



**AGENDA  
MAY 5, 2020  
LAVON CITY COUNCIL  
7:00 PM**

**EXECUTIVE SESSION - REGULAR MEETING  
TELEPHONIC MEETING**

**DIAL IN TO PARTICIPATE: (425) 436-6349  
or (844) 854-2222; enter ACCESS CODE: 856485**

In accordance with the orders of the Office of the Governor, the meeting will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no physical location for the meeting. The meeting agenda and packet are posted online at [www.cityoflavon.com](http://www.cityoflavon.com).

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

**1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**

**2. INVOCATION**

**3. CITIZENS COMMENTS**

*Citizens may provide comments (3-minute time limit/person). The City Council response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.*

**4. ITEMS OF INTEREST/COMMUNICATIONS**

*Members may identify community events, functions and other activities.*

**5. CONSENT AGENDA**

*Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a Member.*

A. Approve the minutes of the April 21, 2020 meeting.

B. Approve Resolution No. 2020-05-01 authorizing the Mayor to execute a Texas Department of Transportation Application for State Participation in the Relocation of Certain Publicly-Owned Utility Facilities.

C. Approve Resolution No. 2020-05-02 authorizing the Mayor to execute an encroachment license agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a trail within a portion of a GP&L easement in the vicinity of Traditions at Grand Heritage and Traditions at Grand Heritage, Phase 2.

**6. ITEMS FOR CONSIDERATION**

A. Public hearing, discussion and action regarding the application for a conditional use permit requested by Dusty Leon Black to construct a 1200 sq ft accessory building, that is 208 sq ft greater than permitted at 1138 Meadow Hill., Block D, Lot 13, Bently Farms, Ph. 3, CCAD Property ID 2563639, Lavon, Collin County, Texas.

1) Presentation of request.

2) **PUBLIC HEARING** to receive comments regarding the request.

3) Discussion and action regarding the request and accompanying Ordinance No. 2020-05-01.

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- B. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.
- C. Discussion and action regarding acceptance of the public infrastructure for the Traditions at Grand Heritage, Phase 2 addition.
- D. Discussion and action regarding Ordinance No. 2020-05-02 adopting the Project and Financing Plan for Reinvestment Zone Number One, City of Lavon, Texas, and providing an effective date.
- E. Public hearing and consideration of testimony regarding the advisability of certain improvements and the costs thereof for property within Bear Creek Phases 3-5 located in the Heritage Public Improvement District No. 1 (Residential) within the City of Lavon, Texas.
  - 1) Presentation of information.
  - 2) **PUBLIC HEARING** to receive comments.
- F. Discussion and action regarding Resolution No. 2020-05-03 declaring the advisability of certain authorized improvements and the costs thereof to be financed by Bear Creek Phases 3-5 located in the Heritage Public Improvement District No. 1 (Residential) within the City of Lavon pursuant to Chapter 372 Texas Local Government Code.
- G. Discussion and action regarding Resolution No. 2020-05-04 determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a preliminary service plan and assessment plan, including a proposed assessment roll; calling and noticing a public hearing for May 19, 2020 to consider an ordinance levying assessments on certain property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
- H. Public hearing and consideration of testimony regarding the advisability of the dissolution of the Heritage Public Improvement District No. 2 (Commercial) within the City of Lavon, Texas.
  - 1) Presentation of information.
  - 2) **PUBLIC HEARING** to receive comments.
- I. Discussion and action regarding Resolution No. 2020-05-05 dissolving the Heritage Public Improvement District No. 2 (Commercial) in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date.
- J. Discussion and action regarding Resolution No. 2020-05-06 authorizing the Mayor to execute a contract for legal services for the collection of delinquent taxes with Abernathy, Roeder, Boyd & Hullett, P.C.; and providing an effective date.
- K. Discussion and action regarding Resolution 2020-05-07 authorizing the Mayor to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary; and providing an effective date.

**7. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.071: Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: (i) Abston Hills Development and (ii) Grand Heritage Development.

**8. RECONVENE INTO REGULAR SESSION**

Consider and take any action necessary as a result of executive session.

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi password: Guest2014

**9. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

*Council Members and staff may request items be placed on a future agenda or request a special meeting.*

May 19 – Regular Meeting

**10. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**

1. Notice is hereby given that members of the Lavon Economic Development Corporation Board, Lavon Planning and Zoning Commission, Parks and Recreation Board, and Reinvestment Zone #1 (TIF) Board of Directors may be in attendance at the Lavon City Council Meeting.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted on the City’s website at [www.cityoflavon.com](http://www.cityoflavon.com) and at City Hall and on or before 6:00 PM on May 1, 2020.



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Kim Dobbs, City Administrator/City Secretary





**MINUTES  
APRIL 21, 2020  
LAVON CITY COUNCIL  
REGULAR MEETING  
TELEPHONIC MEETING  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 P.M.**

The meeting was conducted telephonically in accordance with the orders of the Office of the Governor in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19). The meeting agenda and packet were posted on the city website prior to the meeting.

ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
MIKE COOK, PLACE 2  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TED DILL, PLACE 4  
MINDI SERKLAND, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:00 P.M., TOOK ROLL AND CONFIRMED A QUORUM PRESENT.**
2. **MAYOR SANSON OBSERVED A MOMENT OF SILENCE**
3. **CITIZENS COMMENTS**

There were no comments.

4. **ITEMS OF INTEREST/COMMUNICATIONS**

- CWD Xtreme Green that was schedule for April 25, 2020 has been postponed until the fall.

5. **CONSENT AGENDA**

- A. **Approve the minutes of the April 7, 2020 meeting.**
- B. **Accept the Heritage Public Improvement District #1 Assessment Report Summary dated 3/31/2020 and authorize the payment of all invoices for the Public Improvement District #1.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: KELL  
SECONDED: DILL  
APPROVED: UNANIMOUS

The Mayor called roll for the vote:

|                         |     |
|-------------------------|-----|
| PLACE 1-JOHN KELL       | FOR |
| PLACE 2-MIKE COOK       | FOR |
| PLACE 3-KAY WRIGHT      | FOR |
| PLACE 4-TED DILL        | FOR |
| PLACE 5-MINIDI SERKLAND | FOR |

6. **ITEMS FOR CONSIDERATION**

- A. **Discussion and action regarding Ordinance No. 2020-04-05 amending Ordinance No. 2020-04-01 declaring a public health emergency to clarify the term of the ordinance and to permit meetings of the Tax Reinvestment Zone Board and Lavon Economic Development Corporation Board; providing a penalty; providing for severability, savings and repealing clauses; and providing for publication and an effective date.**

City Administrator Kim Dobbs provided information regarding the amendments to Ordinance No. 2020-04-01 proposed to address the duration of the regulations, incorporate current and future orders

of the Governor and to clarify which boards may lawfully meet. The purpose of this amendment is to allow the Lavon Economic Development Corporation Board and the Tax Increment Reinvestment Zone Board (TIF) to hold telephonic meetings.

**MOTION: APPROVE ORDINANCE NO. 2020-04-05 AMENDING ORDINANCE NO. 2020-04-01 DECLARING A PUBLIC HEALTH EMERGENCY TO CLARIFY THE TERM OF THE ORDINANCE AND TO PERMIT MEETINGS OF THE TAX REINVESTMENT ZONE BOARD AND LAVON