential	\$2,614	0.05%	\$258.08
288918	Haven #2	Residential	\$2,614	0.05%	\$258.08
288924	Haven #2	Residential	\$2,614	0.05%	\$258.08
288916	Haven #2	Residential	\$2,614	0.05%	\$258.08
288921	Haven #2	Residential	\$2,614	0.05%	\$258.08
288920	Haven #2	Residential	\$2,614	0.05%	\$258.08
288925	Haven #2	Residential	\$2,614	0.05%	\$258.08
288931	Haven #2	Residential	\$2,614	0.05%	\$258.08
288933	Haven #2	Residential	\$2,614	0.05%	\$258.08
288930	Haven #2	Residential	\$2,614	0.05%	\$258.08
288935	Haven #2	Residential	\$2,614	0.05%	\$258.08
288940	Haven #2	Residential	\$2,614	0.05%	\$258.08
288944	Haven #2	Residential	\$2,614	0.05%	\$258.08
288937	Haven #2	Residential	\$2,614	0.05%	\$258.08
288942	Haven #2	Residential	\$2,614	0.05%	\$258.08
288936	Haven #2	Residential	\$2,614	0.05%	\$258.08
288941	Haven #2	Residential	\$2,614	0.05%	\$258.08
288938	Haven #2	Residential	\$2,614	0.05%	\$258.08
288943	Haven #2	Residential	\$2,614	0.05%	\$258.08
288939	Haven #2	Residential	\$2,614	0.05%	\$258.08
288945	Haven #2	Residential	\$2,614	0.05%	\$258.08
288978	Haven #2	Residential	\$2,614	0.05%	\$258.08
288983	Haven #2	Residential	\$2,614	0.05%	\$258.08
288977	Haven #2	Residential	\$2,614	0.05%	\$258.08
288982	Haven #2	Residential	\$2,614	0.05%	\$258.08
288981	Haven #2	Residential	\$2,614	0.05%	\$258.08
288985	Haven #2	Residential	\$2,614	0.05%	\$258.08
288979	Haven #2	Residential	\$2,614	0.05%	\$258.08
288984	Haven #2	Residential	\$2,614	0.05%	\$258.08
288980	Haven #2	Residential	\$2,614	0.05%	\$258.08
289011	Haven #2	Residential	\$2,614	0.05%	\$258.08
289018	Haven #2	Residential	\$2,614	0.05%	\$258.08
289024	Haven #2	Residential	\$2,614	0.05%	\$258.08
289026	Haven #2	Residential	\$2,614	0.05%	\$258.08
289009	Haven #2	Residential	\$2,614	0.05%	\$258.08
289012	Haven #2	Residential	\$2,614	0.05%	\$258.08
289017	Haven #2	Residential	\$2,614	0.05%	\$258.08
289020	Haven #2	Residential	\$2,614	0.05%	\$258.08
289025	Haven #2	Residential	\$2,614	0.05%	\$258.08
289010	Haven #2	Residential	\$2,614	0.05%	\$258.08
289015	Haven #2	Residential	\$2,614	0.05%	\$258.08
289022	Haven #2	Residential	\$2,614	0.05%	\$258.08
289027	Haven #2	Residential	\$2,614	0.05%	\$258.08
289008	Haven #2	Residential	\$2,614	0.05%	\$258.08
289013	Haven #2	Residential	\$2,614	0.05%	\$258.08
289016	Haven #2	Residential	\$2,614	0.05%	\$258.08

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
289021	Haven #2	Residential	\$2,614	0.05%	\$258 08
289007	Haven #2	Residential	\$2,614	0.05%	\$258 08
289014	Haven #2	Residential	\$2,614	0.05%	\$258 08
289028	Haven #2	Residential	\$2,614	0.05%	\$258 08
289033	Haven #2	Residential	\$2,614	0.05%	\$258 08
289030	Haven #2	Residential	\$2,614	0.05%	\$258 08
289034	Haven #2	Residential	\$2,614	0.05%	\$258 08
289031	Haven #2	Residential	\$2,614	0.05%	\$258 08
289066	Haven #2	Residential	\$2,614	0.05%	\$258 08
289068	Haven #2	Residential	\$2,614	0.05%	\$258 08
289065	Haven #2	Residential	\$2,614	0.05%	\$258 08
289064	Haven #2	Residential	\$2,614	0.05%	\$258 08
289067	Haven #2	Residential	\$2,614	0.05%	\$258 08
288906	Haven #2	Residential	\$2,614	0.05%	\$258 08
288889	Haven #2	Residential	\$2,614	0.05%	\$258 08
288882	Haven #2	Residential	\$2,633	0.05%	\$259 93
288887	Haven #2	Residential	\$2,633	0.05%	\$259 93
288891	Haven #2	Residential	\$2,633	0.05%	\$259 93
288895	Haven #2	Residential	\$2,633	0.05%	\$259 93
288898	Haven #2	Residential	\$2,633	0.05%	\$259 93
288879	Haven #2	Residential	\$2,633	0.05%	\$259 93
288884	Haven #2	Residential	\$2,633	0.05%	\$259 93
288892	Haven #2	Residential	\$2,633	0.05%	\$259 93
288896	Haven #2	Residential	\$2,633	0.05%	\$259 93
288883	Haven #2	Residential	\$2,633	0.05%	\$259 93
288888	Haven #2	Residential	\$2,633	0.05%	\$259 93
288894	Haven #2	Residential	\$2,633	0.05%	\$259 93
288900	Haven #2	Residential	\$2,633	0.05%	\$259 93
288880	Haven #2	Residential	\$2,633	0.05%	\$259 93
288897	Haven #2	Residential	\$2,633	0.05%	\$259 93
288881	Haven #2	Residential	\$2,633	0.05%	\$259 93
288885	Haven #2	Residential	\$2,633	0.05%	\$259 93
288919	Haven #2	Residential	\$2,633	0.05%	\$259 93
288923	Haven #2	Residential	\$2,633	0.05%	\$259 93
288926	Haven #2	Residential	\$2,633	0.05%	\$259 93
294380	7	Residential	\$3,114	0.05%	\$307 42
294381	7	Residential	\$3,114	0.05%	\$307 42
294382	7	Residential	\$3,114	0.05%	\$307 42
294383	7	Residential	\$3,114	0.05%	\$307 42
294384	7	Residential	\$3,114	0.05%	\$307 42
294385	7	Residential	\$3,114	0.05%	\$307 42
294386	7	Residential	\$3,114	0.05%	\$307 42
294387	7	Residential	\$3,114	0.05%	\$307 42
294388	7	Open Space	\$0	0.00%	\$0 00
297088	7	Open Space	\$0	0.00%	\$0 00
300180	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300181	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300182	Retreat #1	Open Space	\$2,489	0.04%	\$245 73
300183	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300184	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300185	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300186	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300187	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300188	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300189	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300190	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300191	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300192	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300193	Retreat #1	Residential	\$2,433	0.04%	\$240 15
300194	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300195	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300196	Retreat #1	Residential	\$2,489	0.04%	\$245 73
300197	Retreat #1	Residential	\$2,489	0.04%	\$245 73

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
300198	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300199	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300200	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300201	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300202	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300203	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300204	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300205	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300206	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300207	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300208	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300209	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300210	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300211	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300212	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300213	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300214	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300215	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300216	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300217	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300218	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300219	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300220	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300221	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300222	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300223	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300224	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300225	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300226	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300227	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300228	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300229	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300230	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300231	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300232	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300233	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300234	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300235	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300236	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300237	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300238	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300239	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300240	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300241	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300242	Retreat #1	Open Space	\$0	0.00%	\$0.00
300243	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300244	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300245	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300246	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300247	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300248	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300249	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300250	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300251	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300252	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300253	Retreat #1	Residential	\$2,489	0.04%	\$245.73
300254	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300255	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300256	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300257	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300258	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300259	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300260	Retreat #1	Residential	\$2,433	0.04%	\$240.15

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
300261	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300262	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300263	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300264	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300265	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300266	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300267	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300268	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300269	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300270	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300271	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300272	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300273	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300274	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300275	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300276	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300277	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300278	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300279	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300280	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300281	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300282	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300283	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300284	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300285	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300286	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300287	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300288	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300289	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300290	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300291	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300292	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300293	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300294	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300295	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300296	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300297	Retreat #1	Residential	\$2,433	0.04%	\$240.15
300298	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300299	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300300	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300301	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300302	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300320	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300321	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300322	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300323	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300324	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300325	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300331	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300332	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300333	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300334	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300335	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300336	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300337	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300338	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300339	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300340	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300341	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300342	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300343	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300344	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300345	Retreat #1	Residential	\$2,380	0.04%	\$234.93

(15)

North Grove PID  
Improvement Area #1 Assessment Roll Summary  
2025-26

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2025-26 Annual Installment	Annual Installment 2025-26
300346	Retreat #1	Residential	\$2,380	0.04%	\$234.93
300359	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300360	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300361	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300362	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300363	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300364	Retreat #1	Residential	\$2,429	0.04%	\$239.81
300365	Retreat #1	Residential	\$2,429	0.04%	\$239.81
<b>Total</b>			<b>\$5,671,241.40</b>	<b>100%</b>	<b>\$559,880.69</b>

(15)

**APPENDIX D**  
**IMPROVEMENT AREA #2**  
**2025-26 ASSESSMENT ROLL SUMMARY**

(15)

North Grove PID  
Improvement Area #2 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292541	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292542	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292543	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292544	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292545	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292546	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292547	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292548	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292549	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292550	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292551	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292552	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292553	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292554	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292555	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292556	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292557	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292558	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292559	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292560	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292561	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292562	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292563	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292564	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292565	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292566	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292567	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292568	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292569	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292572	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292573	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292574	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292575	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292576	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292577	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292578	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292579	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292580	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292581	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292582	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292583	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292584	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292585	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292586	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292587	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292588	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292589	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292590	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292591	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292592	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292593	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292594	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292595	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292596	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292597	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292598	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292599	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292600	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292601	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292602	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292603	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292604	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292605	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292606	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15

(15)

North Grove PID  
Improvement Area #2 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292607	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292608	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292609	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292610	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292611	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292612	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292613	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292614	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292615	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292616	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292617	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292618	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292619	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292620	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292621	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292622	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292623	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292624	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292625	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292626	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292627	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292628	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292629	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292630	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292631	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292632	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292633	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292634	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292635	HOA	\$17,980.00	\$320.00	\$977.50	\$89.90	\$79.30	\$1,466.70
292636	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292637	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292638	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292639	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292640	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292641	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292642	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292643	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292644	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292645	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292646	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292647	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292648	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292649	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292650	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292651	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292652	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292653	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292654	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292655	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292656	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292657	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292658	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292659	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292660	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292661	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292662	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292663	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292664	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292665	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292666	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292668	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292669	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292670	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292671	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

(15)

North Grove PID  
Improvement Area #2 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292672	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292673	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292674	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292675	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292676	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292677	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292678	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292679	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292681	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292682	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292683	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292684	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292685	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292686	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292687	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292688	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292689	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292690	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292691	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292692	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292693	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292694	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292695	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292696	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292697	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
292698	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292699	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
297214	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297215	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297216	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297217	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297219	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297220	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297221	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297222	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297223	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297224	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297225	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297226	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297227	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297228	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297229	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297230	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297231	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297232	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297235	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297236	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297237	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297238	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297239	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297240	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297241	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297242	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297243	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297244	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297245	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297247	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297248	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297249	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297250	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297251	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297252	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297257	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
297258	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15

(15)

North Grove PID  
Improvement Area #2 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
297259	65'	\$9,674.02	\$172.17	\$525.94	\$48.37	\$42.67	\$789.15
<b>Total</b>		<b>\$1,798,000.00</b>	<b>\$32,000.00</b>	<b>\$97,750.00</b>	<b>\$8,990.00</b>	<b>\$7,930.00</b>	<b>\$146,670.00</b>

(15)

**APPENDIX E**  
**IMPROVEMENT AREA #3**  
**2025-26 ASSESSMENT ROLL SUMMARY**

(15)

North Grove PID  
Improvement Area #3 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2025-26 Annual Installment
192636								
192645	Various	30.75%	\$1,153,987.23	\$20,913.29	\$62,738.95	\$5,769.94	\$6,876.78	\$96,298.96
292791	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292792	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292815	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292793	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292794	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292795	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292796	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292797	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292798	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292799	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292800	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292801	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292802	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292803	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292804	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292805	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292806	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292807	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292808	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292809	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292810	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292811	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292812	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292813	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292814	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292816	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292817	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292818	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292819	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292820	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292821	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292822	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292823	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292832	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292833	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292834	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292834	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292825	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292826	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292827	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292828	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292829	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292830	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292831	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292836	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292837	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292838	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292839	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292840	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292841	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292842	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292843	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292844	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292845	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
292846	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292847	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292848	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292849	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292850	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292851	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292853	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292852	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292854	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292855	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292856	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292857	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292859	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292860	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292861	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292862	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292863	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292864	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292865	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292866	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292867	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292868	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
292869	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292870	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292871	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12



(15)

North Grove PID  
Improvement Area #3 Assessment Roll Summary  
2025-26

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2025-26 Annual Installment
292954	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292955	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292956	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
292957	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292958	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292959	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292960	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292961	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292962	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292963	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292964	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292965	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292966	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292967	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292968	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292969	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292970	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292971	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292972	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292973	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292974	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292975	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292976	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292977	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292978	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292979	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292980	50'	0.13%	\$5,022.52	\$91.02	\$273.06	\$25.11	\$29.93	\$419.12
292982	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292983	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292984	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292985	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292986	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292987	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292988	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292989	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292990	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292991	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292992	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292993	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292994	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292995	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292996	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292997	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292998	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
292999	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293000	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293001	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293002	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293003	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293004	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293005	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293006	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293007	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293008	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293009	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293010	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293011	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293012	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293013	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293014	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293015	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293016	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293017	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293018	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293019	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293020	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
293021	HOA	1.01%	\$38,020.00	\$689.02	\$2,067.04	\$190.10	\$226.57	\$3,172.73
293022	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
293023	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
293024	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
293025	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292858	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
292981	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300135	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300136	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300137	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300138	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300139	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300140	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
300141	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300142	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89





(15)

**North Grove PID**  
**Improvement Area #3 Assessment Roll Summary**  
**2025-26**

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2025-26 Annual Installment
300565	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300566	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300567	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300568	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300569	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300570	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300571	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300572	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300579	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300580	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300581	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300582	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300583	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300584	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300585	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300586	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300587	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300588	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300589	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300590	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300591	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300592	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300593	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300594	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300595	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300596	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300597	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300598	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300599	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300600	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300601	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300602	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300603	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300604	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300605	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300606	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300607	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300608	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300609	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300610	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300611	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300612	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300613	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300614	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300615	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300616	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300617	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300618	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300619	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300620	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300621	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300622	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300623	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300624	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300625	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300626	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300627	60'	0.17%	\$6,469.68	\$117.25	\$351.74	\$32.35	\$38.55	\$539.89
300628	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300629	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300631	Non-Assessed	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>100.00%</b>	<b>\$3,752,214.21</b>	<b>\$68,000.00</b>	<b>\$203,997.05</b>	<b>\$18,761.07</b>	<b>\$22,360.00</b>	<b>\$313,118.12</b>

(15)

**APPENDIX F**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

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

[insert property address]

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

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.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

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: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

§

(15)

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas



## Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Executive Director of Development Services

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Tax Rate Equivalent for Waxahachie Public Improvement District No. 1  
(Agenda Items 16 – 18)

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**Recommended Motions:** I move to approve:

- 16 Public Hearing – No motion necessary
- 17 An Ordinance accepting and approving a Service and Assessment Plan and assessment roll for the Waxahachie PID No. 1 Phase 4.
- 18 A Resolution approving and authorizing the Improvements Reimbursement Agreement.

**Item Description:** Agenda items 16 – 18 are associated with considering approval of a PID Tax Rate Equivalent for Saddlebrook Estates. The developer, 287 Waxahachie, L.P. is seeking to levy a rate equal to the current rate for existing phases of \$0.21 per \$100 of assessed value. This rate impacts future home purchases in the development and provides the same rate as the existing home PID rates. Existing PID rates for Phases one through three are to remain as are currently adopted.

**Item Summary:** The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. This update includes Phase 4 of the development and establishes the services and assessments, as well as the methods for reimbursement of the improvements.

**Fiscal Impact:** There is no fiscal impact to the City. Phase 4 residents will pay the \$0.21 per \$100 assessment on their property. Termination of assessment is available with the payment of the total outstanding balance.

CITY OF WAXAHACHIE, TEXAS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN, AS UPDATED FOR PHASE #4 ON SEPTEMBER 15, 2025 AND PHASE #4 ASSESSMENT ROLL FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 OF 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**, a petition was submitted and filed with the City Secretary (the “City Secretary”) of the City of Waxahachie, Texas (the “City”) pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”), requesting the creation of a public improvement district consisting of certain property located within the City; and

**WHEREAS**, the petition contained the signature of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the proposed district, as determined by the then current ad valorem tax rolls of the Ellis Central Appraisal District, and the signature of the record owners of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the proposed district; and

**WHEREAS**, on April 16, 2007, after due notice, the City Council of the City (the “City Council”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 1087 (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Waxahachie Public Improvement District No. 1 (the “District”) in accordance with its finding as to the advisability of the authorized improvements constructed for the benefit of the District; and

**WHEREAS**, following adoption of the Authorization Resolution, the City published the Authorization Resolution in a newspaper of general circulation in the City; and

**WHEREAS**, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

**WHEREAS**, the District is now within the corporate limits of the City; and

**WHEREAS**, on August 18, 2025, the City Council adopted a resolution determining the total costs of Phase Four District Improvements (as defined in the Service and Assessment Plan, defined below), approving a preliminary service and assessment plan, including a proposed assessment roll for Phase #4 of the District; calling for a public hearing to consider an ordinance levying assessments on property within Phase #4 of the District (the "Phase #4 Assessments"), authorizing and directing the City Secretary of the City to file the proposed assessment roll for Phase #4 of the District (the "Phase #4 Assessment Roll") and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Phase #4 Assessments against the property within Phase #4 of the District (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

**WHEREAS**, on August 19, 2025, the City Secretary filed the Phase #4 Assessment Roll and made the same available for public inspection; and

**WHEREAS**, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on August 27, 2025 in the *Waxahachie Sun*, a newspaper of general circulation in the City; and

**WHEREAS**, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known addresses of the owners of the property liable for the Phase #4 Assessments; and

**WHEREAS**, the City Council opened and convened the Levy and Assessment Hearing on September 15, 2025, 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 Phase #4 Assessment Roll, and the proposed Phase #4 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #4 Assessments, the allocation of the estimated costs of the improvements to be undertaken for the benefit of the Assessed Property in Phase #4 (the "Phase #4 Assessed Property"), the purposes of the Phase #4 Assessments, the special benefits of the Phase Four District Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #4 Assessments; and

**WHEREAS**, the City Council finds and determines that the Phase #4 Assessment Roll and the Waxahachie Public Improvement District No. 1 Service and Assessment Plan, as updated for Phase #4 on September 15, 2025, in a form substantially similar to the attached *Exhibit A* (as updated, the “Service and Assessment Plan”), and which is incorporated herein for all purposes, should be approved and that the Phase #4 Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phase #4 Assessment Roll attached thereto as Exhibit C-4; and

**WHEREAS**, the City 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 estimated costs of the Phase Four District Improvements, the Phase #4 Assessment Roll, or the levy of the Phase #4 Assessments against the Phase #4 Assessed Property; and

**WHEREAS**, the owners (the “Landowners”), or their representatives, of the majority of the privately-owned and taxable property located within Phase #4 of the District, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Phase #4 Assessment Roll, approval of this Ordinance, and approval of the levy of the Phase #4 Assessments against their property located within Phase #4 of the District; and

**WHEREAS**, the City Council closed the Levy and Assessment Hearing, and, after considering all written and documentary evidence presented at the 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 PID Act.

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

Section 1.     Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2.     Findings.

The findings and determinations set forth in the preambles hereof 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. The City Council hereby finds, determines, and ordains, as follows:

- (a) The apportionment of the estimated costs of the Phase Four District Improvements (as reflected in the Service and Assessment Plan) and the Annual Collection Costs (as defined in and as described by the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of the Phase #4 Assessed Property will receive from the construction of the Phase Four

District Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Phase Four District Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(c) The Service and Assessment Plan apportions the estimated costs of the Phase Four District Improvements to be assessed against the Phase #4 Assessed Property as Phase #4 Assessments and such apportionment is made on the basis of special benefits accruing to the Phase #4 Assessed Property because of the Phase Four District Improvements;

(d) All of the real property in Phase #4 of the District which is being assessed in the amounts shown in the Phase #4 Assessment Roll will be benefited by the Phase Four District Improvements proposed to be constructed as described in the Service and Assessment Plan, and each assessed parcel of the Phase #4 Assessed Property will receive special benefits during the term of the Phase #4 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the estimated costs of the Phase Four District Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the estimated costs of the Phase Four District Improvements and Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the estimated costs;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Phase #4 Assessment Roll should be approved as the assessment roll for the Phase #4 Assessed Property within Phase #4 of the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Phase #4 Assessments, interest on Annual Installments, interest and penalties on delinquent Phase #4 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Phase #4 Assessments should be approved and will expedite collection of the Phase #4 Assessments in a timely manner in order to provide the services and improvements needed and required for Phase #4 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section 4. Phase #4 Assessment Roll.

The Phase #4 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Phase #4 Assessment Roll for Phase #4 of the District.

Section 5. Levy and Payment of Phase #4 Assessments for Estimated Costs of the Phase Four District Improvements.

(a) The City Council hereby levies an assessment on each parcel of Phase #4 Assessed Property (excluding Non-Benefitted Property, as defined in the Service and Assessment Plan), as shown and described in the Service and Assessment Plan and the Phase #4 Assessment Roll, in the respective amounts shown on the Phase #4 Assessment Roll, as a special assessment on the properties set forth in the Phase #4 Assessment Roll.

(b) The levy of the Phase #4 Assessments shall be effective on the date of the adoption of this Ordinance levying the Phase #4 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Phase #4 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Phase #4 Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Phase #4 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for the Phase #4 Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment.

The method of apportioning the estimated costs of the Phase Four District Improvements and Annual Collection Costs are set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Phase #4 Assessments.

Delinquent Phase #4 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 Phase #4 Assessments.

As provided in Section VI of the Service and Assessment Plan, the owner of any Phase #4 Assessed Property subject to a Phase #4 Assessment may prepay the Phase #4 Assessments levied by this Ordinance.

Section 9. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Landowners of each parcel of Phase #4 Assessed Property, including without limitation, such Landowners' obligations related to payment of the Phase #4 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Phase #4 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the owners of each parcel of Phase #4 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns 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. The Phase #4 Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. Appointment of Administrator and Collector of Phase #4 Assessments.

(a) Appointment of Administrator.

MuniCap, Inc. is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Phase #4 Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost.

(b) Appointment of Collector.

The Ellis County Tax Assessor/Collector is hereby appointed and designated as the collector of the Phase #4 Assessments. The costs of collection shall constitute an Annual Collection Cost.

Section 11. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Phase #4 Assessments by the City.

Section 12. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phase #4 Assessment Roll, to be recorded in the real property records of Ellis County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the 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 City 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 14. Effective Date.

This Ordinance shall take effect, and the levy of the Phase #4 Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

*[Remainder of Page Intentionally Left Blank; Signature Pages Follow]*

(17)

ADOPTED, PASSED, AND APPROVED on this the 15th day of September, 2025.

CITY OF WAXAHACHIE, TEXAS

\_\_\_\_\_  
Billie Wallace, Mayor

ATTEST:

\_\_\_\_\_  
Amber Villarreal, City Secretary

STATE OF TEXAS           §  
  §  
COUNTY OF ELLIS       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025 by Billie Wallace, the Mayor of the City of Waxahachie, Texas, on behalf of said City.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

(17)

**Exhibit A**

**Service and Assessment Plan**

(17)

# WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT No. 1

CITY OF WAXAHACHIE, TEXAS

## SERVICE AND ASSESSMENT PLAN

as updated for Phase #4 on September 15, 2025

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT No. 1

## SERVICE AND ASSESSMENT PLAN

### TABLE OF CONTENTS

<b>I. PLAN DESCRIPTION AND DEFINED TERMS.....</b>	<b>1</b>
A. INTRODUCTION .....	1
B. DEFINITIONS .....	1
<b>II. PROPERTY INCLUDED IN THE PID .....</b>	<b>7</b>
A. PROPERTY INCLUDED IN THE PID.....	7
<b>III. DESCRIPTION OF THE DISTRICT IMPROVEMENTS .....</b>	<b>9</b>
A. AUTHORIZED IMPROVEMENT OVERVIEW .....	9
<b>IV. SERVICE PLAN.....</b>	<b>17</b>
A. SOURCES AND USES OF FUNDS.....	17
B. PID ASSESSMENT NOTICE.....	21
<b>V. ASSESSMENT PLAN .....</b>	<b>22</b>
A. INTRODUCTION .....	22
B. SPECIAL BENEFIT .....	22
C. ASSESSMENT METHODOLOGY.....	23
<b>VI. DETERMINATION OF ASSESSMENT .....</b>	<b>28</b>
A. AMOUNT OF ASSESSMENTS.....	28
B. REALLOCATION OF ASSESSMENTS .....	28
C. REDUCTION OF ASSESSMENTS.....	29
D. PAYMENT OF ASSESSMENTS .....	29
E. COLLECTION OF ANNUAL INSTALLMENTS .....	31
<b>VII. THE ASSESSMENT ROLL.....</b>	<b>33</b>
<b>VIII. MISCELLANEOUS PROVISIONS .....</b>	<b>34</b>
A. ADMINISTRATIVE REVIEW .....	34
B. TERMINATION OF ASSESSMENTS .....	34
C. AMENDMENTS .....	34
D. INTERPRETATION AND DETERMINATIONS .....	34
E. SEVERABILITY.....	35
<b>APPENDIX A – THE PID MAP.....</b>	<b>36</b>
<b>APPENDIX B – ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS .....</b>	<b>42</b>
<b>APPENDIX C-1 – PHASE #1 ASSESSMENT ROLL.....</b>	<b>43</b>
<b>APPENDIX C-2 – PHASE #2 ASSESSMENT ROLL.....</b>	<b>48</b>
<b>APPENDIX C-3 – PHASE #3 ASSESSMENT ROLL.....</b>	<b>53</b>
<b>APPENDIX C-4 –PHASE #4 ASSESSMENT ROLL .....</b>	<b>56</b>
<b>APPENDIX C-5 –PHASE #4 ASSESSMENT ROLL SUMMARY .....</b>	<b>56</b>

(17)

**APPENDIX D – PID ASSESSMENT NOTICE ..... 60**

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## ***I. PLAN DESCRIPTION AND DEFINED TERMS***

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### **A. INTRODUCTION**

Chapter 372, Texas Local Government Code, as amended (the "PID Act"), governs the creation of public improvement districts in Texas. On April 16, 2007, pursuant to and in accordance with the petition, notice, and public hearing requirements of the Act and the other applicable laws of the State of Texas, the City Council of the City of Waxahachie, Ellis County, Texas (the "City") approved and adopted Resolution No. 1087 approving and authorizing the creation of Waxahachie Public Improvement District No. 1 (the "PID"). The purpose of the PID is to undertake public improvement projects that will confer a special benefit on property within the boundaries of the PID.

A service and assessment plan for platted lots in the PID (this "Service and Assessment Plan") was approved by the City Council pursuant to Ordinance No. 2413 approved and adopted on June 18, 2007, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements. The Service and Assessment Plan is to be reviewed and updated at least annually.

Prior to the levy by the City of any special assessments on property within the boundaries of the PID, the Act requires the preparation of a service plan for the PID covering a period of at least five years and defining the annual indebtedness and the projected costs for the improvement projects (which plan shall be reviewed and updated annually). The required service plan for the PID is contained in Section IV of this Service and Assessment Plan.

The Act requires that an assessment plan be included in the service plan for the PID. As part of the assessment plan, the Act requires that the City Council of the City shall apportion the costs of the improvement projects to be assessed against property in the PID. The apportionment shall be made on the basis of special benefits accruing to the property within the boundaries of the PID because of the improvement projects. The required assessment plan for the PID is contained in Section V of this Service and Assessment Plan.

The Act requires that after the total costs of the improvement projects are determined, the City Council of the City shall prepare an assessment roll that states the Assessment against each parcel of land in the PID, as determined by the method of assessment chosen by the City. The Assessment Rolls for the PID are included as Appendix C attached to this Service and Assessment Plan.

### **B. DEFINITIONS**

Terms used in this Service and Assessment Plan shall have the following meanings:

**"Actual Cost(s)"** means, with respect to a District Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such District Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration/management, acquisition,

installation, construction and/or implementation of such District Improvement, (b) the costs incurred in preparing the construction plans for such District Improvements, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such District Improvements, (d) a construction management fee of 4.0% of the costs incurred for the construction of such District Improvements if an Owner is serving as the construction manager but not the general contractor, (e) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to the District Improvements (f) all labor, bonds and materials, including equipment and fixtures, by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the District Improvements, (g) all related permitting, zoning and public approval expenses, architectural, engineering, and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and all payments for Administrative Expenses.

**“Administrator”** means a person or entity that contracts with, or that is an employee, representative, or agent of, the City that performs the responsibilities provided for in this Service and Assessment Plan, in the Bond Indenture, or in any other agreement approved by the City Council and related to the administration of the PID.

**“Annual Collection Costs”** mean the following actual or anticipated costs related to the annual collection of outstanding Assessments (whether paid in full or in Annual Installments), including, but not limited to, the actual or anticipated costs of:

- (i) preparing this Service and Assessment Plan, each Annual Service Plan Update, and each Assessment Roll;
- (ii) computing, preparing, levying, collecting, and transmitting Assessments;
- (iii) remitting Assessments to the Trustee;
- (iv) the City, the Administrator, and the Trustee (and their respective legal counsel) in the discharge of their duties under this Service and Assessment Plan;
- (v) complying with arbitrage rebate requirements;
- (vi) complying with annual securities disclosure requirements; and
- (vii) the City, the Administrator, and the Trustee in any way related to computing, preparing, levying, collecting, and transmitting the Assessments (including, but not limited to, the administration of the PID, maintaining a record of installments, payments, reallocations, and/or cancellations of Assessments, repayment of Bonds, any associated legal expenses, reasonable costs of other consultants and advisors, and contingencies and reserves for all of the foregoing costs as deemed appropriate by the City Council).

- (viii) fees and expenses related to the Bonds including legal counsel, engineers, accountants, financial advisors, investment bankers, or other consultants and advisors. Administrative collection costs do not include payment of the actual principal of redemption premiums, if any, and interest on the Bonds; and
- (ix) administering the construction of the District Improvements.

**“Annual Installment”** means, with respect to each Parcel, each annual installment payment of the Assessment for the Parcel as shown on the Assessment Roll, which includes, without limitation, debt service and transaction costs related to any Bonds (other than costs payable from Bond proceeds), and Annual Collection Costs.

**“Annual Service Plan Update”** means the annual update to this Service and Assessment Plan as required by the Act.

**“Assessed Property”** means, collectively, all the Parcels in the PID (excluding Non-Benefited Property) described on the Assessment Rolls attached as Appendix C-1, C-2, C-3, and C-4 to this Service and Assessment Plan.

**“Assessment”** means, with respect to each Parcel in the PID, the assessment levied against the Parcel in accordance with the Assessment Ordinance and this Service and Assessment Plan.

**“Assessment Ordinance”** means any Assessment Ordinance approved by the City Council that approves this Service and Assessment Plan, as amended and levies and imposes the Assessments, as shown on the Assessment Rolls, subject to reallocation or reduction, from time to time, as provided by this Service and Assessment Plan and the PID Act.

**“Assessment Revenues”** mean the revenues actually received by the City from Assessments including, but not limited to, revenues from Annual Installments, revenues that result from the payment, in full of any Assessment, and including revenues from prepayments of Assessments as provided by this Service and Assessment Plan.

**“Assessment Roll”** means a list of and description of all Parcels and the Assessment and Annual Installment for each Parcel attached as Appendix C-1, C-2, C-3, and C-4 to this Service and Assessment Plan, and including any updates, modification or amendments thereto prepared from time to time including, but not limited to, updates prepared in connection with any issuance of Bonds or in connection with any Annual Service Plan Update.

**“Bond Indenture”** means any indenture, ordinance, or similar document setting forth the terms and other provisions relating to any series of Bonds, as modified, amended, or supplemented from time to time.

**“Bonds”** mean the Phase One Bonds or any bonds (including refunding bonds) or other debt secured by Assessment Revenues, whether in one or more series, issued by the City with respect to the PID.

“**Certification for Payment**” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more District Improvements segments or sections.

“**City**” means the City of Waxahachie, Texas.

“**City Council**” means the duly elected governing body of the City.

“**Collection Costs**” mean the sum of Annual Collection Costs and Delinquent Collection Costs.

“**Cost**” mean actual or budgeted costs, as applicable, to acquire, design, construct, install, or improve District Improvements including, but not limited to, all costs paid or incurred in connection with the issuance, from time to time, of multiple series of Bonds, and including all costs otherwise paid or incurred in connection with the transaction that results in the issuance of Bonds (whether such costs are characterized as interest, costs of issuance, reserve fund, or other costs of the transaction).

“**Delinquent Collection Costs**” mean interest, penalties, and expenses incurred or imposed with respect to any delinquent installments of the Assessments in accordance with the Act.

“**Developer**” means either Waxahachie 287, LP or Ellis County CTR Development, Ltd, and their respective successors and assigns.

“**District Improvements**” mean the public improvement projects authorized by the Act that confer a special benefit on the Assessed Property and that are described for each Phase in Section III of this Service and Assessment Plan.

“**Equivalent Units**” mean, for each Parcel in Phase #1, Phase #2, and Phase #3, (i) the number of residential dwelling units built or expected to be built within the Parcel for each “Lot Type” shown below multiplied times (ii) the equivalency factor shown below:

<b>Lot Type</b>	<b>Equivalency Factor</b>
Lot Type 1 (90 FT single-family residential)	1.00 per dwelling unit
Lot Type 2 (70 FT single-family residential)	0.84 per dwelling unit
Lot Type 3 (60 FT single-family residential)	0.75 per dwelling unit

“**Lot Type 1**” means a single-family lot designated “SF-1” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Lot Type 2**” means a single-family lot designated as “SF-2” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Lot Type 3**” means a single-family lot designated as “SF-3” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Maximum Assessment**” means the following amount per unit for each lot type within Phase #1, Phase #2, Phase #3, and Phase #4:

<b>Lot Type</b>	<b>Maximum Assessment</b>
Lot Type 1 (90 FT single-family residential)	\$7,660 per unit
Lot Type 2 (70 FT single-family residential)	\$6,434 per unit
Lot Type 3 (60 FT single-family residential)	\$5,745 per unit

“**Non-Benefited Property**” means Parcels within the boundaries of the PID that have been determined by the City Council to receive no measurable special benefit from the District Improvements, including, but not limited to, Owner Association Property, Public Property, and right-of-way and easements for use by a public or private utility providers.

“**Owner Association Property**” means property within the boundaries of the PID that is owned by or offered for dedication to, whether in fee simple or through an exclusive use easement, a non-profit property owners’ association established for the benefit of a group of homeowners or property owners within the PID.

“**Parcel**” means a parcel of land within the PID identified (i) by a tax map identification number assigned by the Ellis County Central Appraisal District for real property tax purposes, (ii) by lot and block number in a final subdivision plat recorded in the real property records of Ellis County, (iii) by metes and bounds description, or (iv) by any other means determined by the City.

“**Phase Four**” or “**Phase #4**” means a portion of the PID Property as depicted and described on Appendix A-4 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

“**Phase #2 Reimbursement Agreement Obligation**” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #2 to be paid from Assessments secured by the Phase #2 Assessed Property for the District Improvements related to Phase #2 under the terms of the Phase #2 reimbursement agreement and/or a series of Future Phase Bonds.

“**Phase #3 Reimbursement Agreement Obligation**” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #3 to be paid from Assessments secured by the Phase #3 Assessed Property for the District Improvements related to Phase #3 under the terms of the Phase #3 reimbursement agreement and/or a series of Future Phase Bonds.

“**Phase #4 Reimbursement Agreement Obligation**” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #4 to be paid from Assessments secured by the Phase #4 Assessed Property for the District Improvements related to Phase #4 under the terms of the Phase #4 reimbursement agreement and/or a series of Future Phase Bonds.

**“Phase One”** or **“Phase #1”** means a portion of the PID Property as depicted and described on Appendix A-1 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

**“Phase One Bonds”** means the City of Waxahachie Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) issued in the initial principal amount of \$1,340,000, and any Bonds issued to refund such Bonds.

**“Phase Three”** or **“Phase #3”** means a portion of the PID Property as depicted and described on Appendix A-3 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

**“Phase Two”** or **“Phase #2”** means a portion of the PID Property as depicted and described on Appendix A-2 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

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

**“PID Property”** means the property depicted and described on Appendix A attached to this Service and Assessment Plan identifying the total property included within the boundaries of the PID.

**“Planned Development Ordinance”** means Ordinance No. 2302 adopted by the City Council of the City on April 18, 2005, which ordinance establishes the zoning that is applicable to the PID Property.

**“Public Property”** means property within the boundaries of the PID that is owned by or offered for dedication to the federal government, the State of Texas, a county, the City, a school district, a public utility provider, or any other political subdivision or public agency, whether in fee simple or through an easement.

**“Service and Assessment Plan”** means this Service and Assessment Plan prepared for the PID pursuant to the Act, as amended and updated from time to time.

**“Trustee”** means the fiscal agent or trustee as specified in any Bond Indenture, including a substitute fiscal agent or trustee.

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## **II. PROPERTY INCLUDED IN THE PID**

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### **A. PROPERTY INCLUDED IN THE PID**

The PID Property is depicted and described by metes and bounds on Appendix A attached to this Service and Assessment Plan. The PID Property consists of approximately 1,965 acres of land located within the corporate limits of the City, Ellis County, Texas. The PID Property is zoned as a planned development zoning district in accordance with the Planned Development Ordinance. The total Costs to design, acquire and construct the District Improvements was \$34,882,328.

The property in Phase One consists of approximately 78.6 acres of land and is located within the PID boundaries. The total Actual Cost of the District Improvements financed through the PID for Phase One was \$1,340,000.

The property in Phase Two consists of approximately 33.9 acres of land and is located within the PID boundaries. The total Actual Cost of the District Improvements financed through the PID for Phase Two was \$749,059.

The property in Phase Three consists of approximately 63.3 acres of land and is located within the PID boundaries. The total Actual Cost of the District Improvements financed through the PID for Phase Three was \$1,453,485.

This Service and Assessment Plan is updated for Phase Four of the development, which includes approximately 341 residential dwelling units. The Parcels in Phase Four of the development are shown on the Assessment Roll and the map included as Appendix A-4. The total Actual Cost of the District Improvements to be financed through the PID for Phase Four is \$2,034,190.

The total estimated Costs to design, acquire and construct the District Improvements for future phases to be developed after Phase Four is \$29,305,594 (i.e., \$34,882,328 - \$1,340,000 - \$749,059 - \$1,453,485 - \$2,034,190).

For purposes of allocating the Assessments, the Assessed Property has been classified in one of three lot types. The following table shows the actual or proposed residential lot types: The residential development at build-out in Phase One, Phase Two, Phase Three and the projected residential development in Phase Four of the PID Property are shown in Table II-A below for each of the three Lot Types developed or being developed.

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**Table II-A**  
**Current Development Plan**

<b>Lot Type</b>	<b>Actual Development Phase 1</b>	<b>Actual Development Phase 2</b>	<b>Actual Development Phase 3</b>	<b>Projected Development Phase 4</b>
Lot Type 1 – 90 FT Single-Family	47 units	17 units	0 units	0 units
Lot Type 2 – 70 FT Single-Family	96 units	31 units	0 units	109 units
Lot Type 3 – 60 FT Single-Family	66 units	73 units	253 units	232 units
	<b>209 Units</b>	<b>121 Units</b>	<b>253 Units</b>	<b>341 Units</b>

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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### ***III. DESCRIPTION OF THE DISTRICT IMPROVEMENTS***

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#### **A. DISTRICT IMPROVEMENT OVERVIEW**

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

##### 372.003. District Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
  - (i) landscaping;
  - (ii) erection of fountains, distinctive lighting, and signs;
  - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way;
  - (iv) construction or improvement of pedestrian malls;
  - (v) acquisition and installation of pieces of art;
  - (vi) acquisition, construction, or improvement of libraries;
  - (vii) acquisition, construction, or improvement of off-street parking facilities;
  - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
  - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
  - (x) the establishment or improvement of parks;
  - (xi) projects similar to those listed in Subdivisions (i)-(x);
  - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
  - (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and

- (xiv) payment of expenses incurred in the establishment, administration, and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

### **Phase One District Improvements**

After analyzing the public improvement projects authorized by the Act, the City determined that the District Improvements benefiting the properties in Phase One (the “Phase One District Improvements”) should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the Actual Costs of the Phase One District Improvements is shown in Table III-A below.

**Table III-A**  
**Phase One District Improvements**

<b>Phase One District Improvement</b>	<b>Total Actual Cost</b>
Phase #1 - Street Grading and Paving	\$328,742
Phase #1 - Onsite Water Distribution System	\$132,078
Phase #1- Onsite Wastewater Management System	\$120,149
Phase #1- Storm Drainage Management System	\$147,931
Phase #1 - Engineering	\$106,916
Phase #1 - Bond Financing Costs	\$504,183
<b>Total Phase #1 Costs of District Improvements</b>	<b>\$1,340,000</b>

### **Road Improvements:**

The Phase One District Improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One road improvements have been completed.

### **Water Distribution System Improvements:**

The Phase One water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One water distribution system improvements have been completed.

**Sanitary Sewer Improvements:**

The Phase One wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One sanitary sewer improvements have been completed.

**Storm Drainage Improvements**

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The Phase One storm drainage improvements have been completed.

**Phase Two District Improvements**

After analyzing the public improvement projects authorized by the Act, the City determined that the District Improvements benefiting the properties in Phase Two (the "Phase Two District Improvements") should be undertaken by the City for the benefit of the property within Phase Two of PID. A summary of the Costs of the Phase Two District Improvements is shown in Table III-B below.

**Table III-B**  
**Actual Costs of District Improvements – Phase Two**

<b>District Improvements</b>	<b>Cost</b>
Phase #2 roadway improvements	\$936,493
Phase #2 water distribution improvements	\$275,351
Phase #2 sanitary sewer improvements	\$278,831
Phase #2 storm sewer improvements	\$107,796
Phase #2 engineering, inspection and contingency	\$183,686
<i>Sub-total cost of improvements</i>	\$1,782,157
Less: other sources of funds	(\$1,033,098)
<b>Total PID-funded District Improvements</b>	<b>\$749,059</b>

**Road Improvements:**

Residential Streets - The roadway improvements within Phase Two include construction of approximately 2,489 linear feet of 7" thick, 36-foot wide, concrete pavement with curb and gutter and 8,982 linear feet of 6" thick, 30-foot wide, concrete pavement with curb and gutter. The

concrete is 3,600 pounds per square inch (psi) strength. Unclassified excavation for the project consists of 115,000 cubic yards of cut and fill. 41,171 square yards (sy) of pavement sub-grade are lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each lot within Phase Two. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Two road improvements have been completed.

### **Water Distribution System Improvements:**

*Water Lines* – the Phase Two waterline improvements consist of constructing approximately 9,211 linear feet of 8” water line, including associated 8” gate valves, and approximately 602 linear feet of 12” water line, including associated 12” gate valves. One-inch diameter water services are provided to each of the 121 lots and an additional two-inch service to the park within Phase Two. All associated waterline testing, trench safety and erosion protection during construction are included. These lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Two and all lots within Phase Two.

The Phase Two water distribution system improvements have been completed.

### **Sanitary Sewer Improvements:**

*Wastewater Lines* - The Phase Two wastewater collection system improvements include construction of 10,299 linear feet of 8” gravity sanitary sewer line that connects to the gravity sewer trunk line flowing to proposed collection point located in Phase 1B. Construction includes connection at multiple points through 51 concrete manholes. Services to individual lots are by 4” gravity sewer services. All lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Two and each of the 178 lots and park within Phase Two.

The Phase Two sanitary sewer improvements have been completed.

### **Storm Drainage Improvements**

The drainage portion of the Phase Two Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Two is within underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Two. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the

drainage areas within Phase Two flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

The Phase Two storm drainage improvements have been completed.

### **Phase Three District Improvements**

After analyzing the public improvement projects authorized by the Act, the City has determined that the District Improvements benefiting the properties in Phase Three (the "Phase Three District Improvements") should be undertaken by the City for the benefit of the property within Phase Three of PID. A summary of the Costs of the Phase Three District Improvements is shown in Table III-C below.

**Table III-C**  
**Actual Costs of District Improvements – Phase Three**

<b>District Improvements</b>	<b>Cost</b>
Phase #3 roadway improvements	\$2,949,600
Phase #3 utility improvements	\$3,730,087
Phase #3 engineering, inspection and contingency	\$775,340
Phase #3 bond issuance costs <sup>(a)</sup>	\$0
<i>Sub-total cost of improvements</i>	<i>\$7,455,027</i>
Less: other sources of funds	(\$6,001,542)
<b>Total PID-funded District Improvements</b>	<b>\$1,453,485</b>

(a) If and when Bonds are issued for Phase Three District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

### **Road Improvements:**

*Residential Streets* - The roadway improvements within Phase Three include construction of approximately 42,682 square yards (sy) of 6" thick concrete pavement, approximately 4,210 square yards (sy) of 7" thick concrete pavement, approximately 3,322 square yards (sy) of 8" thick concrete pavement, 53,491 square yards (sy) of pavement sub-grade will be lime stabilized and compacted, 8,510 square feet (sf) of side walk 5 feet wide, and 11,450 linear feet (lf) of sidewalk 6 feet wide. These roadway improvements include streets that will provide street access to each lot within Phase Three. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Three road improvements have been completed.

**Utility Improvements:**

The Phase 3 utility improvements include water distribution system improvements, wastewater collection system improvements and storm sewer collection system improvements.

*Water Lines* – the Phase Three waterline improvements consists of constructing approximately 7,829 linear feet (lf) of 8” water line, including associated 8” gate valves, approximately 10,720 linear feet (lf) of 12” water line, including associated 12” gate valves, and approximately 1,160 linear feet (lf) of 16” water line, including associated 16” gate valves. All associated waterline testing, trench safety and erosion protection during construction are included. Construction includes connection of 38 fire hydrants. These lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Three and all lots within Phase Three.

*Wastewater Lines* - The Phase Three wastewater collection system improvements also include construction of approximately 7,400 linear feet (lf) of 8” sanitary sewer line, approximately 2,572 linear feet (lf) of 10” sanitary sewer line, approximately 979 linear feet (lf) of 12” sanitary sewer line, approximately 1,446 linear feet (lf) of 15” sanitary sewer line, approximately 2,212 linear feet (lf) of 21” sanitary sewer line located in Phase Three. Construction includes connection at multiple points through 46 concrete manholes. All lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Three and each of the 253 lots and park within Phase Three.

*Storm Drainage Improvements* - The drainage portion of the Phase Three Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Three is within underground storm drainpipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Three. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase Three flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

Phase Three utility improvements have been completed.

**Phase Four District Improvements**

After analyzing the public improvement projects authorized by the Act, the City determined that the District Improvements benefiting the properties in Phase Four (the “Phase Four District Improvements”) should be undertaken by the City for the benefit of the property within Phase Four of PID. A summary of the estimated Costs of the Phase Four District Improvements is shown in Table III-D on the following page.

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**Table III-D**  
**Estimated Costs of District Improvements – Phase Four**

<b>Phase Four District Improvement</b>	<b>Total Actual Cost</b>
Phase #4 - Roadway Improvements	\$5,234,810
Phase #4 - Water Improvements	\$2,081,077
Phase #4 - Sanitary Sewer Improvements	\$1,735,451
Phase #4 - Storm Drainage Improvements	\$1,599,876
Estimated Engineering, inspection, and contingency	\$881,219
<i>Sub-total cost of improvements</i>	<i>\$11,532,432</i>
Less: other sources of funds	(\$9,498,243)
<b>Total PID-funded District Improvements</b>	<b>\$2,034,190</b>

(a) If and when Bonds are issued for Phase Four District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

The Phase Four District Improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

**Road Improvements:**

The Phase Four street grading and paving improvements include the construction of the residential streets that provide access to the Phase Four lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

The Phase Four road improvements have been completed.

**Water Distribution System Improvements:**

The Phase Four water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase Four lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Four water distribution system improvements have been completed.

**Sanitary Sewer Improvements:**

The Phase Four wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase Four lots and a sewer trunk line that runs through Phase Four. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase Four sanitary sewer improvements have been completed.

**Storm Drainage Improvements**

The Phase Four storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The Phase Four storm drainage improvements have been completed.

Additional details of the Phase Four Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

The Costs shown in Table III-D are estimates and may be revised in Annual Service Plan Updates. The detailed Costs of the District Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in Costs of the District Improvements (i.e., the improvements for the benefit of property within the PID).

The Act provides that if the governing body of a municipality determines that it promotes the interests of the municipality, the governing body may undertake public improvement projects authorized by the Act that confer a special benefit on a definable part of the municipality. The City Council has determined that the “District Improvements” described on Appendix B to this Service and Assessment Plan are authorized by the Act, promote the interests of the City, and confer a special benefit on the Assessed Property. The individual line items described on Appendix B may be updated with each update of this Service and Assessment Plan. Individual line items may be adjusted upward or downward, however, the total cost of all line items cannot exceed the total shown on Appendix B.

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## ***IV. SERVICE PLAN***

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### **A. SOURCES AND USES OF FUNDS**

The PID Act requires a service plan cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the improvement projects undertaken within each Phase of the PID. This plan shall be reviewed and updated annually for the purpose of determining the annual budget for the District Improvements and for the issuance of Bonds for Phase Three, Phase Four or any other Bond issues. The annual update to this Service and Assessment Plan is herein referred to as the “Annual Service Plan Update.”

The Actual Costs, including costs related to the issuance of the Phase One Bonds and payment of expenses incurred in the establishment, administration, and operation of Phase One of the PID, was \$1,390,000, of which \$1,340,000 was funded with the PID Assessments as shown on Table IV-A. All of the Costs were expended during the first five years after adoption of the updated Service and Assessment Plan for Phase One.

**Table IV-A**  
**Sources and Uses of Funds**  
**Phase One District Improvements**

<b>Sources of Funds</b>	<b>Total</b>
Bond proceeds	\$1,340,000
Other private funds	\$50,000
<b>Total Sources of Funds</b>	<b>\$1,390,000</b>
<b>Uses of Funds</b>	
Phase One District Improvements	\$835,817
Capitalized Interest Account	\$54,558
Cost of Issuance	\$297,095
Reserve Account	\$131,093
Prepayment Reserve Account	\$1,437
Developer's Reserve Account	\$50,000
Collection Costs Account	\$20,000
<b>Total Uses of Funds</b>	<b>\$1,390,000</b>

The Actual Costs, including estimated Costs incurred in the establishment, administration, and operation of Phase Two of the PID, is \$1,782,157, of which \$749,059 have been funded with the PID Assessments as shown on Table IV-B. All of the Costs were expended during the first five years after adoption of the updated Service and Assessment Plan for Phase Two.

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**Table IV-B**  
**Sources and Uses of Funds**  
**Phase Two District Improvements**

<b>Sources of Funds:</b>	<b>Total</b>
PID Assessments	\$749,059
Other source of funds	\$1,033,098
<b>Total sources of funds</b>	<b>\$1,782,157</b>
<b>Uses of Funds:</b>	
Phase Two District Improvements	\$1,782,157
<b>Total uses of funds</b>	<b>\$1,782,157</b>

The Actual Costs, including Costs incurred in the establishment, administration, and operation of Phase Three of the PID, is \$7,455,027, of which \$1,453,485 have been funded with the PID Assessments as shown on Table IV-C. All of the Costs are were expended during the first five years after adoption of this Service and Assessment Plan.

**Table IV-C**  
**Sources and Uses of Funds**  
**Phase Three District Improvements**

<b>Sources of Funds:</b>	<b>Total</b>
PID Assessments	\$1,453,485
Other source of funds	\$6,001,542
<b>Total sources of funds</b>	<b>\$7,455,027</b>
<b>Uses of Funds:</b>	
Phase Three District Improvements	\$7,455,027
<b>Total uses of funds</b>	<b>\$7,455,027</b>

The estimated Costs, including Costs incurred in the establishment, administration, and operation of Phase Four of the PID, is \$11,532,432, of which \$2,034,190 will be funded with the PID Assessments as shown on Table IV-D. All of the Costs are anticipated to be expended during the first five years after adoption of this Service and Assessment Plan.

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**Table IV-D**  
**Sources and Uses of Funds**  
**Phase Four District Improvements**

<b>Sources of Funds:</b>	<b>Total</b>
PID Assessments	\$2,034,190
Estimated Other source of funds	\$9,498,243
<b>Total sources of funds</b>	<b>\$11,532,432</b>
<b>Uses of Funds:</b>	
Estimated Phase Four District Improvements	\$11,532,432
<b>Total Uses of Funds</b>	<b>\$11,532,432</b>

The annual projected Costs and annual projected indebtedness is shown by Table IV-E-1, Table IV-E-2, Table IV-E-3, and Table IV-E-4 on page 19, page 20, and page 21 of this report. Bonds may be issued by the City in the next five years to pay for or reimburse all or a portion of the Phase Three and/or Phase Four District Improvements. The annual projected costs and indebtedness is subject to revision and shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Collection Costs, updating the Costs of Phase Two District Improvements, Phase Three District Improvements, and Phase Four District Improvements, and updating the Phase One, Phase Two, Phase Three, and Phase Four Assessment Rolls.

**Table IV-E-1**  
**Phase #1 Annual Projected Costs and Indebtedness**

<b>Assessment Year Ending 08/15</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
2010-2024	\$1,340,000	\$1,340,000	\$0	\$1,776,321
2025	\$0	\$0	\$0	\$147,862
2026	\$0	\$0	\$0	\$150,139
2027	\$0	\$0	\$0	\$152,043
2028	\$0	\$0	\$0	\$153,576
2029	\$0	\$0	\$0	\$154,737
2030	\$0	\$0	\$0	\$155,527
2031	\$0	\$0	\$0	\$155,946
<b>Total</b>	<b>\$1,340,000</b>	<b>\$1,340,000</b>	<b>\$0</b>	<b>\$2,846,151</b>

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**Table IV-E-2**  
**Phase #2 Annual Projected Costs and Indebtedness**

<b>Assessment Year Ending 08/15</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
2010-2024	\$1,782,157	\$749,059	\$1,033,098	\$479,384
2025	\$0	\$0	\$0	\$65,860
2026	\$0	\$0	\$0	\$66,559
2027	\$0	\$0	\$0	\$68,203
2028	\$0	\$0	\$0	\$69,732
2029	\$0	\$0	\$0	\$70,148
2030	\$0	\$0	\$0	\$71,507
2031	\$0	\$0	\$0	\$72,753
<b>Total</b>	<b>\$1,782,157</b>	<b>\$749,059</b>	<b>\$1,033,098</b>	<b>\$964,146</b>

**Table IV-E-3**  
**Phase #3 Annual Projected Costs and Indebtedness**

<b>Assessment Year Ending 08/15</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
2021-2024	\$7,455,027	\$1,453,485	\$6,001,542	\$397,117
2025	\$0	\$0	\$0	\$133,041
2026	\$0	\$0	\$0	\$133,389
2027	\$0	\$0	\$0	\$119,291
2028	\$0	\$0	\$0	\$118,341
2029	\$0	\$0	\$0	\$122,399
2030	\$0	\$0	\$0	\$121,235
2031	\$0	\$0	\$0	\$125,080
<b>Total</b>	<b>\$7,179,911</b>	<b>\$1,453,000</b>	<b>\$5,726,911</b>	<b>\$1,269,893</b>

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**Table IV-E-4**  
**Phase #4 Annual Projected Costs and Indebtedness**

<b>Assessment Year Ending 08/31</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
2025	\$11,532,432	\$2,034,190	\$9,498,243	\$0
2026				\$191,539
2027	\$0	\$0	\$0	\$191,289
2028	\$0	\$0	\$0	\$191,014
2029	\$0	\$0	\$0	\$189,714
2030	\$0	\$0	\$0	\$189,435
2031	\$0	\$0	\$0	\$189,133
<b>Total</b>	<b>\$11,532,432</b>	<b>\$2,034,190</b>	<b>\$9,498,243</b>	<b>\$1,142,122</b>

**B. PID ASSESSMENT NOTICE**

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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## ***V. ASSESSMENT PLAN***

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### **A. INTRODUCTION**

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

### **B. SPECIAL BENEFIT**

The Assessed Property will receive a direct and special benefit from the District Improvements, and this benefit will be equal to or greater than the cost of the Assessments. The District Improvements are provided specifically for the benefit of the Assessed Property. The District Improvements (more particularly described in line-item format on Appendix B to this Service and Assessment Plan) include the following categories of public improvement projects authorized by the Act: (i) streets (including paving, landscaping, sidewalks, street lights, and screening walls), recreational facilities, entry features, parks, hike and bike trails, open space improvements, common area improvements, pond improvements, water improvements, wastewater improvements, and storm water improvements; (ii) engineering, contract administration, and contingencies associated with the foregoing; and (iii) various issuance and transaction costs related to the issuance of one or more series of Bonds.

The owners of the Assessed Property have acknowledged that the District Improvements confer a special benefit on the Assessed Property and have consented to the imposition of the Assessments to pay for the District Improvements. The owners are acting in their interest in consenting to this imposition because the special benefit conferred upon the Assessed Property by the District Improvements exceeds the amount of the Assessments.

The owners of the Assessed Property have represented: (i) that, based on their evaluation of the potential development of the Assessed Property, the highest and best use is the use described in this Service and Assessment Plan and otherwise required by the Planned Development Ordinance; and (ii) that it is in the interest of the owners of the Assessed Property to maximize the value of such property. Use of the Assessed Property as described in this Service and Assessment Plan and as required by the Planned Development Ordinance will require that District Improvements be acquired, constructed, installed, and improved. Funding the cost of the District Improvements through the PID is determined to be the most beneficial means of doing so. In summary, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments based on the evidence, information, and testimony provided to the City Council.

### C. ASSESSMENT METHODOLOGY

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

2. For purposes of this Service and Assessment Plan, the City Council has determined that the Cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. In determining the relative value of Parcels, the City Council has taken into consideration (i) the type of residential development (i.e., single-family, duplex, or multi-family); (ii) single-family lot size; (iii) current and projected land values; (iv) current and projected home prices; (v) current and projected market demands for single-family residential development within the City and within the region; and (vi) the high-quality, master-planned community development standards created by the Planned Development Ordinance. In determining the relative value of Parcels, the City Council has also taken into consideration independent studies supporting the conclusion that larger residential lots with full municipal services (including police, fire, and other emergency services), with access to concrete streets with curb and gutter storm drainage facilities, and with municipal water and wastewater service will be developed with larger, more expensive homes; and that such larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption.

3. Having taken into consideration the matters described above, the City Council has determined that allocating the Cost of the District Improvements among Parcels in Phase One, Phase Two, and Phase Three based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the "Lot Types" defined in Section I.B of this Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value within Phase One, Phase Two, and Phase Three) is set forth in Tables V-A, V-C, and V-E below. These tables illustrate that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the greatest benefit from the District Improvements, which benefit is given an "Equivalent

(17)

Unit" value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

**Table V-A**  
**Equivalent Unit Factor - Phase One**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639
Average Annual Installment Per Equivalent Unit			\$866
Average Home Price Per Equivalent Unit			\$303,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.29

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Phase One Assessment per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-B sets forth the Phase One Assessment per dwelling unit on the following page.

**Table V-B**  
**Phase One Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase One Assessment per Dwelling Unit</b>
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table V-C shows the Equivalent Units for Phase Two on the following page.

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**Table V-C**  
**Equivalent Unit Factor - Phase Two**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660
Average Annual Installment Per Equivalent Unit			\$787
Average Home Price Per Equivalent Unit			\$295,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.27

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Two Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-D below sets forth the Phase Two Assessment per dwelling unit.

**Table V-D**  
**Phase Two Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase One Assessment per Dwelling Unit</b>
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

Table V-E shows the Equivalent Units for Phase Three below.

**Table V-E**  
**Equivalent Unit Factor - Phase Three**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			\$1,453,485
Original Assessment Per Equivalent Unit			\$7,660
Average Annual Installment Per Equivalent Unit			\$659
Average Home Price Per Equivalent Unit			\$303,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.22

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The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Three Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-F below sets forth the Phase Three Assessment per dwelling unit.

**Table V-F**  
**Phase Three Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase Three Assessment per Dwelling Unit</b>
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

4. Having taken into consideration the matters described above, the City Council has determined that allocating the Cost of the District Improvements among Parcels in Phase Four based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the “Lot Types” defined in Section I.B of this Service and Assessment Plan. This hierarchy of value (from Lot Type 2 representing the highest value to Lot Type 3 representing the lowest value within Phase #4) is set forth in Tables V-G below. These tables illustrate that the City Council has determined: (i) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (ii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

Table V-G shows the Equivalent Units for Phase Four below.

**Table V-G**  
**Phase #4 Equivalent Unit Factor - Phase Four**

<b>Lot Type</b>	<b>Phase #4 Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Phase #4 Equivalent Units</b>
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	109 dwelling units	91.56
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	232 dwelling units	174.00
Total Equivalent Units			265.56
Total Phase Four Assessments			\$2,034,189.60
Assessment Per Equivalent Unit			\$7,660.00
Average Annual Installment Per Equivalent Unit			\$707.76
Average Estimated Home Price Per Equivalent Unit			\$330,000.00
Average Tax Rate Equivalent per Equivalent Unit			\$0.21

The total Assessments for the Phase Four parcels are allocated among 265.56 Phase #4 Equivalent Units resulting in a cost per Phase #4 Equivalent Unit of \$7,660.00. The Phase Four Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Phase #4 Equivalent Unit value for each Lot Type. Table V-H below sets forth the Phase Four Assessment per dwelling unit.

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**Table V-H**  
**Phase Four Assessment per Lot Type**

<b>Lot Type</b>	<b>Phase #4 Equivalent Units</b>	<b>Phase Four Assessment per Dwelling Unit</b>
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

It has been represented to the City Council by the owners of the Assessed Property that the District Improvements for the Assessed Property will be completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance, as amended. When the City has determined that the District Improvements have been completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance or when financial security (including, but not limited to, proceeds from the issuance of Bonds) to complete the District Improvements in accordance with the Planned Development Ordinance and Subdivision Ordinance has been provided in a manner approved by the City; then the Assessed Property shall be deemed to have received a special benefit from the District Improvements. When the Assessed Property is deemed to have received a special benefit from District Improvements, the City shall collect Assessments and Annual Installments to pay for such District Improvements and shall issue Bonds for such purpose.

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## ***VI. DETERMINATION OF ASSESSMENT***

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### **A. AMOUNT OF ASSESSMENTS**

The total Assessments for all Assessed Property shall not exceed the total Cost of the District Improvements. The Assessment for each Parcel shall be as shown on the Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the Act.

### **B. REALLOCATION OF ASSESSMENTS**

#### **1. Subdivision**

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

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

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

#### **2. Consolidation**

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid

by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

### **C. REDUCTION OF ASSESSMENTS**

If after all District Improvements have been completed the Actual Cost of the District Improvements is less than the Cost used to calculate the Assessments, then the Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Parcels equals the actual reduced Cost of the District Improvements (but never less than an amount equal to the principal amount of outstanding Bonds). To the extent permitted by law and as provided by any Bond Indenture, the trustee under the Bond Indenture shall (with the consent of the City Council) refund the amount of such reduction to any owner of a Parcel who has already paid in full the Assessment for such owner's Parcel.

### **D. PAYMENT OF ASSESSMENTS**

#### **1. Payment in Full**

(a) The Assessment for any Parcel may be paid in full at any time. Payment shall include interest through the date of payment to the extent such interest is not included in any Annual Installment paid or to be paid. If payment in full will result in a redemption of Bonds, the payment amount shall be reduced by the amount, if any, of reserve funds applied to the redemption under the Bond Indenture.

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

(c) Upon payment in full of an Assessment, the City shall deposit the payment in accordance with the applicable Bond Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

#### **2. Payment in Annual Installments**

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments, including interest and Annual Collection Costs, beginning on the date the City determines that a phase of development of the PID Property has received a special benefit from District Improvements completed or to be completed in connection with such phase of development as provided by Section V.C of this Service and Assessment Plan. Each Assessment shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The Assessment Roll sets forth for each year the Annual Installment for each Parcel.

The interest rate on the Phase One Bonds is 7.15 percent per annum. Accordingly, the interest rate of 7.65 percent per annum is used as the interest rate on the Assessments for the Phase One Parcels.

Each Assessment related to the Phase #2 Reimbursement Agreement Obligation on Parcels in Phase #2 shall be paid with interest based on an interest rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #2 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during September 2017 was 2.77%. The City has determined that the Assessments on Parcels in Phase #2 shall bear interest at the rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.00% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.77%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll, updated with the actual interest rate on the reimbursement agreement, is shown in Appendix C-2. The first annual installments for Parcels within Phase #2 were due by January 31, 2018.

Each Assessment related to the Phase #3 Reimbursement Agreement Obligation on Parcels in Phase #3 shall be paid with interest based on an interest rate of 7.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #3 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during May 2021 was 2.64%. The City has determined that the Assessments on Parcels in Phase #3 shall bear interest at the rate of 7.64% per annum for years 1 through 5 and 4.66% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.64% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.64%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is shown in Appendix C-3. Calculation of the annual installments shall be as of September 1 of each year. The first annual installments for Parcels within Phase #3 will be due on January 31, 2022 and will become delinquent February 1 following such payment date.

Each Assessment related to the Phase #4 Reimbursement Agreement Obligation on Parcels in Phase #4 shall be paid with interest based on an interest rate of 4.50% per annum for years 1 through 30. Each Assessment on Parcels in Phase #4 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily

or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during August 2025 was 5.54%. The City has determined that the Assessments on Parcels in Phase #4 shall bear interest at the rate of 4.50% per annum for years 1 through 30, which rate is within the initial maximum allowable rate of interest of 7.50% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.50%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown in Appendix C-4. Calculation of the annual installments shall be as of September 1 of each year. The first annual installments for Parcels within Phase #4 will be due on January 31, 2026, and will become delinquent February 1 following such payment date.

The City reserves and shall have the right and option to issue Bonds to pay or reimburse Costs of the Phase Three and Phase Four District Improvements. In the event of issuance of such Bonds, the Administrator shall recalculate the Annual Installments for Phase Three Assessments and Phase Four Assessments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Special Assessments will be produced in annual amounts that are required to pay the debt service on such Bonds when due and payable as required by and established in the Bond Indenture authorizing and securing such Bonds.

#### **E. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Bond Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Three received a special benefit from the Phase Three District Improvements completed or to be completed, and collection of Annual Installments for Phase Three shall commence as of September 1, 2021, and will be due by January 31, 2022.

The City has made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Four has received a special benefit from the Phase Four District Improvements completed or to be completed, and collection of Annual Installments for Phase Four shall commence as of September 1, 2025, and will be due by January 31, 2026.

Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case

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of delinquencies as are provided for ad valorem taxes of the City. The Assessments shall have lien priority as specified in the Act.

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## ***VII. THE ASSESSMENT ROLL***

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Each Parcel has been evaluated by the City Council (based on the Planned Development Ordinance, developable area, proposed Owner Association Property and Public Property, the District Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the Lot Type that is anticipated to be developed within such Parcel. The Assessment for each Parcel will not exceed the Maximum Assessment or Phase #4 Maximum Assessment, as applicable, for the Lot Type. All of the Assessments are set forth on the Assessment Roll attached as Appendix C to this Service and Assessment Plan. The Assessment Roll shall be updated upon the issuance of each series Bonds, upon the preparation of each Annual Service Plan Update, and to reflect, for each Parcel, prepayments and reductions authorized by this Service and Assessment Plan.

The Administrator shall prepare, and the City Council shall review and approve, updates (no less frequently than annually) to the Assessment Roll to reflect the following matters, together with any other changes helpful to the Administrator and permitted by the Act: (i) the identification of each Parcel (including, if available, the tax parcel identification number for each Parcel); (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the Act; (iii) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.C of this Service and Assessment Plan.

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**VIII. MISCELLANEOUS PROVISIONS**

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**A. ADMINISTRATIVE REVIEW**

An owner of a Parcel claiming that an error has been made in calculating the Assessment Roll (including the Annual Installment) shall (prior to pursuing any other remedy) give written notice describing the alleged error to the City within thirty (30) days after the owner receives the purportedly erroneous calculation. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installment) and to have waived any objections to the calculation. The Administrator shall promptly review all notices alleging calculation errors and decide whether an error has been made. Any overpayment of a prior Annual Installment shall be credited against future Annual Installments, and no cash refunds shall be made except for the final year during which the Annual Installment is collected. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the Act.

**B. TERMINATION OF ASSESSMENTS**

Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments, if any, and including Delinquent Collection Costs. After termination of an Assessment, the City shall provide to the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

**C. AMENDMENTS**

Supplemental Assessments may be made by the City Council in accordance with the Act to correct omissions or mistakes relating to the total Cost of the District Improvements. The City Council reserves the right to amend this Service and Assessment Plan without notice under the Act and without notice to owners of Parcels: (i) to correct minor mistakes and clerical errors; (ii) to clarify minor ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Collection Costs, and other charges imposed by this Service and Assessment Plan. The City Council further reserves the right to amend this Service and Assessment Plan (after notice and public hearing as required by the Act) to conform this Service and Assessment Plan to the requirements of the Act, including requirements arising from interpretations of the Act by the Attorney General of the State of Texas.

**D. INTERPRETATION AND DETERMINATIONS**

The City Council shall make all interpretations and determinations related to the application of this Service and Assessment Plan, which determinations and interpretations are governmental actions involving legislative discretion. Ministerial and administrative acts may be delegated pursuant to this Service and Assessment Plan and the Bond Indenture.

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**E. SEVERABILITY**

If any provision of this Service and Assessment Plan is held to be unenforceable by final judgment of any court having jurisdiction, such unenforceable provision shall be deleted and severed from this Service and Assessment Plan, and this Service and Assessment Plan, and all remaining provisions, shall remain in full force and effect and be interpreted to give effect to the intent of the parties as evidenced by this Service and Assessment Plan as a whole. To the extent required to give maximum effect to the intent of the parties, the remaining provisions of this Service and Assessment Plan shall be reformed or rewritten. All provisions of this Service and Assessment Plan are deemed to be severable.

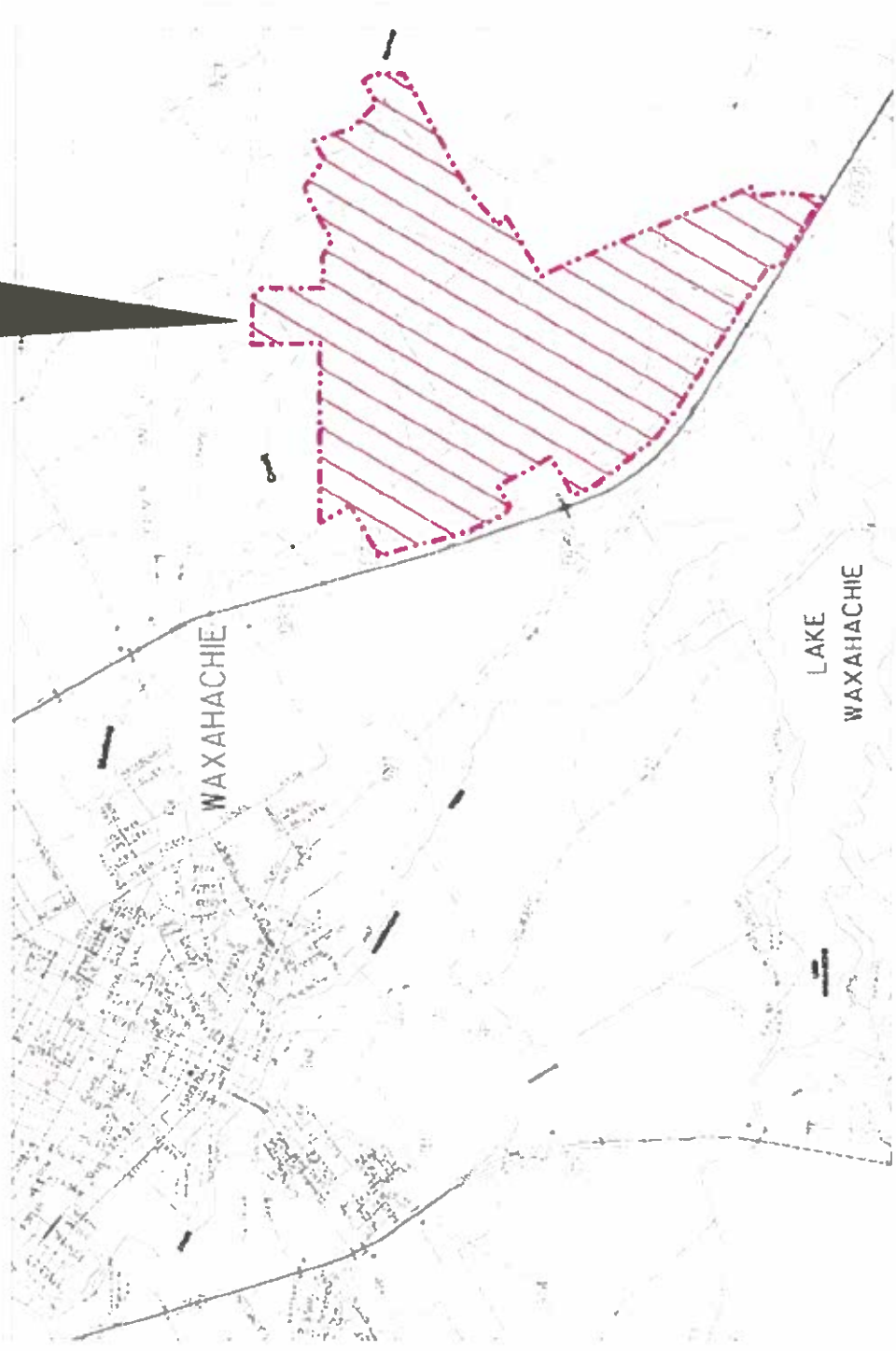
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**APPENDIX A**  
**THE PID MAP**

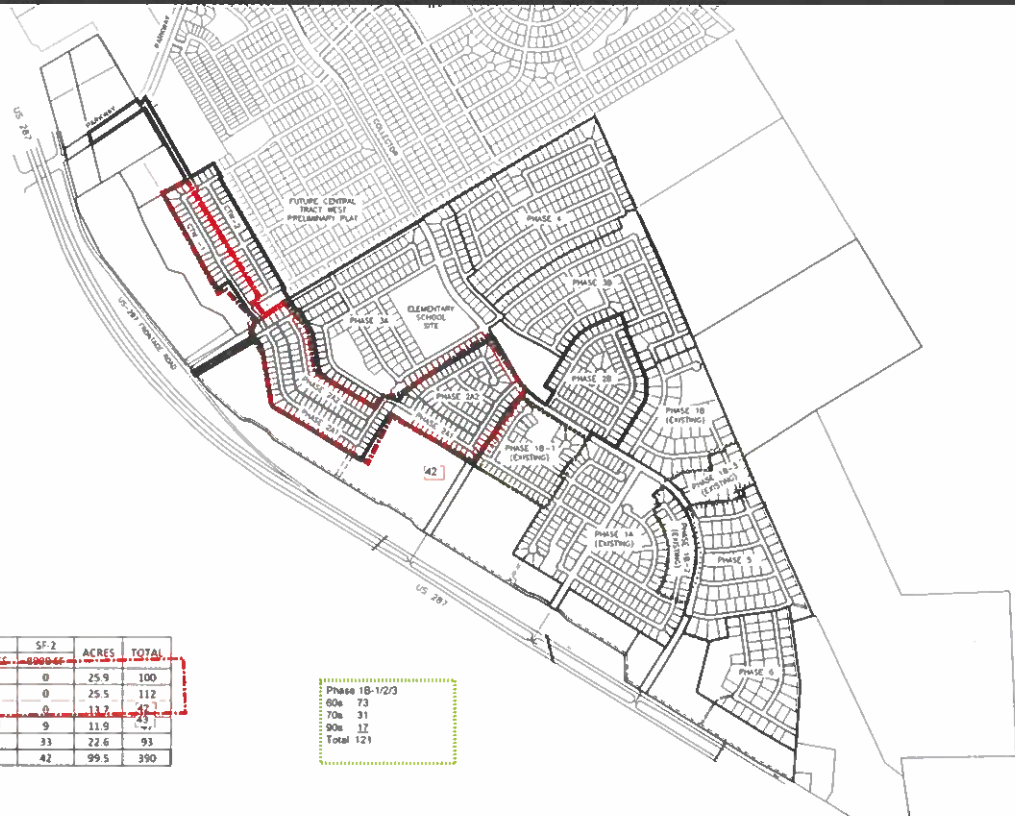
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**PROJECT  
LOCATION**





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PHASE	SF-3	SF-2	ACRES	TOTAL
<del>PHASE 2A-1</del>	<del>6600</del>	<del>0</del>	<del>0</del>	<del>0</del>
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
<del>PHASE CTW-1</del>	<del>42</del>	<del>0</del>	<del>13.2</del>	<del>42</del>
PHASE CTW-1	44	9	11.9	43
PHASE CTW-2	60	33	22.6	93
TOTAL	348	42	99.5	390

Phase 1B-1/2/3
60a 73
70a 31
90a 17
Total 121

BUILDER DEED EXHIBIT

# SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2015

JACOBS



11/15/15 11:58 AM 11/15/15 11:58 AM 11/15/15 11:58 AM 11/15/15 11:58 AM 11/15/15 11:58 AM

(17)

**APPENDIX A-1**  
**THE PID MAP – PHASE ONE**

(17)

Phase One

PHASE	SF-1	SF-2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE C FW-1	24	0	11.2	24
PHASE C FW-2	4	9	11.9	4
PHASE 2B	60	33	22.6	93
TOTAL	248	42	99.5	290

Phase 1B-1/2/3	826	13	736	311
TOTAL	826	13	736	311

BUILDER DEED EXHIBIT

# SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2018

Drawn by: JACOBSON ENGINEERING, INC. (JACOBSON) 1515 S. Highway 101, Suite 101, Waxahachie, TX 75165  
Scale: As Shown  
Revised: 10/18/2018 5:32 PM

**JACOBS**

0 500 1000 2000

NOTE: This plan is prepared only and is intended to show general information. This plan is not intended to be used for any other purpose. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

(17)

APPENDIX A-2  
**THE PID MAP – PHASE TWO**

(17)

Phase Two

PHASE	SF 3	SF 2	ACRES	UNITS
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE CIW-1	43	0	11.7	43
PHASE CIW-2	54	9	13.9	54
PHASE 2B	60	15	27.8	60
TOTAL	348	42	99.5	390

PHASE 18-1/2/3
525-113
725-111
908-112
708-121

BUILDER DEED EXHIBIT

# SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2018

Drawn by: JLS (20181017) (20181017) 100 CADD/200 Control/15-19 Saddlebrook, City/18-0-1815  
Title block - Standard (2018-01)  
PLOT - 06/15/2018 0:32 PM

**JACOBS**

0 500 1000 2000

NOTE: This plan is prepared only for the project and is not to be used for any other purpose. It is not to be construed as a warranty of any kind. The user of this plan shall be responsible for its use and shall indemnify and hold Jacobs harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from its use.

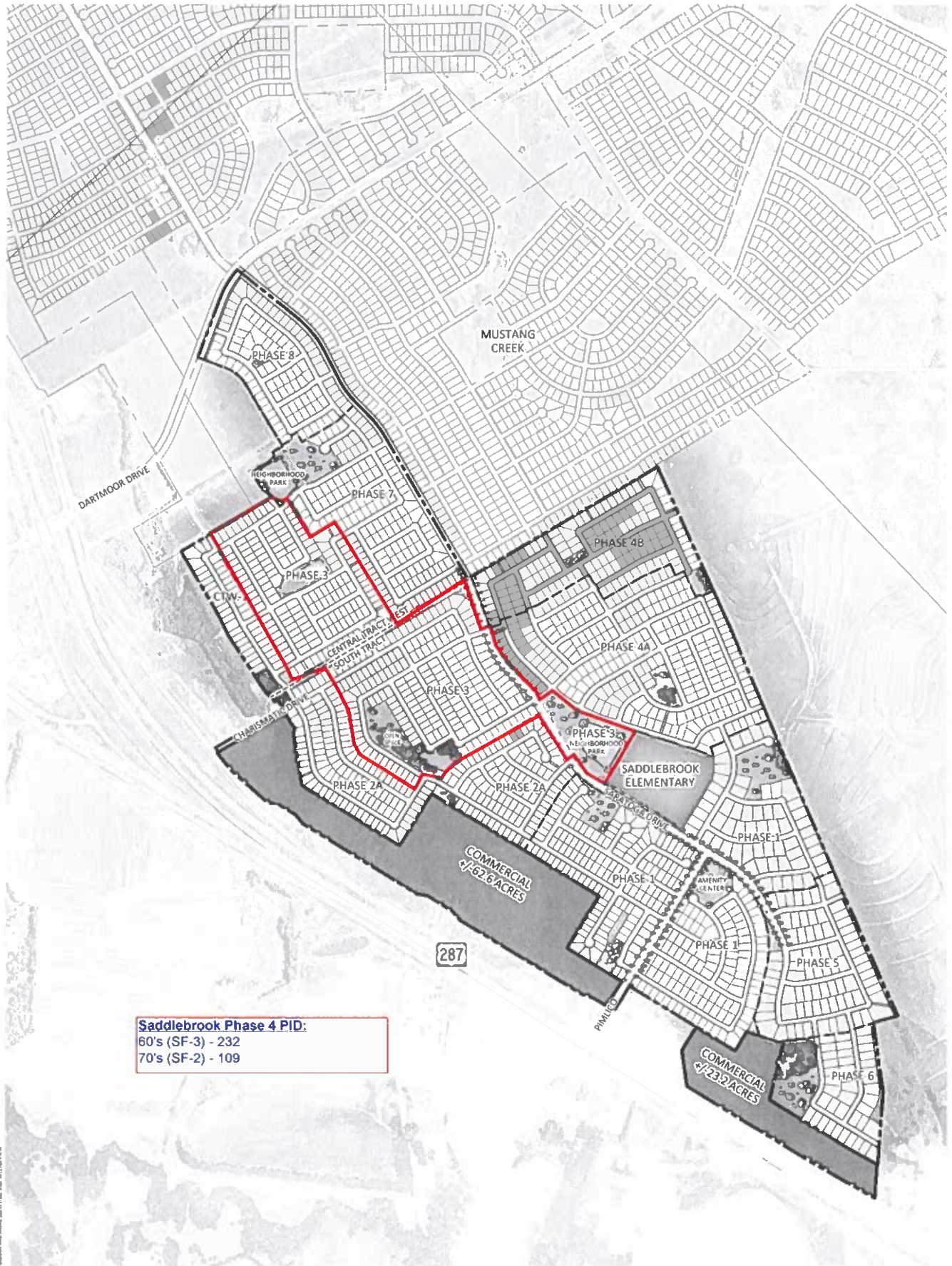
(17)

**APPENDIX A-3**  
**THE PID MAP – PHASE THREE**



(17)

**APPENDIX A-4**  
**THE PID MAP – PHASE FOUR**



**Saddlebrook Phase 4 PID:**  
 60's (SF-3) - 232  
 70's (SF-2) - 109

SADDLEBROOK MASTERPLAN												SOUTH TRACT PRELIMINARY LOT COUNT TABLE							CENTRAL TRACT WEST PRELIMINARY LOT COUNT TABLE					
<p><b>LA</b>                      Planning &amp; Engineering                      10000 West Loop South, Suite 1000                      Houston, TX 77042                      Phone: 281.480.1234                      Fax: 281.480.1235                      Email: info@la-planning.com</p>		OWNER:	TMI	DATE:	1/27/2019	PROJECT NUMBER:	1111204319	PHASE 1A	PHASE 1	PHASE 4	PHASE 5	PHASE 6	TOTAL SUMMARY	RESIDENTIAL TYPE	ZONING	CTW-1	PHASE 3	PHASE 7	PHASE 8	TOTAL SUMMARY				
		RESIDENTIAL TYPE	20' x 110'	50'	60'	72'	81'	99'	191'	252'	181'	79'	41'	430	80' x 110'	50'	42'	131'	42'	3'	218			
		RESIDENTIAL TYPE	70' x 115'	52'	96'	8'	11'	20'	87'	252'	181'	79'	41'	618	70' x 115'	41'	77'	106'	95'	223				
		RESIDENTIAL TYPE	100' x 150'	14.1'	7'	43'	17'	311'	186'	252'	181'	79'	41'	182										
SUBTOTALS		166	43	71	31	17	311	186	252	181	79	41	1230	TOTAL SUMMARY						42	155	148	96	441
TOTAL LOTS							330	211	186	383	79	41												

(17)

**APPENDIX B**  
**ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS**

(17)

**Appendix B  
DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Thoroughfare Paving	\$0	\$0	\$0	\$0	\$0
Median Landscaping	\$0	\$0	\$0	\$0	\$0
6' Concrete Sidewalk	\$0	\$0	\$0	\$0	\$0
Landscape Buffer	\$0	\$0	\$0	\$0	\$0
Thin Screening Wall	\$0	\$0	\$0	\$0	\$0
Engineering/Survey	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Recreational Facilities	\$700,000	(\$700,000)	\$0	\$0	\$0
Main Entry	\$250,000	(\$250,000)	\$0	\$0	\$0
Secondary Entry	\$100,000	(\$100,000)	\$0	\$0	\$0
Public Neighborhood Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Pocket Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Hike and Bike Trail	\$52,500	(\$52,500)	\$0	\$0	\$0
Open Space Improvements	\$75,000	(\$75,000)	\$0	\$0	\$0
Pond Improvements	\$100,000	(\$100,000)	\$0	\$0	\$0
6' Concrete Sidewalks (Collectors)	\$184,800	(\$184,800)	\$0	\$0	\$0
Landscape Buffer (Collectors)	\$211,200	(\$211,200)	\$0	\$0	\$0
Thin Screening Wall (Collectors)	\$277,500	(\$277,500)	\$0	\$0	\$0
Engineering/Survey	\$196,339	\$108,569	\$304,908	\$106,916	\$197,992
Contingency	\$97,362	(\$97,362)	\$0	\$0	\$0
Water	\$32,020	\$344,656	\$376,676	\$132,078	\$244,597
Sewer	\$53,298	\$289,853	\$343,151	\$120,149	\$223,002
Drainage	\$61,380	\$360,690	\$422,070	\$147,931	\$274,139
Roads	\$60,050	\$876,761	\$936,811	\$328,742	\$608,068
Public Right of Way	\$5,115	(\$5,115)	\$0	\$0	\$0
Related Appurtenances	\$1,535	(\$1,535)	\$0	\$0	\$0
Street Lighting	\$3,582	(\$3,582)	\$0	\$0	\$0
Storm Water Control Improvements	\$12,378	(\$12,378)	\$0	\$0	\$0
Common Area Fencing, Landscaping	\$13,197	(\$13,197)	\$0	\$0	\$0
Common Area Improvements	\$5,831	(\$5,831)	\$0	\$0	\$0
Other Park Items	\$2,148	(\$2,148)	\$0	\$0	\$0
Other Recreational Facilities	\$5,729	(\$5,729)	\$0	\$0	\$0
Other Trail Improvements	\$4,194	(\$4,194)	\$0	\$0	\$0
Engineering	\$2,864	(\$2,864)	\$0	\$0	\$0
Contract Administration	\$35,805	(\$35,805)	\$0	\$0	\$0
Master Common Utility Improvements	\$24,654	(\$24,654)	\$0	\$0	\$0
Contingencies	\$34,539	(\$34,539)	\$0	\$0	\$0
<b>SUB-TOTAL</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

(17)

**Appendix B  
DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Debt Service Reserve Fund	\$248,552	\$102,521	\$351,073	\$131,093	\$219,980
Capitalized Interest	\$309,362	(\$151,377)	\$157,985	\$54,558	\$103,427
Bond Counsel	\$45,990	\$25,196	\$71,186	\$26,860	\$44,326
Underwriters Counsel	\$35,566	(\$22,315)	\$13,251	\$5,000	\$8,251
Developers Financial Advisor	\$26,675	\$48,672	\$75,347	\$28,430	\$46,917
City Financial Advisor	\$26,675	\$8,918	\$35,593	\$13,430	\$22,163
Underwriters Fee	\$71,132	\$71,240	\$142,372	\$26,800	\$115,572
Interest from Dev. Fund	(\$30,865)	\$30,865	\$0	\$0	\$0
Developers Counsel	\$7,154	\$59,103	\$66,257	\$25,000	\$41,257
Assessment Consultant	\$7,154	\$10,643	\$17,797	\$6,715	\$11,082
Other Administrative Costs	\$8,892	\$225,617	\$234,509	\$186,297	\$48,212
<b>SUB-TOTAL</b>	<b>\$756,287</b>	<b>\$409,083</b>	<b>\$1,165,370</b>	<b>\$504,183</b>	<b>\$661,187</b>
<b>PAR AMOUNT OF BONDS</b>	<b>\$3,559,307</b>	<b>\$0</b>	<b>\$3,559,307</b>	<b>\$1,340,000</b>	<b>\$2,219,307</b>
<b>DEPOSIT TO PROJECT FUND</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

## Appendix B

## DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export  
 CADG- SCARBOROUGH  
 Job Cost Detail  
 10/29/2015 5:23:50 PM

Cost Code	Cost Code Description	Actual	PID Eligible
<b>Direct Costs</b>			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		<b>183,685.71</b>	<b>183,686</b>
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		<b>385,112.90</b>	<b>308,090</b>
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		<b>628,402.70</b>	<b>628,403</b>
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

(17)

Appendix B  
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export  
CADG- SCARBOROUGH  
Job Cost Detail  
10/29/2015 5:23:50 PM

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		<b>107,796.15</b>	<b>107,796</b>
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		<b>0.00</b>	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		<b>275,350.70</b>	<b>275,351</b>
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		<b>278,830.54</b>	<b>278,831</b>
<b>Total</b>		<b>1,859,178.70</b>	<b>1,782,156.12</b>

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Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reclass to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	\$ 1,056,015.64	\$ (47,902.59)	\$ 1,008,113.05	\$ 609,277.00	\$ -	\$ -	\$ 609,277.00	\$ (398,836.05)	\$ 233,735.00	\$ -	38.4%	61.6%
Retaining Walls	\$ 184,200.00	\$ -	\$ 184,200.00	\$ 336,930.00	\$ 23,648.00	\$ -	\$ 360,578.00	\$ 176,378.00	\$ 360,578.00	\$ -	100.0%	0.0%
Erosion Control	\$ -	\$ 99,340.20	\$ 99,340.20	\$ 99,340.20	\$ -	\$ 50,000.00	\$ 149,340.20	\$ 50,000.00	\$ 149,340.20	\$ -	100.0%	0.0%
Utilities	\$ 3,681,225.93	\$ (113,555.96)	\$ 3,567,669.97	\$ 3,730,086.70	\$ -	\$ -	\$ 3,730,086.70	\$ 162,416.73	\$ 3,730,086.70	\$ 3,730,087	50.0%	50.0%
Paving	\$ 3,240,669.54	\$ (99,462.51)	\$ 3,141,207.03	\$ 2,563,314.20	\$ 10,743.81	\$ -	\$ 2,574,058.01	\$ (567,149.02)	\$ 2,574,058.01	\$ 2,574,058	50.0%	50.0%
Soft Costs	\$ 1,432,306.14	\$ (535,144.51)	\$ 897,161.63	\$ 897,161.63	\$ -	\$ -	\$ 897,161.63	\$ -	\$ 121,821.63	\$ 775,340	13.6%	86.4%
Inspection Fees	\$ -	\$ 133,473.56	\$ 133,473.56	\$ 157,603.62	\$ -	\$ -	\$ 157,603.62	\$ 24,130.06	\$ 157,603.62	\$ -	100.0%	0.0%
Geotechnical Testing	\$ -	\$ 100,790.31	\$ 100,790.31	\$ 100,790.31	\$ -	\$ -	\$ 100,790.31	\$ -	\$ 100,790.31	\$ -	100.0%	0.0%
Hardscape/Landscape	\$ -	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ -	\$ -	\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	100.0%	0.0%
Franchise	\$ -	\$ 274,961.50	\$ 274,961.50	\$ 252,461.50	\$ 22,500.00	\$ -	\$ 274,961.50	\$ -	\$ 274,961.50	\$ -	100.0%	0.0%
Contingency	\$ 671,582.75	\$ -	\$ 671,582.75	\$ -	\$ -	\$ -	\$ -	\$ (671,582.75)	\$ -	\$ -	-	-
Interest/Tax Reserve	\$ 650,000.00	\$ -	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 650,000.00	\$ -	100.0%	0.0%
Landscape/Park Improvements	\$ 400,000.00	\$ -	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	100.0%	0.0%
Development Fees	\$ 188,000.00	\$ -	\$ 188,000.00	\$ 188,000.00	\$ -	\$ -	\$ 188,000.00	\$ -	\$ 188,000.00	\$ -	100.0%	0.0%
Rollbacks	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%	0.0%
Closing Costs	\$ 246,000.00	\$ -	\$ 246,000.00	\$ 246,000.00	\$ -	\$ -	\$ 246,000.00	\$ -	\$ 246,000.00	\$ -	100.0%	0.0%
	\$ 11,900,000.00	\$ -	\$ 11,900,000.00	\$ 10,568,465.16	\$ 56,891.81	\$ 50,000.00	\$ 10,675,356.97	\$ (1,224,643.03)	\$ 9,524,474.97	\$ 7,455,026.71		

(17)

Saddlebrook Phase 3, LLC (PID Phase #4)  
Overall PID Costs  
3.14.2025

Description	Total Spent to Date	Remaining Costs to Fund	Total Costs to Spend
<b>Hard Costs, Soft Costs</b>			
GRADING/EXCAVATION	\$ 2,041,863.74	\$ 25,000.00	\$ 2,066,863.74
EROSION CONTROL	\$ 358,229.12	\$ 100,000.00	\$ 458,229.12
RETAINING WALLS	\$ 766,829.79	\$ 6,917.21	\$ 773,747.00
WATER SYSTEM	\$ 2,081,076.80	\$ -	\$ 2,081,076.80
SANITARY SEWER SYSTEM	\$ 1,734,450.70	\$ 1,000.00	\$ 1,735,450.70
STORM SEWER SYSTEM	\$ 1,576,498.10	\$ 23,377.50	\$ 1,599,875.60
PAVING/ROADWAY IMPROVEMENTS	\$ 4,144,813.06	\$ -	\$ 4,144,813.06
MASTER INFRASTRUCTURE PAVING - SARATOGA	\$ -	\$ -	\$ -
FRANCHISE	\$ -	\$ -	\$ -
ENGINEERING/SURVEYING	\$ 884,641.34	\$ 50,000.00	\$ 934,641.34
GEOTECHNICAL	\$ 282,550.00	\$ 15,000.00	\$ 297,550.00
LANDSCAPE & HARDSCAPE	\$ 971,452.19	\$ 1,208,324.80	\$ 2,179,776.99
CITY FEES	\$ 335,113.14	\$ -	\$ 335,113.14
<b>SUBTOTAL</b>	<b>\$ 15,177,517.98</b>	<b>\$ 1,429,619.51</b>	<b>\$ 16,607,137.49</b>

Private Costs	Public Costs
\$ 1,102,790.99	\$ 964,072.75
\$ 458,229.12	\$ -
\$ 773,747.00	\$ -
\$ -	\$ 2,081,076.80
\$ -	\$ 1,735,450.70
\$ -	\$ 1,599,875.60
\$ 70,550.51	\$ 4,074,262.55
\$ -	\$ -
\$ -	\$ -
\$ 53,422.34	\$ 881,219.00
\$ 297,550.00	\$ -
\$ 1,983,301.99	\$ 196,475.00
\$ 335,113.14	\$ -
<b>\$ 5,074,705.09</b>	<b>\$ 11,532,432.40</b>

(17)



8/66 Stockard Dr  
Suite 602  
Frisco, TX 75034

Contact: J.J. Heud at 469-352 1471  
Email: JJ@obramos.com

PROJECT: SADDLEBROOK PH 3 MID Phase 4A  
LOCATION: WAXAHACHE, TX  
DATE: Thursday, January 26, 2023  
PROPOSAL VALID FOR 30 DAYS

PAGE 1 OF 1

EXCAVATION IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	CLEARING & GRUBBING	AC	108.0	2,235.00	241,380.00
2	REMOVE & DISPOSE OF EXISTING FENCING	LF	2,950	2.50	7,375.00
3	REMOVE & DISPOSE OF EXISTING CONCRETE FLUME	SY	146	72.00	10,512.00
4	ONSITE EXCAVATION, CUT TO FILL	CY	188,708	3.25	613,301.00
4A	EXCAVATE AND STOCKPILE EXCESS DIRT WITHIN 1,000' OF THE SOUTH-EASTERN POND	CY	33,659	3.25	109,391.75
5	FINAL OPEN SPACE GRADING**	AC	17.33	1,700.00	29,461.00
6	ROUGH LOT GRADING	LOT	341	385.00	131,285.00
7	FINAL LOT GRADING**	LOT	341	195.00	66,495.00
8	MOISTURE CONDITION PAD (40'X70') 4" BELOW SUBGRADE, (ZONE II)	LOT	118	812.00	95,816.00
9	MOISTURE CONDITION PAD (54'X75') 4" BELOW SUBGRADE, (ZONE II)	LOT	73	1,104.00	80,592.00
10	MOISTURE CONDITION PAD (40'X70') 7" BELOW SUBGRADE, (ZONE II)	LOT	80	2,469.00	197,520.00
11	MOISTURE CONDITION PAD (54'X75') 7" BELOW SUBGRADE, (ZONE II)	LOT	16	3,358.00	53,728.00
12	MOISTURE CONDITION PAD (40'X70') 10" BELOW SUBGRADE, (ZONE IV)	LOT	19	3,736.00	70,984.00
13	MOISTURE CONDITION PAD (54'X75') 10" BELOW SUBGRADE, (ZONE IV)	LOT	15	5,091.00	76,215.00
14	6 MIL POLY PADS EXTENDED 5' BEYOND 40'X70' PAD	LOT	217	540.00	117,180.00
15	6 MIL POLY PADS EXTENDED 5' BEYOND 54'X75' PAD	LOT	104	734.40	76,377.80
<b>EARTHWORK TOTAL</b>					<b>\$ 1,977,613.35</b>

Total	Private	Public
\$ 241,380.00	\$ -	\$ 241,380.00
\$ 7,375.00	\$ 7,375.00	\$ -
\$ 10,512.00	\$ 10,512.00	\$ -
\$ 613,301.00	\$ -	\$ 613,301.00
\$ 109,391.75	\$ -	\$ 109,391.75
\$ 29,461.00	\$ 29,461.00	\$ -
\$ 131,285.00	\$ 131,285.00	\$ -
\$ 66,495.00	\$ 66,495.00	\$ -
\$ 95,816.00	\$ 95,816.00	\$ -
\$ 80,592.00	\$ 80,592.00	\$ -
\$ 197,520.00	\$ 197,520.00	\$ -
\$ 53,728.00	\$ 53,728.00	\$ -
\$ 70,984.00	\$ 70,984.00	\$ -
\$ 76,215.00	\$ 76,215.00	\$ -
\$ 117,180.00	\$ 117,180.00	\$ -
\$ 76,377.60	\$ 76,377.60	\$ -
\$ 1,977,613.35	\$ 1,013,540.60	\$ 964,072.75

SUBSTANTIAL COMPLETION 110 WORK DAYS  
ADDITIONAL DURATION FOR ONSITE FINAL COMPLETION (AFTER PAVING) 25 WORK DAYS

ADD ITEMS, IF NECESSARY

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
ADD1	IF STOCKPILE IS LOCATED BEYOND 1,000' OF THE CUT (POND), UPCHARGE FOR EACH ADDITIONAL 500 FT HAUL WILL BE UPCHARGED THE FOLLOWING:	CY/500FT	33,659	0.50	16,829.50

ADDITIONAL DURATION APPLIED FOR HAUL EACH ADDITIONAL 500' 5 WORK DAYS



(17)

Attn: Mr. Jake Finch  
 (762) 278-6228 / (762) 278-6228

#	Description Of Work	UNIT	Contract Quantity	Unit Price	Contract Amount	Current Month		Project To Date		
						Prev Work Performed	Quantities This Month	Amount Due This Estimate	Quantities To Date	Total Performance
1	6" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	57,170	\$48.55	\$2,775,603.50	57,170.00		80.00	57,170.00	\$2,775,603.50
2	7" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	8,309	\$57.20	\$480,874.80	8,309.00		80.00	8,309.00	\$480,874.80
3	6" Lime Stabilized Subgrade Preparation	SY	87,389	\$3.40	\$298,954.60	87,389.00		80.00	87,389.00	\$298,954.60
4	Lime Material (35 lbs/ty)	Ton	8,213	\$312.00	\$2,584,456.00	1,213.00		90.00	8,213.00	\$2,584,456.00
5	Remove Barricade and Connect to Header	EA	6	\$1,000.00	\$6,000.00	6.00		80.00	6.00	\$6,000.00
6	Concrete Street Header	LF	186	\$25.00	\$4,650.00	186.00		80.00	186.00	\$4,650.00
7	End of Road Barricade	EA	6	\$2,250.00	\$13,500.00	6.00		80.00	6.00	\$13,500.00
8	5' Wide 4" Thick Concrete Sidewalk	SF	13,982	\$7.55	\$105,564.10	13,982.00		80.00	13,982.00	\$105,564.10
9	6' Wide 4" Thick Concrete Sidewalk	SF	17,454	\$7.95	\$139,177.70	17,454.00		80.00	17,454.00	\$139,177.70
10	Barrier Free Ramp - Diagonal	EA	92	\$1,800.00	\$165,600.00	92.00		80.00	92.00	\$165,600.00
11	Barrier Free Ramp - Perpendicular	EA	16	\$1,800.00	\$28,800.00	16.00		80.00	16.00	\$28,800.00
12	Street Name Blades Only (w/ Galvanized Post	EA	2	\$400.00	\$800.00	2.00		80.00	2.00	\$800.00
13	Stop Sign & Street Name Blade on Galvanized Post	EA	12	\$480.00	\$5,760.00	12.00		80.00	12.00	\$5,760.00
14	Street Name Blades Only on Existing Street Light Post	EA	8	\$300.00	\$2,400.00	8.00		80.00	8.00	\$2,400.00
15	Stop Sign & Street Name Blade on Street Light Post	EA	14	\$365.00	\$5,110.00	14.00		80.00	14.00	\$5,110.00
16	Parking Space Markings	LS	1	\$1,800.00	\$1,800.00	1.00		80.00	1.00	\$1,800.00
17	Maintenance Bond	LS	1	\$23,000.00	\$23,000.00	1.00		80.00	1.00	\$23,000.00
Change Order Number 1										
Delete										
1	6" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	57,170	\$48.55	\$2,775,603.50	-57,170.00		80.00	-57,170.00	\$2,775,603.50
2	7" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	8,309	\$57.20	\$480,874.80	-8,309.00		80.00	-8,309.00	\$480,874.80
Add										
1	6" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	57,110	\$49.54	\$2,832,201.80	57,110.00		80.00	57,110.00	\$2,832,201.80
2	7" 3600 PSI Rein' Concrete Street Pavement w/Curb	SY	8,309	\$58.33	\$484,130.15	8,309.00		80.00	8,309.00	\$484,130.15
Change Order Number 3										
8.0	5' Wide 4" Thick Concrete Sidewalk	SF	13,982	\$7.55	\$105,564.10	-13,982.00		80.00	-13,982.00	\$105,564.10
8.0	6' Wide 4" Thick Concrete Sidewalk	SF	17,454	\$7.95	\$139,177.70	-17,454.00		80.00	-17,454.00	\$139,177.70

Total	Private	Public
\$ 2,775,603.50	\$ -	\$ 2,775,603.50
\$ 360,874.80	\$ -	\$ 360,874.80
\$ 229,054.60	\$ -	\$ 229,054.60
\$ 378,456.00	\$ -	\$ 378,456.00
\$ 6,600.00	\$ -	\$ 6,600.00
\$ 4,650.00	\$ -	\$ 4,650.00
\$ 13,500.00	\$ -	\$ 13,500.00
\$ 105,564.10	\$ -	\$ 105,564.10
\$ 131,777.70	\$ -	\$ 131,777.70
\$ 174,800.00	\$ -	\$ 174,800.00
\$ 30,400.00	\$ -	\$ 30,400.00
\$ 800.00	\$ -	\$ 800.00
\$ 5,760.00	\$ -	\$ 5,760.00
\$ 1,800.00	\$ -	\$ 1,800.00
\$ 5,110.00	\$ -	\$ 5,110.00
\$ -	\$ 1,800.00	\$ -
\$ (2,775,603.50)	\$ -	\$ (2,775,603.50)
\$ (360,874.80)	\$ -	\$ (360,874.80)
\$ 2,832,201.80	\$ -	\$ 2,832,201.80
\$ 368,130.15	\$ -	\$ 368,130.15
\$ (105,564.10)	\$ -	\$ (105,564.10)
\$ (131,777.70)	\$ -	\$ (131,777.70)
\$ 4,076,062.55	\$ 1,800.00	\$ 4,074,262.55

Original Contract Amount	\$4,249,550.70	Total Amount of Work Performed	\$4,076,062.55
Change Orders/ECs	\$173,488.15	Less % Retained	90.00
Revised Contract Amount	\$4,423,038.85	Amount Payable on Contract	\$4,076,062.55
For Office Use Only		Less Previous Payments	\$3,437,932.30
Drawn Down For Estimate	\$0.00	Net Amount Due	\$638,130.25
Less Retainage	\$0.00	Less Estimate(s) Outstanding	\$231,223.20
Net Amount Due	\$0.00	AMOUNT DUE THIS STATE	\$406,907.05

John Thurman  




(17)

**COMPENSATION SCHEDULE**

(3) SADDLEBROOK				Total	Private	Public
<b>PRELIMINARY SERVICES</b>						
120	Phase 3A-1 & 3B Cost Estimate	Lump Sum	\$10,000	\$ 10,000.00	\$ 10,000.00	\$ -
121	Phase 3B & 4 Cost Estimate	Lump Sum	\$10,000	\$ 10,000.00	\$ 10,000.00	\$ -
169	WOUS Delineation	Lump Sum	\$8,000	\$ 8,000.00	\$ 8,000.00	\$ -
191	Central Tract Remainder Plat	Lump Sum	\$20,000	\$ 20,000.00	\$ 20,000.00	\$ -
<b>DESIGN SERVICES</b>						
424	Mass Grading Analysis - Future Phase	Lump Sum	\$42,700	\$ 42,700.00	\$ 42,700.00	\$ -
425	Construction Plans - Residential	Lump Sum	\$391,000	\$ 391,000.00	\$ -	\$ 391,000.00
426	Construction Plans - 12" and 16" Waterline	Lump Sum	\$27,279	\$ 27,279.00	\$ -	\$ 27,279.00
427	Construction Plans - Saratoga Drive	Lump Sum	\$50,800	\$ 50,800.00	\$ -	\$ 50,800.00
450	Detention Analysis	Lump Sum	\$30,000	\$ 30,000.00	\$ -	\$ 30,000.00
451	Detention Design	Lump Sum	\$50,000	\$ 50,000.00	\$ -	\$ 50,000.00
470	Design Coordination	Lump Sum	\$17,000	\$ 17,000.00	\$ -	\$ 17,000.00
<b>CONSTRUCTION PHASE SERVICES</b>						
500	Bidding Services	Lump Sum	\$15,300	\$ 15,300.00	\$ 15,300.00	\$ -
545	Construction Administration	Hourly	\$17,000	\$ 17,000.00	\$ 17,000.00	\$ -
<b>SURVEYING SERVICES</b>						
610	Topographic (Design) Survey	Lump Sum	\$24,000	\$ 24,000.00	\$ -	\$ 24,000.00
619	Lot Calculations	Lump Sum	\$22,000	\$ 22,000.00	\$ -	\$ 22,000.00
620	Final Plat - Phase 3*	Lump Sum	\$32,000	\$ 32,000.00	\$ -	\$ 32,000.00
625	Final Lot Corner Staking*	Lump Sum	\$27,200	\$ 27,200.00	\$ -	\$ 27,200.00
630	Clearing / Erosion Control Stakes	Lump Sum	\$10,200	\$ 10,200.00	\$ -	\$ 10,200.00
640	Rough Grade Stakes	Lump Sum	\$27,200	\$ 27,200.00	\$ -	\$ 27,200.00
641	Rough Street & Lot Verification	Lump Sum	\$13,600	\$ 13,600.00	\$ -	\$ 13,600.00
645	Final Lot Grading Stakes	Lump Sum	\$17,000	\$ 17,000.00	\$ -	\$ 17,000.00
646	Final Lot Grading Verification	Lump Sum	\$22,100	\$ 22,100.00	\$ -	\$ 22,100.00
650	Sanitary Sewer Stakes	Lump Sum	\$20,400	\$ 20,400.00	\$ -	\$ 20,400.00
655	Water Main Stakes	Lump Sum	\$17,000	\$ 17,000.00	\$ -	\$ 17,000.00
656	12" and 16" Water Main Stakes	Lump Sum	\$7,780	\$ 7,780.00	\$ -	\$ 7,780.00
657	Storm Sewer Stakes	Lump Sum	\$20,400	\$ 20,400.00	\$ -	\$ 20,400.00
660	Street Paving Stakes	Lump Sum	\$30,600	\$ 30,600.00	\$ -	\$ 30,600.00
661	Saratoga Drive Staking	Lump Sum	\$10,160	\$ 10,160.00	\$ -	\$ 10,160.00
665	Franchise Utility Stakes	Lump Sum	\$20,400	\$ 20,400.00	\$ 20,400.00	\$ -
669	Street Light Stakes	Lump Sum	\$10,200	\$ 10,200.00	\$ 10,200.00	\$ -
675	Channel and Detention Stakes	Lump Sum	\$13,500	\$ 13,500.00	\$ -	\$ 13,500.00
690	Hardscape/Landscape Stakes	Hourly	\$5,100	\$ 5,100.00	\$ 5,100.00	\$ -
695	Retaining Wall Stakes	Hourly	\$10,000	\$ 10,000.00	\$ 10,000.00	\$ -
<b>SPECIAL SERVICES</b>						
800	Development Services	Hourly	\$15,000	\$ 15,000.00	\$ 15,000.00	\$ -
820	Easement Legal Descriptions and Exhibits	6 @ \$1,750/Each	\$10,500	\$ 10,500.00	\$ 10,500.00	\$ -
<b>TOTAL</b>				<b>\$ 1,075,419.00</b>	<b>\$ 194,200.00</b>	<b>\$ 881,219.00</b>
<b>(3H-RE) SADDLEBROOK - REIMBURSABLE EXPENSES</b>						
299	Reimbursable Expenses	As Requested				
<b>GRAND TOTAL</b>				<b>\$1,075,419</b>		

\* Sales Tax will be added to these Survey Services

(17)

**APPENDIX C-1**  
**PHASE #1 ASSESSMENT ROLL**

(17)

**Appendix C-1-1**  
**Phase #1 - Assessment Roll**

**Parcel  
Equivalent Units  
Assessment**

**All Parcels  
175.42  
\$1,340,000**

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
2010	\$0	\$0	\$0	\$0
2011	\$0	\$54,558	\$20,000	\$74,558
2012	\$5,000	\$102,319	\$20,400	\$127,719
2013	\$10,000	\$101,745	\$20,808	\$132,553
2014	\$10,000	\$100,980	\$21,224	\$132,204
2015	\$10,000	\$100,215	\$21,649	\$131,864
2016	\$15,000	\$99,259	\$22,082	\$136,340
2017	\$15,000	\$98,111	\$22,523	\$135,634
2018	\$20,000	\$96,773	\$22,974	\$139,746
2019	\$20,000	\$95,243	\$23,433	\$138,676
2020	\$25,000	\$93,521	\$23,902	\$142,423
2021	\$25,000	\$91,609	\$24,380	\$140,989
2022	\$30,000	\$89,505	\$24,867	\$144,372
2023	\$35,000	\$87,019	\$25,365	\$147,384
2024	\$35,000	\$84,341	\$25,872	\$145,213
2025	\$40,000	\$81,473	\$26,390	\$147,862
2026	\$45,000	\$78,221	\$26,917	\$150,139
2027	\$50,000	\$74,588	\$27,456	\$152,043
2028	\$55,000	\$70,571	\$28,005	\$153,576
2029	\$60,000	\$66,173	\$28,565	\$154,737
2030	\$65,000	\$61,391	\$29,136	\$155,527
2031	\$70,000	\$56,228	\$29,719	\$155,946
2032	\$75,000	\$50,681	\$30,313	\$155,995
2033	\$85,000	\$44,561	\$30,920	\$160,481
2034	\$90,000	\$37,868	\$31,538	\$159,405
2035	\$100,000	\$30,600	\$32,169	\$162,769
2036	\$110,000	\$22,568	\$32,812	\$165,380
2037	\$115,000	\$13,961	\$33,468	\$162,430
2038	\$125,000	\$4,781	\$34,138	\$163,919
<b>Total</b>	<b>\$1,340,000</b>	<b>\$1,988,861</b>	<b>\$741,024</b>	<b>\$4,069,885</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and include an additional 0.50% for prepayment and delinquency reserves.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-1-2**  
**Phase #1 - Assessment Per Unit**

Lot Type  
 Equivalent Unit Factor  
 Assessment Per Unit

Lot Type 1 (90 Ft)  
 1.00  
 \$7,639

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$311	\$114	\$425
2012	\$29	\$583	\$116	\$728
2013	\$57	\$580	\$119	\$756
2014	\$57	\$576	\$121	\$754
2015	\$57	\$571	\$123	\$752
2016	\$86	\$566	\$126	\$777
2017	\$86	\$559	\$128	\$773
2018	\$114	\$552	\$131	\$797
2019	\$114	\$543	\$134	\$791
2020	\$143	\$533	\$136	\$812
2021	\$143	\$522	\$139	\$804
2022	\$171	\$510	\$142	\$823
2023	\$200	\$496	\$145	\$840
2024	\$200	\$481	\$147	\$828
2025	\$228	\$464	\$150	\$843
2026	\$257	\$446	\$153	\$856
2027	\$285	\$425	\$157	\$867
2028	\$314	\$402	\$160	\$875
2029	\$342	\$377	\$163	\$882
2030	\$371	\$350	\$166	\$887
2031	\$399	\$321	\$169	\$889
2032	\$428	\$289	\$173	\$889
2033	\$485	\$254	\$176	\$915
2034	\$513	\$216	\$180	\$909
2035	\$570	\$174	\$183	\$928
2036	\$627	\$129	\$187	\$943
2037	\$656	\$80	\$191	\$926
2038	\$713	\$27	\$195	\$934
<b>Total</b>	<b>\$7,639</b>	<b>\$11,338</b>	<b>\$4,224</b>	<b>\$23,201</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-1-3**  
**Phase #1 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 2 (70 Ft)  
0.84  
\$6,417

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$261	\$96	\$357
2012	\$24	\$490	\$98	\$612
2013	\$48	\$487	\$100	\$635
2014	\$48	\$484	\$102	\$633
2015	\$48	\$480	\$104	\$631
2016	\$72	\$475	\$106	\$653
2017	\$72	\$470	\$108	\$649
2018	\$96	\$463	\$110	\$669
2019	\$96	\$456	\$112	\$664
2020	\$120	\$448	\$114	\$682
2021	\$120	\$439	\$117	\$675
2022	\$144	\$429	\$119	\$691
2023	\$168	\$417	\$121	\$706
2024	\$168	\$404	\$124	\$695
2025	\$192	\$390	\$126	\$708
2026	\$215	\$375	\$129	\$719
2027	\$239	\$357	\$131	\$728
2028	\$263	\$338	\$134	\$735
2029	\$287	\$317	\$137	\$741
2030	\$311	\$294	\$140	\$745
2031	\$335	\$269	\$142	\$747
2032	\$359	\$243	\$145	\$747
2033	\$407	\$213	\$148	\$768
2034	\$431	\$181	\$151	\$763
2035	\$479	\$147	\$154	\$779
2036	\$527	\$108	\$157	\$792
2037	\$551	\$67	\$160	\$778
2038	\$599	\$23	\$163	\$785
<b>Total</b>	<b>\$6,417</b>	<b>\$9,524</b>	<b>\$3,548</b>	<b>\$19,489</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.  
2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-1-4**  
**Phase #1 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 3 (60 Ft)  
0.75  
\$5,729

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$233	\$86	\$319
2012	\$21	\$437	\$87	\$546
2013	\$43	\$435	\$89	\$567
2014	\$43	\$432	\$91	\$565
2015	\$43	\$428	\$93	\$564
2016	\$64	\$424	\$94	\$583
2017	\$64	\$419	\$96	\$580
2018	\$86	\$414	\$98	\$597
2019	\$86	\$407	\$100	\$593
2020	\$107	\$400	\$102	\$609
2021	\$107	\$392	\$104	\$603
2022	\$128	\$383	\$106	\$617
2023	\$150	\$372	\$108	\$630
2024	\$150	\$361	\$111	\$621
2025	\$171	\$348	\$113	\$632
2026	\$192	\$334	\$115	\$642
2027	\$214	\$319	\$117	\$650
2028	\$235	\$302	\$120	\$657
2029	\$257	\$283	\$122	\$662
2030	\$278	\$262	\$125	\$665
2031	\$299	\$240	\$127	\$667
2032	\$321	\$217	\$130	\$667
2033	\$363	\$191	\$132	\$686
2034	\$385	\$162	\$135	\$682
2035	\$428	\$131	\$138	\$696
2036	\$470	\$96	\$140	\$707
2037	\$492	\$60	\$143	\$694
2038	\$534	\$20	\$146	\$701
<b>Total</b>	<b>\$5,729</b>	<b>\$8,503</b>	<b>\$3,168</b>	<b>\$17,401</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**APPENDIX C-2**  
**PHASE #2 ASSESSMENT ROLL**

(17)

**Appendix C-2-1**  
**Phase #2 - Assessment Roll**

**Parcel  
Equivalent Units  
Assessment**

**All Parcels  
97.79  
\$749,059**

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
2018	\$0	\$52,434	\$15,000	\$67,434
2019	\$0	\$52,434	\$15,150	\$67,584
2020	\$3,000	\$52,434	\$15,302	\$70,736
2021	\$4,000	\$52,224	\$15,455	\$71,679
2022	\$5,000	\$51,944	\$15,609	\$72,553
2023	\$6,000	\$42,528	\$15,765	\$64,293
2024	\$7,000	\$42,182	\$15,923	\$65,105
2025	\$8,000	\$41,778	\$16,082	\$65,860
2026	\$9,000	\$41,317	\$16,243	\$66,559
2027	\$11,000	\$40,797	\$16,405	\$68,203
2028	\$13,000	\$40,163	\$16,569	\$69,732
2029	\$14,000	\$39,413	\$16,735	\$70,148
2030	\$16,000	\$38,605	\$16,902	\$71,507
2031	\$18,000	\$37,682	\$17,071	\$72,753
2032	\$20,000	\$36,643	\$17,242	\$73,885
2033	\$22,000	\$35,489	\$17,415	\$74,903
2034	\$25,000	\$34,220	\$17,589	\$76,808
2035	\$27,000	\$32,777	\$17,765	\$77,542
2036	\$30,000	\$31,219	\$17,942	\$79,161
2037	\$33,000	\$29,488	\$18,122	\$80,610
2038	\$36,000	\$27,584	\$18,303	\$81,887
2039	\$40,000	\$25,507	\$18,486	\$83,993
2040	\$44,000	\$23,199	\$18,671	\$85,870
2041	\$47,000	\$20,660	\$18,857	\$86,517
2042	\$52,000	\$17,948	\$19,046	\$88,994
2043	\$56,000	\$14,948	\$19,236	\$90,184
2044	\$62,000	\$11,717	\$19,429	\$93,145
2045	\$67,000	\$8,139	\$19,623	\$94,762
2046	\$74,059	\$4,273	\$19,819	\$98,152
<b>Total</b>	<b>\$749,059</b>	<b>\$979,744</b>	<b>\$501,756</b>	<b>\$2,230,559</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-2-2**  
**Phase #2 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 1 (90 Ft)  
1.00  
\$7,660

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2018	\$0	\$536	\$153	\$690
2019	\$0	\$536	\$155	\$691
2020	\$31	\$536	\$156	\$723
2021	\$41	\$534	\$158	\$733
2022	\$51	\$531	\$160	\$742
2023	\$61	\$528	\$161	\$750
2024	\$72	\$523	\$163	\$758
2025	\$82	\$518	\$164	\$765
2026	\$92	\$513	\$166	\$771
2027	\$112	\$506	\$168	\$786
2028	\$133	\$498	\$169	\$801
2029	\$143	\$489	\$171	\$803
2030	\$164	\$479	\$173	\$815
2031	\$184	\$467	\$175	\$826
2032	\$205	\$455	\$176	\$835
2033	\$225	\$440	\$178	\$843
2034	\$256	\$425	\$180	\$860
2035	\$276	\$407	\$182	\$864
2036	\$307	\$387	\$183	\$878
2037	\$337	\$366	\$185	\$889
2038	\$368	\$342	\$187	\$898
2039	\$409	\$316	\$189	\$915
2040	\$450	\$288	\$191	\$929
2041	\$481	\$256	\$193	\$930
2042	\$532	\$223	\$195	\$949
2043	\$573	\$185	\$197	\$955
2044	\$634	\$145	\$199	\$978
2045	\$685	\$101	\$201	\$987
2046	\$757	\$53	\$203	\$1,013
<b>Total</b>	<b>\$7,660</b>	<b>\$11,585</b>	<b>\$5,131</b>	<b>\$24,375</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-2-3**  
**Phase #2 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 2 (70 Ft)  
0.84  
\$6,434

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2018	\$0	\$450	\$129	\$579
2019	\$0	\$450	\$130	\$581
2020	\$26	\$450	\$131	\$608
2021	\$34	\$449	\$133	\$616
2022	\$43	\$446	\$134	\$623
2023	\$52	\$443	\$135	\$630
2024	\$60	\$440	\$137	\$636
2025	\$69	\$435	\$138	\$642
2026	\$77	\$431	\$140	\$647
2027	\$94	\$425	\$141	\$661
2028	\$112	\$419	\$142	\$673
2029	\$120	\$411	\$144	\$675
2030	\$137	\$402	\$145	\$685
2031	\$155	\$393	\$147	\$694
2032	\$172	\$382	\$148	\$702
2033	\$189	\$370	\$150	\$708
2034	\$215	\$357	\$151	\$722
2035	\$232	\$342	\$153	\$726
2036	\$258	\$325	\$154	\$737
2037	\$283	\$307	\$156	\$746
2038	\$309	\$287	\$157	\$754
2039	\$344	\$266	\$159	\$768
2040	\$378	\$242	\$160	\$780
2041	\$404	\$215	\$162	\$781
2042	\$447	\$187	\$164	\$797
2043	\$481	\$156	\$165	\$802
2044	\$533	\$122	\$167	\$822
2045	\$576	\$85	\$169	\$829
2046	\$636	\$45	\$170	\$851
<b>Total</b>	<b>\$6,434</b>	<b>\$9,731</b>	<b>\$4,310</b>	<b>\$20,475</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.  
2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-2-4**  
**Phase #2 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 3 (60 Ft)  
0.75  
\$5,745

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2018	\$0	\$402	\$115	\$517
2019	\$0	\$402	\$116	\$518
2020	\$23	\$402	\$117	\$543
2021	\$31	\$401	\$119	\$550
2022	\$38	\$398	\$120	\$556
2023	\$46	\$396	\$121	\$563
2024	\$54	\$392	\$122	\$568
2025	\$61	\$389	\$123	\$573
2026	\$69	\$384	\$125	\$578
2027	\$84	\$380	\$126	\$590
2028	\$100	\$374	\$127	\$600
2029	\$107	\$367	\$128	\$602
2030	\$123	\$359	\$130	\$612
2031	\$138	\$351	\$131	\$620
2032	\$153	\$341	\$132	\$627
2033	\$169	\$330	\$134	\$632
2034	\$192	\$318	\$135	\$645
2035	\$207	\$305	\$136	\$648
2036	\$230	\$290	\$138	\$658
2037	\$253	\$274	\$139	\$666
2038	\$276	\$257	\$140	\$673
2039	\$307	\$237	\$142	\$686
2040	\$337	\$216	\$143	\$697
2041	\$360	\$192	\$145	\$697
2042	\$399	\$167	\$146	\$712
2043	\$429	\$139	\$148	\$716
2044	\$476	\$109	\$149	\$734
2045	\$514	\$76	\$150	\$740
2046	\$568	\$40	\$152	\$760
<b>Total</b>	<b>\$5,745</b>	<b>\$8,688</b>	<b>\$3,848</b>	<b>\$18,282</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**APPENDIX C-3**  
**PHASE #3 ASSESSMENT ROLL**

(17)

**Appendix C-3-1**  
**Phase #3 - Assessment Roll**

**Parcel  
Equivalent Units  
Assessment**

**All Parcels  
189.75  
\$1,453,485**

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
2022	\$1,000	\$111,046	\$20,000	\$132,046
2023	\$1,000	\$110,970	\$20,400	\$132,370
2024	\$1,000	\$110,893	\$20,808	\$132,701
2025	\$1,000	\$110,817	\$21,224	\$133,041
2026	\$1,000	\$110,741	\$21,649	\$133,389
2027	\$30,000	\$67,210	\$22,082	\$119,291
2028	\$30,000	\$65,818	\$22,523	\$118,341
2029	\$35,000	\$64,426	\$22,974	\$122,399
2030	\$35,000	\$62,802	\$23,433	\$121,235
2031	\$40,000	\$61,178	\$23,902	\$125,080
2032	\$40,000	\$59,322	\$24,380	\$123,702
2033	\$40,000	\$57,466	\$24,867	\$122,333
2034	\$45,000	\$55,610	\$25,365	\$125,975
2035	\$45,000	\$53,522	\$25,872	\$124,394
2036	\$50,000	\$51,434	\$26,390	\$127,823
2037	\$50,000	\$49,114	\$26,390	\$125,503
2038	\$50,000	\$46,794	\$26,390	\$123,183
2039	\$55,000	\$44,474	\$26,390	\$125,863
2040	\$60,000	\$41,922	\$26,390	\$128,311
2041	\$60,000	\$39,138	\$26,390	\$125,527
2042	\$65,000	\$36,354	\$26,390	\$127,743
2043	\$65,000	\$33,338	\$26,390	\$124,727
2044	\$70,000	\$30,322	\$26,390	\$126,711
2045	\$75,000	\$27,074	\$26,390	\$128,463
2046	\$75,000	\$23,594	\$26,390	\$124,983
2047	\$80,000	\$20,114	\$26,390	\$126,503
2048	\$85,000	\$16,402	\$26,390	\$127,791
2049	\$85,000	\$12,458	\$26,390	\$123,847
2050	\$90,000	\$8,514	\$26,390	\$124,903
2051	\$93,485	\$4,338	\$26,390	\$124,212
<b>Total</b>	<b>\$1,453,485</b>	<b>\$1,587,198</b>	<b>\$741,712</b>	<b>\$3,782,395</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-3-2**  
**Phase #3 - Assessment Per Unit**

Lot Type  
Equivalent Unit Factor  
Assessment Per Unit

Lot Type 3 (60 Ft)  
0.75  
\$5,745

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Annual Collection Costs <sup>2</sup>	Total Annual Installment
2022	\$4	\$439	\$79	\$522
2023	\$4	\$439	\$81	\$523
2024	\$4	\$438	\$82	\$525
2025	\$4	\$438	\$84	\$526
2026	\$4	\$438	\$86	\$527
2027	\$119	\$266	\$87	\$472
2028	\$119	\$260	\$89	\$468
2029	\$138	\$255	\$91	\$484
2030	\$138	\$248	\$93	\$479
2031	\$158	\$242	\$94	\$494
2032	\$158	\$234	\$96	\$489
2033	\$158	\$227	\$98	\$484
2034	\$178	\$220	\$100	\$498
2035	\$178	\$212	\$102	\$492
2036	\$198	\$203	\$104	\$505
2037	\$198	\$194	\$104	\$496
2038	\$198	\$185	\$104	\$487
2039	\$217	\$176	\$104	\$497
2040	\$237	\$166	\$104	\$507
2041	\$237	\$155	\$104	\$496
2042	\$257	\$144	\$104	\$505
2043	\$257	\$132	\$104	\$493
2044	\$277	\$120	\$104	\$501
2045	\$296	\$107	\$104	\$508
2046	\$296	\$93	\$104	\$494
2047	\$316	\$80	\$104	\$500
2048	\$336	\$65	\$104	\$505
2049	\$336	\$49	\$104	\$490
2050	\$356	\$34	\$104	\$494
2051	\$370	\$17	\$104	\$491
<b>Total</b>	<b>\$5,745</b>	<b>\$6,274</b>	<b>\$2,932</b>	<b>\$14,950</b>

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**APPENDIX C-4**  
**PHASE #4 ASSESSMENT ROLL**

(17)

**Appendix C-4-1**  
**Phase #4 - Assessment Roll**

**Parcel**  
**Phase 4 Equivalent Units**  
**Assessment**

**All Parcels**  
**265.56**  
**\$2,034,190**

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
9/1/2025	\$0	\$0	\$0	\$0
9/1/2026	\$50,000	\$91,539	\$50,000	\$191,539
9/1/2027	\$51,000	\$89,289	\$51,000	\$191,289
9/1/2028	\$52,000	\$86,994	\$52,020	\$191,014
9/1/2029	\$52,000	\$84,654	\$53,060	\$189,714
9/1/2030	\$53,000	\$82,314	\$54,122	\$189,435
9/1/2031	\$54,000	\$79,929	\$55,204	\$189,133
9/1/2032	\$55,000	\$77,499	\$56,308	\$188,807
9/1/2033	\$56,000	\$75,024	\$57,434	\$188,458
9/1/2034	\$57,000	\$72,504	\$58,583	\$188,087
9/1/2035	\$58,000	\$69,939	\$59,755	\$187,693
9/1/2036	\$59,000	\$67,329	\$60,950	\$187,278
9/1/2037	\$60,000	\$64,674	\$62,169	\$186,842
9/1/2038	\$61,000	\$61,974	\$63,412	\$186,386
9/1/2039	\$62,000	\$59,229	\$64,680	\$185,909
9/1/2040	\$64,000	\$56,439	\$65,974	\$186,412
9/1/2041	\$65,000	\$53,559	\$67,293	\$185,852
9/1/2042	\$67,000	\$50,634	\$68,639	\$186,273
9/1/2043	\$69,000	\$47,619	\$70,012	\$186,631
9/1/2044	\$70,000	\$44,514	\$71,412	\$185,926
9/1/2045	\$72,000	\$41,364	\$72,841	\$186,204
9/1/2046	\$74,000	\$38,124	\$74,297	\$186,421
9/1/2047	\$76,000	\$34,794	\$75,783	\$186,577
9/1/2048	\$78,000	\$31,374	\$77,299	\$186,673
9/1/2049	\$81,000	\$27,864	\$78,845	\$187,708
9/1/2050	\$83,000	\$24,219	\$80,422	\$187,640
9/1/2051	\$86,000	\$20,484	\$82,030	\$188,514
9/1/2052	\$88,000	\$16,614	\$83,671	\$188,284
9/1/2053	\$91,000	\$12,654	\$85,344	\$188,998
9/1/2054	\$94,000	\$8,559	\$87,051	\$189,610
9/1/2055	\$96,190	\$4,329	\$88,792	\$189,310
<b>Total</b>	<b>\$2,034,190</b>	<b>\$1,576,021</b>	<b>\$2,028,404</b>	<b>\$5,638,615</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for years 1 through 30.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-4-2**  
**Phase #4 - Assessment Per Unit**

**Parcel**  
**Phase 4 Equivalent Units**  
**Assessment**

**Lot Type 2 (70 FT**  
**single-family**  
**residential)**  
**0.84**  
**\$6,434**

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
9/1/2025	\$0	\$0	\$0	\$0
9/1/2026	\$158	\$290	\$158	\$606
9/1/2027	\$161	\$282	\$161	\$605
9/1/2028	\$164	\$275	\$165	\$604
9/1/2029	\$164	\$268	\$168	\$600
9/1/2030	\$168	\$260	\$171	\$599
9/1/2031	\$171	\$253	\$175	\$598
9/1/2032	\$174	\$245	\$178	\$597
9/1/2033	\$177	\$237	\$182	\$596
9/1/2034	\$180	\$229	\$185	\$595
9/1/2035	\$183	\$221	\$189	\$594
9/1/2036	\$187	\$213	\$193	\$592
9/1/2037	\$190	\$205	\$197	\$591
9/1/2038	\$193	\$196	\$201	\$590
9/1/2039	\$196	\$187	\$205	\$588
9/1/2040	\$202	\$179	\$209	\$590
9/1/2041	\$206	\$169	\$213	\$588
9/1/2042	\$212	\$160	\$217	\$589
9/1/2043	\$218	\$151	\$221	\$590
9/1/2044	\$221	\$141	\$226	\$588
9/1/2045	\$228	\$131	\$230	\$589
9/1/2046	\$234	\$121	\$235	\$590
9/1/2047	\$240	\$110	\$240	\$590
9/1/2048	\$247	\$99	\$245	\$590
9/1/2049	\$256	\$88	\$249	\$594
9/1/2050	\$263	\$77	\$254	\$594
9/1/2051	\$272	\$65	\$259	\$596
9/1/2052	\$278	\$53	\$265	\$596
9/1/2053	\$288	\$40	\$270	\$598
9/1/2054	\$297	\$27	\$275	\$600
9/1/2055	\$304	\$14	\$281	\$599
<b>Total</b>	<b>\$6,434</b>	<b>\$4,985</b>	<b>\$6,416</b>	<b>\$17,836</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for years 1 through 30.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**Appendix C-4-2**  
**Phase #4 - Assessment Per Unit**

<b>Parcel</b>	<b>Lot Type 3 (60 FT single-family residential)</b>			
<b>Phase 4 Equivalent Units</b>	<b>0.75</b>			
<b>Assessment</b>	<b>\$5,745</b>			
<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Annual Collection Costs<sup>2</sup></b>	<b>Total Annual Installment</b>
9/1/2025	\$0	\$0	\$0	\$0
9/1/2026	\$141	\$259	\$141	\$541
9/1/2027	\$144	\$252	\$144	\$540
9/1/2028	\$147	\$246	\$147	\$539
9/1/2029	\$147	\$239	\$150	\$536
9/1/2030	\$150	\$232	\$153	\$535
9/1/2031	\$153	\$226	\$156	\$534
9/1/2032	\$155	\$219	\$159	\$533
9/1/2033	\$158	\$212	\$162	\$532
9/1/2034	\$161	\$205	\$165	\$531
9/1/2035	\$164	\$198	\$169	\$530
9/1/2036	\$167	\$190	\$172	\$529
9/1/2037	\$169	\$183	\$176	\$528
9/1/2038	\$172	\$175	\$179	\$526
9/1/2039	\$175	\$167	\$183	\$525
9/1/2040	\$181	\$159	\$186	\$526
9/1/2041	\$184	\$151	\$190	\$525
9/1/2042	\$189	\$143	\$194	\$526
9/1/2043	\$195	\$134	\$198	\$527
9/1/2044	\$198	\$126	\$202	\$525
9/1/2045	\$203	\$117	\$206	\$526
9/1/2046	\$209	\$108	\$210	\$526
9/1/2047	\$215	\$98	\$214	\$527
9/1/2048	\$220	\$89	\$218	\$527
9/1/2049	\$229	\$79	\$223	\$530
9/1/2050	\$234	\$68	\$227	\$530
9/1/2051	\$243	\$58	\$232	\$532
9/1/2052	\$249	\$47	\$236	\$532
9/1/2053	\$257	\$36	\$241	\$534
9/1/2054	\$265	\$24	\$246	\$535
9/1/2055	\$272	\$12	\$251	\$535
<b>Total</b>	<b>\$5,745</b>	<b>\$4,451</b>	<b>\$5,729</b>	<b>\$15,925</b>

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for years 1 through 30.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

(17)

**APPENDIX C-5**  
**PHASE #4 ASSESSMENT ROLL SUMMARY**

(17)

**Appendix C-5**  
**Phase #4 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>	<b>Total Annual Installment</b>
309063	B	36	70	0.84	\$6,434.40	\$594.52
309064	B	37	70	0.84	\$6,434.40	\$594.52
309065	B	38	70	0.84	\$6,434.40	\$594.52
309066	B	39	70	0.84	\$6,434.40	\$594.52
309067	B	40	70	0.84	\$6,434.40	\$594.52
309068	B	41	70	0.84	\$6,434.40	\$594.52
309069	B	42	70	0.84	\$6,434.40	\$594.52
309070	B	43	70	0.84	\$6,434.40	\$594.52
309071	B	44	70	0.84	\$6,434.40	\$594.52
309072	B	45	70	0.84	\$6,434.40	\$594.52
309073	B	46	70	0.84	\$6,434.40	\$594.52
309074	B	47	60	0.75	\$5,745.00	\$530.82
309075	B	48	60	0.75	\$5,745.00	\$530.82
309076	B	49	60	0.75	\$5,745.00	\$530.82
309077	B	50	60	0.75	\$5,745.00	\$530.82
309078	B	51	60	0.75	\$5,745.00	\$530.82
309079	B	52	60	0.75	\$5,745.00	\$530.82
309080	B	53	60	0.75	\$5,745.00	\$530.82
309081	B	54	60	0.75	\$5,745.00	\$530.82
309082	B	55	60	0.75	\$5,745.00	\$530.82
309083	B	56	60	0.75	\$5,745.00	\$530.82
309084	B	57	60	0.75	\$5,745.00	\$530.82
309085	B	58	60	0.75	\$5,745.00	\$530.82
309086	B	59	60	0.75	\$5,745.00	\$530.82
309090	G	24	60	0.75	\$5,745.00	\$530.82
309091	G	25	60	0.75	\$5,745.00	\$530.82
309092	G	26	60	0.75	\$5,745.00	\$530.82
309093	G	27	60	0.75	\$5,745.00	\$530.82
309094	G	28	60	0.75	\$5,745.00	\$530.82
309095	G	29	60	0.75	\$5,745.00	\$530.82
309096	G	30	60	0.75	\$5,745.00	\$530.82
309097	G	31	60	0.75	\$5,745.00	\$530.82
309098	G	32	60	0.75	\$5,745.00	\$530.82
309099	G	33	60	0.75	\$5,745.00	\$530.82
309100	G	34	60	0.75	\$5,745.00	\$530.82
309101	G	35	60	0.75	\$5,745.00	\$530.82
309102	G	36	60	0.75	\$5,745.00	\$530.82
309103	G	37	60	0.75	\$5,745.00	\$530.82
309104	G	38	60	0.75	\$5,745.00	\$530.82
309105	G	39	60	0.75	\$5,745.00	\$530.82
309106	G	40	60	0.75	\$5,745.00	\$530.82
309107	G	41	60	0.75	\$5,745.00	\$530.82
309108	G	42	60	0.75	\$5,745.00	\$530.82
309109	G	43	60	0.75	\$5,745.00	\$530.82
309110	G	44	60	0.75	\$5,745.00	\$530.82
309111	G	45	60	0.75	\$5,745.00	\$530.82
309113	G	46	60	0.75	\$5,745.00	\$530.82
309114	G	47	60	0.75	\$5,745.00	\$530.82
309115	G	48	60	0.75	\$5,745.00	\$530.82
309116	G	49	60	0.75	\$5,745.00	\$530.82
309117	G	50	60	0.75	\$5,745.00	\$530.82
309118	G	51	60	0.75	\$5,745.00	\$530.82
309119	G	52	60	0.75	\$5,745.00	\$530.82
309120	G	53	60	0.75	\$5,745.00	\$530.82
309121	G	54	60	0.75	\$5,745.00	\$530.82
309122	G	55	60	0.75	\$5,745.00	\$530.82
309123	G	56	60	0.75	\$5,745.00	\$530.82
309124	G	57	60	0.75	\$5,745.00	\$530.82

(17)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Total Annual Installment
309125	G	58	60	0.75	\$5,745.00	\$530.82
309126	G	59	60	0.75	\$5,745.00	\$530.82
309127	G	60	60	0.75	\$5,745.00	\$530.82
309128	G	61	60	0.75	\$5,745.00	\$530.82
309129	G	62	60	0.75	\$5,745.00	\$530.82
309130	G	63	60	0.75	\$5,745.00	\$530.82
309131	G	64	60	0.75	\$5,745.00	\$530.82
309135	H	10	60	0.75	\$5,745.00	\$530.82
309136	H	11	60	0.75	\$5,745.00	\$530.82
309137	H	12	60	0.75	\$5,745.00	\$530.82
309138	H	13	60	0.75	\$5,745.00	\$530.82
309139	H	14	60	0.75	\$5,745.00	\$530.82
309140	H	15	60	0.75	\$5,745.00	\$530.82
309141	H	16	60	0.75	\$5,745.00	\$530.82
309142	H	17	60	0.75	\$5,745.00	\$530.82
309143	H	18	60	0.75	\$5,745.00	\$530.82
309144	H	19	60	0.75	\$5,745.00	\$530.82
309145	H	20	60	0.75	\$5,745.00	\$530.82
309146	H	21	60	0.75	\$5,745.00	\$530.82
309147	H	22	70	0.84	\$6,434.40	\$594.52
309148	H	23	70	0.84	\$6,434.40	\$594.52
309149	H	24	70	0.84	\$6,434.40	\$594.52
309150	H	25	70	0.84	\$6,434.40	\$594.52
309132	H	7	60	0.75	\$5,745.00	\$530.82
309133	H	8	60	0.75	\$5,745.00	\$530.82
309134	H	9	60	0.75	\$5,745.00	\$530.82
309153	K	10	60	0.75	\$5,745.00	\$530.82
309154	K	11	60	0.75	\$5,745.00	\$530.82
309155	K	12	60	0.75	\$5,745.00	\$530.82
309156	K	13	60	0.75	\$5,745.00	\$530.82
309157	K	14	60	0.75	\$5,745.00	\$530.82
309158	K	15	60	0.75	\$5,745.00	\$530.82
309159	K	16	60	0.75	\$5,745.00	\$530.82
309152	K	9	60	0.75	\$5,745.00	\$530.82
309161	L	12	60	0.75	\$5,745.00	\$530.82
309162	L	13	60	0.75	\$5,745.00	\$530.82
309163	L	14	60	0.75	\$5,745.00	\$530.82
309164	L	15	60	0.75	\$5,745.00	\$530.82
309165	L	16	60	0.75	\$5,745.00	\$530.82
309166	L	17	60	0.75	\$5,745.00	\$530.82
309167	L	18	60	0.75	\$5,745.00	\$530.82
309168	L	19	60	0.75	\$5,745.00	\$530.82
309169	L	20	60	0.75	\$5,745.00	\$530.82
309170	L	21	60	0.75	\$5,745.00	\$530.82
309171	L	22	60	0.75	\$5,745.00	\$530.82
309181	M	10	60	0.75	\$5,745.00	\$530.82
309182	M	11	60	0.75	\$5,745.00	\$530.82
309183	M	12	60	0.75	\$5,745.00	\$530.82
309184	M	13	60	0.75	\$5,745.00	\$530.82
309185	M	14	60	0.75	\$5,745.00	\$530.82
309186	M	15	60	0.75	\$5,745.00	\$530.82
309187	M	16	60	0.75	\$5,745.00	\$530.82
309188	M	17	60	0.75	\$5,745.00	\$530.82
309189	M	18	60	0.75	\$5,745.00	\$530.82
309190	M	19	60	0.75	\$5,745.00	\$530.82
309191	M	20	60	0.75	\$5,745.00	\$530.82
309192	M	21	60	0.75	\$5,745.00	\$530.82
309193	M	22	60	0.75	\$5,745.00	\$530.82
309194	M	23	60	0.75	\$5,745.00	\$530.82
309172	M	1	60	0.75	\$5,745.00	\$530.82

(17)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Total Annual Installment
309173	M	2	60	0.75	\$5,745.00	\$530.82
309174	M	3	60	0.75	\$5,745.00	\$530.82
309175	M	4	60	0.75	\$5,745.00	\$530.82
309176	M	5	60	0.75	\$5,745.00	\$530.82
309177	M	6	60	0.75	\$5,745.00	\$530.82
309178	M	7	60	0.75	\$5,745.00	\$530.82
309179	M	8	60	0.75	\$5,745.00	\$530.82
309180	M	9	60	0.75	\$5,745.00	\$530.82
309205	N	10	60	0.75	\$5,745.00	\$530.82
309206	N	11	60	0.75	\$5,745.00	\$530.82
309207	N	12	60	0.75	\$5,745.00	\$530.82
309208	N	13	60	0.75	\$5,745.00	\$530.82
309209	N	14	70	0.84	\$6,434.40	\$594.52
309210	N	15	70	0.84	\$6,434.40	\$594.52
309211	N	16	70	0.84	\$6,434.40	\$594.52
309212	N	17	70	0.84	\$6,434.40	\$594.52
309213	N	18	70	0.84	\$6,434.40	\$594.52
309214	N	19	70	0.84	\$6,434.40	\$594.52
309215	N	20	70	0.84	\$6,434.40	\$594.52
309216	N	21	70	0.84	\$6,434.40	\$594.52
309217	N	22	70	0.84	\$6,434.40	\$594.52
309218	N	23	70	0.84	\$6,434.40	\$594.52
309219	N	24	70	0.84	\$6,434.40	\$594.52
309196	N	1	60	0.75	\$5,745.00	\$530.82
309197	N	2	60	0.75	\$5,745.00	\$530.82
309198	N	3	60	0.75	\$5,745.00	\$530.82
309199	N	4	60	0.75	\$5,745.00	\$530.82
309200	N	5	60	0.75	\$5,745.00	\$530.82
309201	N	6	60	0.75	\$5,745.00	\$530.82
309202	N	7	60	0.75	\$5,745.00	\$530.82
309203	N	8	60	0.75	\$5,745.00	\$530.82
309204	N	9	60	0.75	\$5,745.00	\$530.82
309229	P	10	70	0.84	\$6,434.40	\$594.52
309230	P	11	70	0.84	\$6,434.40	\$594.52
309231	P	12	70	0.84	\$6,434.40	\$594.52
309232	P	13	70	0.84	\$6,434.40	\$594.52
309233	P	14	70	0.84	\$6,434.40	\$594.52
309234	P	15	70	0.84	\$6,434.40	\$594.52
309235	P	16	70	0.84	\$6,434.40	\$594.52
309236	P	17	70	0.84	\$6,434.40	\$594.52
309237	P	18	70	0.84	\$6,434.40	\$594.52
309238	P	19	70	0.84	\$6,434.40	\$594.52
309239	P	20	70	0.84	\$6,434.40	\$594.52
309240	P	21	70	0.84	\$6,434.40	\$594.52
309241	P	22	70	0.84	\$6,434.40	\$594.52
309242	P	23	70	0.84	\$6,434.40	\$594.52
309220	P	1	70	0.84	\$6,434.40	\$594.52
309221	P	2	70	0.84	\$6,434.40	\$594.52
309222	P	3	70	0.84	\$6,434.40	\$594.52
309223	P	4	70	0.84	\$6,434.40	\$594.52
309224	P	5	70	0.84	\$6,434.40	\$594.52
309225	P	6	70	0.84	\$6,434.40	\$594.52
309226	P	7	70	0.84	\$6,434.40	\$594.52
309227	P	8	70	0.84	\$6,434.40	\$594.52
309228	P	9	70	0.84	\$6,434.40	\$594.52
309252	Q	10	70	0.84	\$6,434.40	\$594.52
309253	Q	11	70	0.84	\$6,434.40	\$594.52
309243	Q	1	70	0.84	\$6,434.40	\$594.52
309244	Q	2	70	0.84	\$6,434.40	\$594.52
309245	Q	3	70	0.84	\$6,434.40	\$594.52

(17)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Total Annual Installment
309246	Q	4	70	0.84	\$6,434.40	\$594.52
309247	Q	5	70	0.84	\$6,434.40	\$594.52
309248	Q	6	70	0.84	\$6,434.40	\$594.52
309249	Q	7	70	0.84	\$6,434.40	\$594.52
309250	Q	8	70	0.84	\$6,434.40	\$594.52
309251	Q	9	70	0.84	\$6,434.40	\$594.52
309268	S	10	70	0.84	\$6,434.40	\$594.52
309269	S	11	70	0.84	\$6,434.40	\$594.52
309270	S	12	70	0.84	\$6,434.40	\$594.52
309271	S	13	70	0.84	\$6,434.40	\$594.52
309272	S	14	70	0.84	\$6,434.40	\$594.52
309273	S	15	70	0.84	\$6,434.40	\$594.52
309274	S	16	70	0.84	\$6,434.40	\$594.52
309259	S	1	60	0.75	\$5,745.00	\$530.82
309260	S	2	60	0.75	\$5,745.00	\$530.82
309261	S	3	70	0.84	\$6,434.40	\$594.52
309262	S	4	70	0.84	\$6,434.40	\$594.52
309263	S	5	70	0.84	\$6,434.40	\$594.52
309264	S	6	70	0.84	\$6,434.40	\$594.52
309265	S	7	70	0.84	\$6,434.40	\$594.52
309266	S	8	70	0.84	\$6,434.40	\$594.52
309267	S	9	70	0.84	\$6,434.40	\$594.52
309284	T	10	70	0.84	\$6,434.40	\$594.52
309285	T	11	70	0.84	\$6,434.40	\$594.52
309286	T	12	70	0.84	\$6,434.40	\$594.52
309287	T	13	70	0.84	\$6,434.40	\$594.52
309288	T	14	70	0.84	\$6,434.40	\$594.52
309289	T	15	70	0.84	\$6,434.40	\$594.52
309290	T	16	70	0.84	\$6,434.40	\$594.52
309291	T	17	70	0.84	\$6,434.40	\$594.52
309293	T	18	60	0.75	\$5,745.00	\$530.82
309294	T	19	60	0.75	\$5,745.00	\$530.82
309295	T	20	60	0.75	\$5,745.00	\$530.82
309296	T	21	60	0.75	\$5,745.00	\$530.82
309297	T	22	60	0.75	\$5,745.00	\$530.82
309298	T	23	60	0.75	\$5,745.00	\$530.82
309299	T	24	60	0.75	\$5,745.00	\$530.82
309300	T	25	60	0.75	\$5,745.00	\$530.82
309301	T	26	60	0.75	\$5,745.00	\$530.82
309302	T	27	60	0.75	\$5,745.00	\$530.82
309303	T	28	60	0.75	\$5,745.00	\$530.82
309304	T	29	60	0.75	\$5,745.00	\$530.82
309305	T	30	60	0.75	\$5,745.00	\$530.82
309306	T	31	60	0.75	\$5,745.00	\$530.82
309307	T	32	60	0.75	\$5,745.00	\$530.82
309308	T	33	60	0.75	\$5,745.00	\$530.82
309275	T	1	70	0.84	\$6,434.40	\$594.52
309276	T	2	70	0.84	\$6,434.40	\$594.52
309277	T	3	70	0.84	\$6,434.40	\$594.52
309278	T	4	70	0.84	\$6,434.40	\$594.52
309279	T	5	70	0.84	\$6,434.40	\$594.52
309280	T	6	70	0.84	\$6,434.40	\$594.52
309281	T	7	70	0.84	\$6,434.40	\$594.52
309282	T	8	70	0.84	\$6,434.40	\$594.52
309283	T	9	70	0.84	\$6,434.40	\$594.52
309320	U	10	60	0.75	\$5,745.00	\$530.82
309321	U	11	60	0.75	\$5,745.00	\$530.82
309322	U	12	60	0.75	\$5,745.00	\$530.82
309323	U	13	60	0.75	\$5,745.00	\$530.82
309324	U	14	60	0.75	\$5,745.00	\$530.82

(17)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Total Annual Installment
309325	U	15	60	0.75	\$5,745.00	\$530.82
309326	U	16	60	0.75	\$5,745.00	\$530.82
309311	U	1	60	0.75	\$5,745.00	\$530.82
309312	U	2	60	0.75	\$5,745.00	\$530.82
309313	U	3	60	0.75	\$5,745.00	\$530.82
309314	U	4	60	0.75	\$5,745.00	\$530.82
309315	U	5	60	0.75	\$5,745.00	\$530.82
309316	U	6	60	0.75	\$5,745.00	\$530.82
309317	U	7	60	0.75	\$5,745.00	\$530.82
309318	U	8	70	0.84	\$6,434.40	\$594.52
309319	U	9	60	0.75	\$5,745.00	\$530.82
309343	V	17	60	0.75	\$5,745.00	\$530.82
309336	V	10	60	0.75	\$5,745.00	\$530.82
309337	V	11	60	0.75	\$5,745.00	\$530.82
309338	V	12	60	0.75	\$5,745.00	\$530.82
309339	V	13	60	0.75	\$5,745.00	\$530.82
309340	V	14	60	0.75	\$5,745.00	\$530.82
309341	V	15	60	0.75	\$5,745.00	\$530.82
309342	V	16	60	0.75	\$5,745.00	\$530.82
309344	V	18	60	0.75	\$5,745.00	\$530.82
309345	V	19	60	0.75	\$5,745.00	\$530.82
309346	V	20	70	0.84	\$6,434.40	\$594.52
309348	V	21	70	0.84	\$6,434.40	\$594.52
309349	V	22	70	0.84	\$6,434.40	\$594.52
309350	V	23	70	0.84	\$6,434.40	\$594.52
309351	V	24	60	0.75	\$5,745.00	\$530.82
309352	V	25	60	0.75	\$5,745.00	\$530.82
309353	V	26	60	0.75	\$5,745.00	\$530.82
309354	V	27	60	0.75	\$5,745.00	\$530.82
309355	V	28	60	0.75	\$5,745.00	\$530.82
309356	V	29	60	0.75	\$5,745.00	\$530.82
309357	V	54	70	0.84	\$6,434.40	\$594.52
309358	V	55	70	0.84	\$6,434.40	\$594.52
309359	V	56	70	0.84	\$6,434.40	\$594.52
309360	V	57	70	0.84	\$6,434.40	\$594.52
309361	V	58	70	0.84	\$6,434.40	\$594.52
309362	V	59	70	0.84	\$6,434.40	\$594.52
309327	V	1	60	0.75	\$5,745.00	\$530.82
309328	V	2	60	0.75	\$5,745.00	\$530.82
309329	V	3	60	0.75	\$5,745.00	\$530.82
309330	V	4	60	0.75	\$5,745.00	\$530.82
309331	V	5	60	0.75	\$5,745.00	\$530.82
309332	V	6	60	0.75	\$5,745.00	\$530.82
309333	V	7	60	0.75	\$5,745.00	\$530.82
309334	V	8	60	0.75	\$5,745.00	\$530.82
309335	V	9	60	0.75	\$5,745.00	\$530.82
309373	W	10	60	0.75	\$5,745.00	\$530.82
309364	W	1	70	0.84	\$6,434.40	\$594.52
309365	W	2	70	0.84	\$6,434.40	\$594.52
309366	W	3	70	0.84	\$6,434.40	\$594.52
309367	W	4	70	0.84	\$6,434.40	\$594.52
309368	W	5	70	0.84	\$6,434.40	\$594.52
309369	W	6	60	0.75	\$5,745.00	\$530.82
309370	W	7	60	0.75	\$5,745.00	\$530.82
309371	W	8	60	0.75	\$5,745.00	\$530.82
309372	W	9	60	0.75	\$5,745.00	\$530.82
309383	X	10	60	0.75	\$5,745.00	\$530.82
309384	X	11	60	0.75	\$5,745.00	\$530.82
309385	X	12	60	0.75	\$5,745.00	\$530.82
309386	X	13	60	0.75	\$5,745.00	\$530.82

(17)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Total Annual Installment
309387	X	14	60	0.75	\$5,745.00	\$530.82
309388	X	15	60	0.75	\$5,745.00	\$530.82
309389	X	16	60	0.75	\$5,745.00	\$530.82
309374	X	1	60	0.75	\$5,745.00	\$530.82
309375	X	2	60	0.75	\$5,745.00	\$530.82
309376	X	3	60	0.75	\$5,745.00	\$530.82
309377	X	4	60	0.75	\$5,745.00	\$530.82
309378	X	5	60	0.75	\$5,745.00	\$530.82
309379	X	6	60	0.75	\$5,745.00	\$530.82
309380	X	7	60	0.75	\$5,745.00	\$530.82
309381	X	8	60	0.75	\$5,745.00	\$530.82
309382	X	9	60	0.75	\$5,745.00	\$530.82
309400	Y	10	60	0.75	\$5,745.00	\$530.82
309401	Y	11	60	0.75	\$5,745.00	\$530.82
309402	Y	12	60	0.75	\$5,745.00	\$530.82
309403	Y	13	60	0.75	\$5,745.00	\$530.82
309404	Y	14	60	0.75	\$5,745.00	\$530.82
309405	Y	15	60	0.75	\$5,745.00	\$530.82
309406	Y	16	60	0.75	\$5,745.00	\$530.82
309391	Y	1	60	0.75	\$5,745.00	\$530.82
309392	Y	2	60	0.75	\$5,745.00	\$530.82
309393	Y	3	60	0.75	\$5,745.00	\$530.82
309394	Y	4	60	0.75	\$5,745.00	\$530.82
309395	Y	5	60	0.75	\$5,745.00	\$530.82
309396	Y	6	60	0.75	\$5,745.00	\$530.82
309397	Y	7	60	0.75	\$5,745.00	\$530.82
309398	Y	8	60	0.75	\$5,745.00	\$530.82
309399	Y	9	60	0.75	\$5,745.00	\$530.82
309417	Z	10	60	0.75	\$5,745.00	\$530.82
309418	Z	11	60	0.75	\$5,745.00	\$530.82
309419	Z	12	60	0.75	\$5,745.00	\$530.82
309420	Z	13	60	0.75	\$5,745.00	\$530.82
309421	Z	14	60	0.75	\$5,745.00	\$530.82
309422	Z	15	60	0.75	\$5,745.00	\$530.82
309408	Z	1	70	0.84	\$6,434.40	\$594.52
309409	Z	2	60	0.75	\$5,745.00	\$530.82
309410	Z	3	70	0.84	\$6,434.40	\$594.52
309411	Z	4	60	0.75	\$5,745.00	\$530.82
309412	Z	5	60	0.75	\$5,745.00	\$530.82
309413	Z	6	60	0.75	\$5,745.00	\$530.82
309414	Z	7	60	0.75	\$5,745.00	\$530.82
309415	Z	8	60	0.75	\$5,745.00	\$530.82
309416	Z	9	60	0.75	\$5,745.00	\$530.82
<b>Total</b>					<b>\$2,034,190</b>	<b>\$187,954</b>

(17)

**APPENDIX D**  
**PID ASSESSMENT NOTICE**

(17)

AFTER RECORDING RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ ]<sup>1</sup>

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

\_\_\_\_\_  
 STREET ADDRESS

LOT TYPE \_\_\_\_\_ PRINCIPAL ASSESSMENT: \$ \_\_\_\_\_

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

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

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

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.

\_\_\_\_\_  
<sup>1</sup> 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.

(17)

[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]<sup>2</sup>

---

<sup>2</sup> 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.

(17)

[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 ELLIS

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]<sup>3</sup>

<sup>3</sup> 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.

(17)

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 ELLIS

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] <sup>4</sup>

<sup>4</sup>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.

(18)

CITY OF WAXAHACHIE, TEXAS

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A “WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE 4 IMPROVEMENTS REIMBURSEMENT AGREEMENT” BETWEEN THE CITY OF WAXAHACHIE, TEXAS, AND 287 WAXAHACHIE, L.P., A TEXAS LIMITED PARTNERSHIP.**

**WHEREAS**, on April 16, 2007, the City Council (the “City Council”) of the City of Waxahachie, Texas (the “City”), adopted Resolution No. 1087 creating the Waxahachie Public Improvement District No. 1 (the “PID”) in accordance with Chapter 372, Texas Local Government Code, as amended; and

**WHEREAS**, the City desires to approve the “Waxahachie Public Improvement District No. 1 Phase 4 Improvements Reimbursement Agreement” by and between the City and 287 Waxahachie, L.P., a Texas limited partnership (the “Developer”), to be effective September 15, 2025 (the “Reimbursement Agreement”); and

**WHEREAS**, the Reimbursement Agreement satisfies the requirements of Section 372.023 of the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended, and is an appropriate method of reimbursement for the actual costs associated with the construction and development of the Phase Four District Improvements (as defined in the Reimbursement Agreement) within the PID; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS AS FOLLOWS:**

**SECTION 1.** The findings and premises contained in the preambles above are hereby deemed to be true and correct and incorporated herein.

**SECTION 2.** The Reimbursement Agreement, in a form substantially similar to the agreement attached hereto as **Exhibit A**, is hereby approved, and the Mayor is authorized to execute such Reimbursement Agreement on behalf of the City.

**SECTION 3.** This Resolution shall become effective from and after its date of passage in accordance with law.

*[Remainder of page intentionally left blank; signatures follow]*

(18)

**INTRODUCED, READ, AND PASSED** by the affirmative vote of the City Council of the City of Waxahachie, on this the 15<sup>th</sup> day of September, 2025.

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Billie Wallace, Mayor

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Amber Villarreal, City Secretary

(18)

**EXHIBIT A**

**REIMBURSEMENT AGREEMENT**

# EXHIBIT A (18)

## WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE 4 IMPROVEMENTS REIMBURSEMENT AGREEMENT

This Waxahachie Public Improvement District No. 1 Phase 4 Improvements Reimbursement Agreement (this "Reimbursement Agreement") is executed by and between the **City of Waxahachie, Texas** (the "City") and **287 Waxahachie L.P.**, a Texas limited partnership (the "Developer") (individually referred to as a "Party" and collectively as the "Parties") to be effective September 15, 2025 (the "Effective Date").

### RECITALS

**WHEREAS**, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in this Reimbursement Agreement or in the *Waxahachie Public Improvement District No. 1 Service and Assessment Plan*, dated September 15, 2025, as the same may be amended, supplemented, and updated from time to time (the "SAP") approved by Ordinance No. \_\_\_\_\_ passed and approved by the City Council on September 15, 2025; and

**WHEREAS**, on April 16, 2007 the City Council passed and approved Resolution No. 1087 authorizing the creation of the Waxahachie Public Improvement District No. 1 (the "District") covering approximately 1,965 acres of land described by metes and bounds in said Resolution (the "District Property"); and

**WHEREAS**, the purpose of the District is to finance public improvements (the "Authorized Improvements") as provided by Chapter 372, Texas Local Government Code, as amended (the "PID Act") that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

**WHEREAS**, the District Property is being developed in phases, and special assessments for each phase have been or will be levied against the Assessed Property within such phase to pay the costs of Authorized Improvements that confer a special benefit on the Assessed Property within such phase; and

**WHEREAS**, Phase Four District Improvements (as defined in the SAP) are to be constructed within Phase 4 of the District Property, as described and depicted in the SAP; and

**WHEREAS**, on August 18, 2025, the City Council passed and approved Resolution No. \_\_\_\_ determining, among other things, the estimated costs of the Phase Four District Improvements; and

**WHEREAS**, on September 15, 2025, the City Council passed and approved Ordinance No. \_\_\_\_\_ (the "Assessment Ordinance") which, among other things, approved the SAP (including the assessment roll for Phase 4 (as amended and updated from time to time in the SAP, the "Phase 4 Assessment Roll")), levied assessments, and established the dates upon which interest on assessments will begin to accrue and collection of assessments will begin; and

## EXHIBIT A (18)

**WHEREAS**, in addition to approving the SAP, the Assessment Ordinance levied assessments against property within Phase 4 (the "Phase 4 Assessed Property") for the Phase Four District Improvements in accordance with the Phase 4 Assessment Roll attached as Appendix C-4 to the SAP; and

**WHEREAS**, the SAP established \$11,532,432 as the cost of the Phase Four District Improvements, of which, \$2,034,190 is to be assessed against Phase 4 of the District Property (the "Phase 4 Improvements Costs"); and

**WHEREAS**, the SAP allocated the Phase 4 Improvements Costs to Phase 4 of the District Property, and the SAP contemplated the allocation of the Phase 4 Improvements Costs among the single family residential lots to be created from the subdivision of the Phase Four Property; and

**WHEREAS**, assessments against lots within Phase 4 of the District ("Phase 4 Assessments") are reflected on the Phase 4 Assessment Roll as approved by the City Council; and

**WHEREAS**, the SAP and the Assessment Ordinance provide, in part, that an assessment or assessments may be paid in full, and if an assessment is not paid in full, it shall be due and payable in Annual Installments plus interest for a period of 30 years or until the assessment is paid in full; and

**WHEREAS**, all revenue received and collected by the City from the collection of the Phase 4 Assessments and Annual Installments (excluding Delinquent Collection Costs, and Annual Collection Costs) (the "Phase 4 Assessment Revenue") shall be deposited as required by the PID Act into an assessment fund that is segregated from all other funds of the City (the "Phase 4 Assessment Fund"); and

**WHEREAS**, if Future Phase 4 Bonds (as defined below) are issued, Phase 4 Assessment Revenue shall be collected and deposited as provided in the indenture(s) authorizing the issuance of the Future Phase 4 Bonds; and

**WHEREAS**, the Phase 4 Assessment Revenue deposited into the Phase 4 Assessment Fund shall be used to reimburse Developer and its assigns for the Phase 4 Improvements Costs advanced by the Developer in an amount not to exceed \$2,034,190, plus interest; and

**WHEREAS**, the Parties agree that this Reimbursement Agreement supersedes and replaces any prior agreements (whether written or oral) including any amendments to those prior agreements between the Parties regarding the subject matter hereof; and

**WHEREAS**, the obligations of the City to use the Phase 4 Assessments hereunder is authorized by the PID Act;

**NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES SET FORTH IN THIS REIMBURSEMENT AGREEMENT AND FOR VALUABLE CONSIDERATION THE RECEIPT AND**

## EXHIBIT A (18)

### ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the “WHEREAS” clauses of this Reimbursement Agreement are true and correct, create obligations of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.
2. Strictly subject to the terms, conditions, and requirements and solely from the Phase 4 Assessment Revenues as herein provided, the City agrees to pay the Developer and its assigns, and the Developer and its assigns shall be entitled to receive from the City, the amount equal to the actual costs of the Phase Four District Improvements paid by the Developer for the Phase 4 Improvements Costs that were within budgeted costs, or authorized overrun costs, that were paid or incurred by the Developer plus interest on the unpaid balance in accordance with the terms of this Reimbursement Agreement until September 15, 2055 (the “Maturity Date”), and which shall be reimbursed to the Developer and its assigns in a principal amount not to exceed \$2,034,190 (the “Reimbursement Amount”), plus interest accrued, as hereinafter provided; provided, however, the Reimbursement Amount shall not exceed \$3,610,211. The City hereby covenants to create, concurrently with the execution of this Reimbursement Agreement, a separate fund to be designated the “Phase 4 Assessment Fund.” The Reimbursement Amount is payable from monies to be deposited in the Phase 4 Assessment Fund, or from the net proceeds of Future Phase 4 Bonds, as described below:
  - a. The Reimbursement Amount is payable solely from: (i) the Phase 4 Assessment Revenue received and collected by the City and deposited into the Phase 4 Assessment Fund; (ii) the net proceeds (after payment of costs of issuance, including the costs paid or incurred by the City) of one or more series of bonds (the “Future Phase 4 Bonds”) issued by the City and secured by the Phase 4 Assessment Revenue; or (iii) a combination of items (i) and (ii) immediately above. The Phase 4 Assessment Revenue shall be received, collected and deposited into the Phase 4 Assessment Fund subject to the following limitations:
    - i. Calculation of the Phase 4 Assessments and the first Annual Installment for a Parcel shall begin as provided for in the SAP and the Assessment Ordinance.
    - ii. Until such time as Future Phase 4 Bonds are issued, the Phase 4 Assessments shall accrue interest at the per annum rate set forth in this Section 2. Interest shall continue on the unpaid principal amount of the Phase 4 Assessments for a Parcel for the earlier of 30 years or until the Phase 4 Assessments for such Parcel are paid in full.

## EXHIBIT A (18)

- iii. The Developer and its assigns shall be reimbursed in a combined aggregate amount not to exceed \$2,034,190 plus interest from the Phase 4 Assessment Fund and as allowed under this Section 2(a).
  - iv. The unpaid Reimbursement Amount shall bear simple interest per annum at the rate of 4.50%, provided that, in the event Future Phase 4 Bonds are issued, the per annum interest rate on the Reimbursement Amount shall not exceed, and shall be limited to, the per annum interest rate on such bonds. The interest rate has been approved by the City Council and is authorized by the PID Act and was determined based upon *The Bond Buyer*, a daily publication that publishes this interest rate index, which the highest average index rate for tax-exempt bonds reported in the previous month was 5.54%. The interest rate of 4.50% contained herein complies with Subsections 372.023(e)(1) and (e)(2) of the PID Act.
  - v. If Future Phase 4 Bonds are issued, the City shall bill, collect, and upon receipt, deposit all Phase 4 Assessment Revenue relating to such bonds in the manner set forth in the indenture(s) authorizing such bonds.
3. The amount of the Reimbursement Amount that has not been paid, plus the interest accrued as described in Section 2(a)(iv) above, are collectively, the “Unpaid Balance.” The Unpaid Balance is secured by and payable solely from the Phase 4 Assessment Revenue received and collected by the City and deposited into the Phase 4 Assessment Fund or from the net proceeds of the Future Phase 4 Bonds. No other City funds, revenue, taxes, or income of any kind shall be used to pay the Unpaid Balance, even if the Unpaid Balance is not paid in full by the Maturity Date. This Reimbursement Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than Phase 4 Assessment Revenue received, collected and deposited into the Phase 4 Assessment Fund or from the net proceeds of the Future Phase 4 Bonds. The City covenants that it will comply with the provisions of this Reimbursement Agreement and the PID Act, including provisions relating to the administration of the District and the enforcement and collection of taxes and assessments, and all other covenants provided therein. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Phase 4 Assessment Revenue and, as a result, is unable to make transfers from the Phase 4 Assessment Revenue Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Default by the City under this Reimbursement Agreement.
4. If Future Phase 4 Bonds are issued, the net proceeds of such Future Phase 4 Bonds shall be used, from time to time, first to pay the Unpaid Balance due to the Developer under this Reimbursement Agreement for the costs of the Phase Four District Improvements that have

## EXHIBIT A (18)

already been paid by the Developer and then to pay all or any portion of any Phase 4 Improvements Cost. If, after application of the net proceeds of such Future Phase 4 Bonds, any Phase 4 Improvements Cost remains unpaid, then the Developer shall pay such cost. If, after application of the net proceeds of any Future Phase 4 Bonds, the Unpaid Balance due the Developer remains unpaid, all payments toward the Unpaid Balance due the Developer shall be paid from amounts deposited into any funds created for such purpose under any indenture relating to any Future Phase 4 Bonds. Once the principal amount of all Future Phase 4 Bonds plus all payments paid to the Developer under this Reimbursement Agreement equal the Unpaid Balance, this Reimbursement Agreement shall terminate.

5. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest under this Reimbursement Agreement including, but not limited to, any right, title, or interest of the Developer in and to payment of the Unpaid Balance (any of the foregoing, a "Transfer," and the person or entity to whom the Transfer is made, a "Transferee"). Notwithstanding the foregoing, however, no Transfer shall be effective until five days after notice of the Transfer is received by the City, including for each Transferee the information required by Section 9 below. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission without the express written consent of the City. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice.
6. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from the Phase 4 Assessment Fund or the net proceeds of the Future Phase 4 Bonds and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. None of the City or any of its elected or appointed officials or any of its officers or employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omissions under this Reimbursement Agreement.
7. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction or installation of the Phase Four District Improvements. The obligations of Developer hereunder shall be those as a Party hereto and not solely as an owner of property



## EXHIBIT A (18)

10. Notwithstanding anything herein to the contrary, nothing herein shall otherwise authorize or permit the use by the City of the Phase 4 Assessments contrary to the provisions of the PID Act.
11. Remedies:
  - a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a “Failure”) and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a “Default.” Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least 30 days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within 30 days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional 30-day period so long as the non-performing Party is diligently pursuing a cure. Any Transferee shall have the same rights as the Developer to enforce the obligations of the City under this Reimbursement Agreement and shall also have the right, but not the obligation, to cure any alleged Failure by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Reimbursement Agreement with respect to Developer obligations under this Reimbursement Agreement unless the Transferee agrees to be bound or is bound as a result of a Transfer to the Transferee.
  - b. If the Developer is in Default, the City shall have available all remedies at law or in equity, provided that no Default by the Developer shall: (1) affect the obligations of the City to use the amounts transferred to the Phase 4 Assessment Fund as provided in Sections 2 and 3 of this Reimbursement Agreement; or (2) entitle the City to terminate this Reimbursement Agreement.
  - c. If the City is in Default, the Developer’s sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.
12. To the extent there is a conflict between this Reimbursement Agreement and an indenture securing the Future Phase 4 Bonds, the indenture securing the Future Phase 4 Bonds shall control as the provisions relate to the Phase 4 Assessments.

## EXHIBIT A (18)

13. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.
14. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.
15. Nothing in this Reimbursement Agreement, express or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer and its assigns any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.
16. The Parties acknowledge that each has been actively involved in negotiating this Reimbursement Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Reimbursement Agreement. In the event of any dispute over the meaning or application of any provision of this Reimbursement Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.
17. In this Reimbursement Agreement, time is of the essence and compliance with the times for performance herein is required.
18. The City represents and warrants that this Reimbursement Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Reimbursement Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Reimbursement Agreement has been approved by appropriate action of the Developer, and that the individual executing this Reimbursement Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Reimbursement Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law. The Developer further represents and warrants that (i) the Developer has not assigned its rights to receive monies under the District Improvements Payment Agreement between the Developer and the City dated June 18, 2007 to any person or other legal entity, and (ii) no other owner of property in the District, or developer or other legal entity has the

## EXHIBIT A (18)

right to request payment or reimbursement of costs of Authorized Improvements from assessments levied on property in the District.

19. This Reimbursement Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Reimbursement Agreement. This Reimbursement Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Reimbursement Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Reimbursement Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Reimbursement Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.
20. This Reimbursement Agreement may be executed in any number of counterparts, each of which shall be deemed an original.
21. The Parties agree that at any time after execution of this Reimbursement Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Reimbursement Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Reimbursement Agreement is executed or any future City Council.
22. The term of this Reimbursement Agreement is thirty (30) years, or until the Unpaid Balance is paid in full, whichever occurs first.
23. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Reimbursement Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Reimbursement Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.
24. Statutory Verifications. The Developer makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this

## EXHIBIT A (18)

Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

- a. Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.
  - b. No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.
  - c. No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.
  - d. No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.
25. Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer’s participation in the execution of this Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions

## EXHIBIT A (18)

of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

26. Verification Regarding Undocumented Workers. In accordance with Chapter 2264 of the Texas Government Code, each of the Developer Parties represents and certifies that it does not and will not knowingly employ any undocumented worker on the Property who is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in the United States. If, after receiving any public subsidy from the City under this Agreement, a Developer Party is convicted of a violation under 8 U.S.C. § 1324a(f), the Developer Party shall repay to the City an amount equal to all grant payments or other public subsidies provided to the Developer Party under this Agreement and any other funds received by the Developer Party from the City under this Agreement plus interest, at the rate of four percent (4%), not later than the 120th day after the date the public agency, state or local taxing jurisdiction notifies the Developer Party of the violation.

[SIGNATURE PAGES TO FOLLOW]

**EXHIBIT A (18)**

Executed by Developer and City to be effective on the Effective Date.

ATTEST:

**CITY OF WAXAHACHIE**

\_\_\_\_\_  
Amber Villarreal, City Secretary

\_\_\_\_\_  
Billie Wallace, Mayor

APPROVED AS TO FORM

\_\_\_\_\_  
Terrence S. Welch, Attorney for the City

[Signature Page for Phase 4 Improvements Reimbursement Agreement]

# EXHIBIT A (18)

## DEVELOPER:

287 Waxahachie, LP,  
a Texas limited partnership

By: Centamtar Terras, LLC,  
a Texas limited liability company,  
Its General Partner

By: CTMGT, LLC,  
a Texas limited liability company,  
Its Sole Manager and Member

By: \_\_\_\_\_  
Name: Mehrdad Moayedi,  
Its: Sole Manager and Member

[Signature Page for Phase 4 Improvements Reimbursement Agreement]

(19)



## Memorandum

To: Honorable Mayor and City Council  
From: James Gaertner, PE, CPM, Executive Director of Public Works & Utilities  
Thru: Ricky Boyd, Interim City Manager *RB*  
Date: September 15, 2025  
Re: Consider Development Agreement for Myrtle Creek Development with Spur Myrtle Creek Development, L.P.

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**Recommended Motion:** "I move to approve a Development Agreement with Spur Myrtle Creek Development, L.P. related to impact fees associated with the Myrtle Creek water, sewer and roadway impact fee eligible projects, and authorize the Interim City Manager to execute all necessary documents."

**Item Description:** Consider approving a development agreement with Spur Myrtle Creek Development, L.P. related to impact fees associated with the Myrtle Creek Development water, sewer and roadway impact fee eligible projects.

**Item Summary:** Myrtle Creek Development will be constructing water, sewer and roadway capital projects that are eligible for impact fees. Per State Law and the overall Myrtle Creek Subdivision development agreement, they are entitled to receive reimbursement or impact fee credits for the impact fee eligible capital projects they construct with their development. City staff reviewed the capital projects within the development, cost already incurred, and anticipated costs. Based on this information, City Staff recommend the following:

- One hundred percent (100%) Roadway Impact Fee Credit for Roadway Capital Projects in all phases, since their cost will exceed the roadway impact fees collected for their development;
- Eight hundred, twenty-one dollars and seventy-five cents (\$821.75) Sewer Impact Fee credit per lot for all phases of the project, since all the Sewer Capital Projects for this development have been constructed or under construction;

(19)

- There will not be any water impact fee credits. However, the City will collect water impact fees in full, which will then be reimbursed to the Developer as the impact fee eligible Water Capital Projects are constructed and accepted by the City. The City has accepted \$60,816 in water impact fees to date.

Some of the future Water Impact Fee eligible Capital Projects include an offsite 24-inch water line and an elevated water storage tank. Future reimbursement of the water impact fees shall be evaluated on a yearly basis.

This agreement will help city staff, the developer, and home builders, have a clear process for the Myrtle Creek development impact fees from the first phase to the last phase of development.

**Fiscal Impact:** The impact fee credits and reimbursement of impact fees will not exceed the fees collected or value that would have been collected if a credit was not received.



## Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, CFM, Senior Director of Utilities

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Construction Contract and Supplemental Appropriation for the FM 664 Water Transmission Main and Sanitary Sewer Construction Project

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**Recommended Motion:** "I move to approve a construction contract with EGW Services for the FM 664 Water Transmission Main and Sanitary Sewer Construction project in the amount of \$3,264,868 with an additional contingency of \$163,245, and a supplemental appropriation of \$502,710 from the Wastewater Fund unrestricted reserve to support the sanitary sewer portion of the construction, and authorize the Interim City Manager to execute all necessary documents."

**Item Description:** Consider the award of construction contract with EGW Services for the Ovilla Road Water Transmission Main and Sanitary Sewer Construction project in the amount of \$3,264,868 with an additional contingency of \$163,245, for a total of \$3,428,113. A supplemental appropriation of \$502,710 from the Wastewater Fund unrestricted reserve is necessary to fund the sanitary sewer portion of the project.

**Item Summary:** The FM 664 Water Transmission Main project limits is from Marshall Road to just south of the U.S. 287 Bypass. During design process, it was determined that the sewer line required relocation at two locations within the water project limits. The sanitary sewer needs to be relocated due to the TxDOT proposed FM 664 roadway widening and drainage improvements. The scope of

work includes installation of approximately 5,000 linear feet of 24-inch water transmission main and installation of approximately 350 linear feet of sanitary sewer line.

On August 14, 2025, the City received seven sealed bids as summarized below:

EGW Services:	\$3,264,868
Circle H Contractors , LP:	\$3,432,370
Blue Star Utilities, LLC:	\$3,750,935
Blackrock Construction:	\$3,814,045
SYB Construction Co. Inc:	\$3,793,821
Day Services, LLC:	\$4,076,385
Canary Construction, Inc:	\$4,697,671

EGW Services submitted the lowest responsive bid in the amount of \$3,264,868. Birkhoff, Hendricks & Carter, L.L.P. (Design Engineer) and City staff reviewed the bids, lowest bidder's qualifications and references, and recommends awarding the construction contract to EGW Services.

**Fiscal Impact:** This project is part of the approved 5-year CIP budgeted at \$4,428,168 and funded through the 2023 Water Fund bond sale. A supplemental appropriation of \$502,710 (includes 5% contingency) from the Wastewater Fund unrestricted reserve is needed to support the sanitary sewer portion of the construction. The total construction contract amount is \$3,264,868, and an additional \$163,245 contingency is requested for a total of \$3,428,113.

(21)



## Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Crossing Surface Installation Agreement with BNSF Railway for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project

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**Recommended Motion:** "I move to approve the BNSF Crossing Surface Installation Agreement for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project, and authorize the Interim City Manager to execute all necessary documents."

**Item Description:** Consider approval of the BNSF Crossing Surface Installation Agreement for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project.

**Item Summary:** Staff seeks authorization of an agreement with BNSF Railway for track panel installation and replacement along S Rogers Street, College Street and Flat Street. It is proposed for BNSF and their contractors to install three pedestrian crossings across BNSF tracks: one (1) at Flat Street and two (2) at S. Rogers Street. Additionally, BNSF will install a drainage pipe under their tracks along College Street. BNSF's scope is strictly to work within their right-of-way. The City is responsible for the sidewalk approaches leading to the tracks, and drainage work outside the railroad tracks, which will be done with a separate contractor following the completion of BNSF work.

**Fiscal Impact:** The total amount of the Crossing Surface Installation Agreement is estimated by BNSF to be \$270,838, with actual amounts to be determined after construction is complete. Funding is available in Fund 612: Streets – Capital Project Fund.

(22)



## Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, Senior Director of Utilities

Thru: Ricky Boyd, Interim City Manager *RB*

Date: September 15, 2025

Re: Consider Contract for Chlorine Dioxide Generator Equipment Rental,  
Maintenance Service and Chemical Purchase

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**Motion:** "I move to approve a contract with Evoqua Water Technologies for the rental of chlorine dioxide generator equipment, maintenance services, and the purchase of sodium chlorite for water treatment at Howard Road and Robert W. Sokoll Water Treatment Plants and authorize the Interim City Manager to execute all the necessary documents."

**Item Description:** Consider approval of a contract with Evoqua Water Technologies for rental of chlorine dioxide generator equipment, maintenance services, and purchase of sodium chlorite chemical for water treatment at Howard Road and Robert W. Sokoll Water Treatment Plants.

**Item Summary:** Evoqua Water Technologies is the provider for the chemical supply and maintenance services of the sodium chlorite generation system equipment currently installed at the Howard Road and Robert W. Sokoll Water Treatment Plants. Chlorine Dioxide is utilized as a disinfectant and for iron and manganese control at the treatment plants.

(22)

The term of the contract will be from October 1, 2025 to September 30, 2026. The cost of the contract is based on consumption at the price not to exceed \$0.99 per liquid pound of sodium chlorite.

**Fiscal Impact:** The contract amount shall not exceed \$0.99 per liquid pound of sodium chlorite is an approved budget expense included in the Utility Department's FY2026 operations and maintenance budget.

(23)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Executive Director of Development Services  
Thru: Ricky Boyd, Interim City Manager *RB*  
Date: September 15, 2025  
Re: Consider Rescinding Ordinance No. 3662 Thus Amending Sections 8-30 and 8-31 of Chapter 8 of the City of Waxahachie Code of Ordinances

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**Recommended Motion:** "I move to approve an ordinance to rescind ordinance #3662 thus amending sections 8-30 and 8-31 of Chapter 8 of the Code of Ordinances to disallow the use of copper clad aluminum wire in R-3 occupancy classification and uses."

**Item Description:** Consider approving a text amendment to disallow copper clad aluminum (CCA) wire in residential construction. The use of this material has been disallowed for numerous years by our local amendments with the adoption of the Building Code. On September 2, 2025, the Council approved Ordinance #3662 to allow CCA in residential construction. However, after further review, staff recommends that for numerous safety reasons, the City should disallow such use.

**Item Summary:** Copper clad wiring has more restrictions on installations compared to copper wiring and is almost indistinguishable from copper wiring under simple visual inspection. Even with proper labeling, mistakes can be made. The risk of fire can occur by the following means:

- Using a wire size that is too small and/or using connectors (wire nuts and terminals) that are not rated for use with CCA increases heat and causes a fire risk.
- Using the push-in connectors on plugs and switches instead of the screw connectors can result in loose connections as the aluminum expands and contracts which can increase heat and cause a fire risk.

(23)

- The aluminum core in CCA can oxidize when exposed to air, forming a non-conductive layer that increases resistance and heat.
- Aluminum expands and contracts at a different rate than copper, which can loosen connections over time, increasing resistance and the risk of fire.
- The aluminum core has higher electrical resistance than copper, leading to greater voltage drop and more heating under load.
- Aluminum has a lower melting point than copper, increasing the risk of ignition if the wire overheats.
- CCA cables are more fragile than pure copper and can break easily during installation or at connection points, especially if the wire is acutely bent.
- When moisture is present, a chemical reaction between the copper and aluminum can occur, leading to accelerated corrosion, especially in humid environments.

For the above reasons, the City of Waxahachie needs to ban the use of CCA in R-3 occupancy classification and uses for the safety and well-being of our citizens.

**Fiscal Impact:** The proposed code revision will not have any financial impact on the permitting or inspection process.

(23)

**CITY OF WAXAHACHIE, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REPEALING EXISTING SECTION 8-30, "ALUMINUM WIRE CONDUCTORS RESTRICTED," AND SECTION 8-31, "WIRE SIZE," OF CHAPTER 8, "BUILDING," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, AND REINSTATING THE PRIOR VERSIONS OF SAID SECTIONS; REPEALING ORDINANCE NO. 3662 IN ITS ENTIRETY; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Waxahachie, Texas ("City"), is a home-rule municipality under the laws of the State of Texas and is duly incorporated; and

**WHEREAS**, on or about September 2, 2025, the City adopted Ordinance No. 3662 that amended Sections 8-30 and 8-31 of Chapter 8; however, the City has determined that such amendments were not advisable and it is the intent of this Ordinance to repeal Ordinance No. 3662 and to reinstate Sections 8-30 and 8-31 as they existed prior to September 2, 2025; and

**WHEREAS**, the City Council has determined that the amendments are in the best interest of the health, safety, and welfare of the citizens of the City of Waxahachie.

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

**SECTION 1**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**

From and after the effective date of this Ordinance, existing Section 8-30, "Aluminum Wire Conductors Restricted," and Section 8-31, "Wire Size," of Chapter 8, "Building," of the Code of Ordinances of the City of Waxahachie, Texas, are hereby repealed and replaced with the following, to read as follows:

**"Sec. 8-30. Aluminum wire conductors restricted.**

Aluminum and copper-clad aluminum conductors required to be sized two hundred fifty (250) Kcmil and larger may be used as service entry conductors and feeders only. Aluminum and copper-clad aluminum wiring is prohibited in R-3 occupancy classification and uses.

(23)

**Sec. 8-31. Wire size.**

Number fourteen (#14) awg wire is prohibited in branch circuits.”

**SECTION 3**

Ordinance No. 3662, adopted on or about September 2, 2025, is hereby repealed in its entirety.

**SECTION 4**

This Ordinance shall be cumulative of all other ordinances of the City of Waxahachie and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 5**

If any section, chapter, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6**

Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

**SECTION 7**

A public emergency is found to exist which affects the health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought into conformity with state law and therefore, this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

**DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS 15TH DAY OF SEPTEMBER, 2025.**

(23)

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Billie Wallace, Mayor

**ATTEST:**

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Amber Villarreal, City Secretary



( 24 )

**ELLIS APPRAISAL DISTRICT**  
400 Ferris Ave \* PO Box 878  
Waxahachie, Texas 75168  
972-937-3552 \* Toll Free 1-866-348-3552  
ecad@elliscad.com

**Board of Directors**  
Richard Keeler, Chairman  
David Hurst, Vice-Chairman  
Paula Baucum, Secretary  
Members  
Rusty Ballard      George Ricks  
T Walter Erwin      Jennifer Zarate  
                                 Dani Muckleroy  
Richard Rozier, Ex-Oficio Member  
Kathy Rodrigue, Chief Appraiser

August 18, 2025

Voting Taxing Units of the Ellis Appraisal District:

It is election time and the **2026 Board of Directors Taxing Unit Voting Entitlements** are enclosed. The 2026 Election is for the **two appointed directors positions** who served for a one-year term in 2025. The total possible votes to be cast is 2,000 (1,000 votes x 2 positions).

**The FIRST step for in this process is NOMINATIONS.** Each taxing unit may **nominate by resolution** adopted by its governing body (sample enclosed) one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the name(s) of the unit's nominee(s) to the chief appraiser **before October 15<sup>th</sup>**.

Before October 30<sup>th</sup>, the chief appraiser will prepare a ballot, listing the candidates and shall deliver a copy of the ballot to the presiding officer of your unit. **The SECOND step in this process is for your governing body to VOTE.** The governing body shall determine its **vote by resolution** (sample enclosed) and submit it to the chief appraiser before December 15<sup>th</sup>. Your voting entitlement may be cast for one candidate or distributed as the governing body chooses. Mathematically, it should take 667 votes to secure a position on the board. The chief appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results before December 31<sup>st</sup> to each governing body.

Taxing Units with more than 5% of the total vote are listed on the following page and have **additional requirements** under Section 6.03(k-1). This includes Ellis County, Ennis, Midlothian, Red Oak and Waxahachie ISDs and Cities of Midlothian and Waxahachie.

Please mark these dates for the governance of the Ellis Appraisal District:

- Before October 15      Your governing body submits candidate(s) name(s) (with bio) to the chief appraiser
- Before October 30      I will prepare and deliver a ballot to the presiding officer of your unit
- Before December 15\*      Your governing body will vote by resolution and submit to the chief appraiser
- Before December 31      I will send the results of the election to each governing body

**Please make plans on your scheduled meetings to consider and act on these matters. Your vote is very important to the continued leadership of this board.**

I have asked the current board members Rick Keeler and Walter Erwin about their interest in serving another term. **Walter Erwin from Ennis is interested in continuing to serve on the BOD.**

So that all taxing units in the election are familiar with any new candidates, **please submit a short bio and contact information** (email and cell phone) for any **newly nominated candidate**. Please contact me if you have any questions.

Respectfully submitted,

Kathy Rodrigue, RPA

**Taxing Units with More than 5% of Total Votes in Board of Directors Election**

SECTION 3. Section 6.03, Tax Code, is amended by amending Subsection (k) and adding Subsection (k-1) to read as follows:

(k) Except as provided by Subsection (k-1), the [The] governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers (before October 15<sup>th</sup>) the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.

This law applies to the following taxing units that make up 84.16% of the total votes:

Ellis County	16.42%	with	328 votes
Ennis ISD	8.50%	with	170 votes
Midlothian ISD	19.32%	with	386 votes
Red Oak ISD	7.60%	with	152 votes
Waxahachie ISD	16.88%	with	337 votes
City of Midlothian	7.74%	with	155 votes
City of Waxahachie	7.70%	with	154 votes

(24)

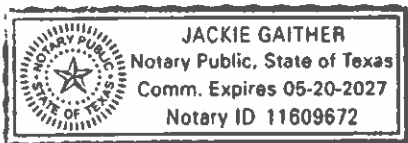
ELLIS APPRAISAL DISTRICT  
2026 BOARD OF DIRECTORS  
TAXING UNIT VOTING ENTITLEMENT

1,000 VOTES PER BOARD OF DIRECTOR MEMBER TO BE APPOINTED:						2	5
TAXING UNITS	2024 CERT FRZ ADJ TAXABLE VALUES (as of 7/24/2025)	2024 TAX RATES	TAX ON ACCTS WITH CLNGS AT CERT	2024 TOTAL LEVY	% OF TOTAL LEVY	2026 VOTES 2,000	2025 VOTES 5,000
ELLIS COUNTY	30,533,096,784	0.255357	9,756,962.38	87,725,362.33			
ELIS COUNTY & LATERAL ROAD	30,430,313,951	0.018635	804,865.08	6,475,554.08	16.42%	328	750
AVALON ISD	79,330,703	0.821530	18,364.24	670,089.76	0.12%	2	7
ENNIS ISD	3,927,407,365	1.215200	1,031,737.14	48,757,591.44	8.50%	170	473
FERRIS ISD	923,900,239	1.140800	316,049.38	10,855,903.31	1.89%	38	90
FROST ISD	8,094,674	0.999200	611.42	81,493.40	0.01%	1	1
ITALY ISD	247,790,646	1.073700	63,671.62	2,724,199.79	0.47%	9	27
MIDLOTHIAN ISD	9,813,793,205	1.076900	5,200,821.20	110,885,560.22	19.32%	386	1,019
MILFORD ISD	137,045,031	1.098160	15,434.62	1,520,408.33	0.26%	5	12
PALMER ISD	535,903,976	1.050200	348,533.01	5,976,596.57	1.04%	21	60
RED OAK ISD	3,730,551,160	1.103300	2,423,898.97	43,583,069.92	7.60%	152	408
WAXAHACHIE ISD	7,895,333,961	1.168100	4,620,501.20	96,845,897.20	16.88%	337	910
MAYPEARL ISD	707,801,373	0.976600	579,879.78	7,492,267.99	1.31%	26	72
CITY OF ALMA	70,648,620	0.250000	0.00	176,621.55	0.03%	1	1
CITY OF BARDWELL	35,359,114	0.172755	0.00	61,084.64	0.01%	1	1
CITY OF CEDAR HILL	212,056,674	0.636455	0.00	1,349,645.30	0.24%	5	10
CITY OF ENNIS	3,108,902,910	0.664000	1,430,456.12	22,073,571.44	3.85%	77	186
CITY OF FERRIS	375,335,063	0.534800	167,074.68	2,174,366.60	0.38%	8	20
CITY OF GARRETT	52,682,094	0.269453	0.00	141,953.48	0.02%	1	1
CITY OF GLENN HEIGHTS	822,961,527	0.565015	0.00	4,649,856.07	0.81%	16	37
CITY OF GRAND PRAIRIE	350,888,609	0.660000	30,174.39	2,346,039.21	0.41%	8	9
CITY OF ITALY	169,415,046	0.435213	92,813.68	830,129.98	0.14%	3	8
CITY OF MANSFIELD	191,104,455	0.645000	37,464.32	1,270,088.05	0.22%	4	10
CITY OF MAYPEARL	75,159,394	0.500000	46,421.43	422,218.40	0.07%	1	4
CITY OF MIDLOTHIAN	6,479,526,338	0.650000	2,306,873.00	44,423,794.20	7.74%	155	360
CITY OF MILFORD	53,836,136	0.252260	21,000.76	156,807.80	0.03%	1	1
CITY OF OAK LEAF	241,360,944	0.301542	0.00	727,804.62	0.13%	2	6
CITY OF OVILLA	488,287,061	0.626213	777,289.64	3,835,006.69	0.67%	13	29
CITY OF PALMER	238,387,717	0.666947	0.00	1,589,919.73	0.28%	5	13
CITY OF PECAN HILL	73,768,507	0.226135	0.00	166,816.41	0.03%	1	2
CITY OF RED OAK	2,444,314,394	0.696886	1,138,743.21	18,172,828.02	3.17%	63	118
CITY OF VENUS	190,056,134	0.738059	33,541.03	1,436,267.43	0.25%	5	9
CITY OF WAXAHACHIE	6,690,179,402	0.610000	3,389,657.79	44,199,752.14	7.70%	154	346
<b>TOTAL</b>				<b>573,798,566.12</b>	<b>100.00%</b>	<b>2,000</b>	<b>5,000</b>

I, KATHY A. RODRIGUE, CHIEF APPRAISER FOR THE ELLIS APPRAISAL DISTRICT,  
DO HEREBY CERTIFY THAT THE ABOVE VOTING ENTITLEMENTS  
ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

*Kathy Rodrigue*  
KATHY RODRIGUE, RPA - CHIEF APPRAISER

SUBSCRIBED AND SWORN BEFORE ME THIS 18TH DAY OF AUGUST, 2025.



*Jackie Gaither*  
JACKIE GAITHER, NOTARY

(24)

TAXING UNIT: \_\_\_\_\_

Resolution No. \_\_\_\_\_

**RESOLUTION OF CANDIDATE NOMINATIONS FOR THE ELLIS APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEAR 2026\***

WHEREAS, Section 6.03 (g) of the Texas Property Tax Code, requires that each taxing unit entitled to vote may nominate by Resolution one candidate for each position to be filled on the Board of Directors and submit the nomination(s) to the Chief Appraiser of the Ellis Appraisal District before October 15, 2025.

THEREFORE, the \_\_\_\_\_ submits the following nomination(s) with contact information for Board of Directors of the Ellis Appraisal District for 2026:

Name	E-mail	Cell	Bio Included

ACTION TAKEN this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in \_\_\_\_\_ Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of nominating candidates to the Board of Directors of the Ellis Appraisal District.

\_\_\_\_\_  
Presiding Officer

ATTEST: \_\_\_\_\_

\*This election is for 2026, to appoint two directors who will begin serving a four-year term January 1, 2026.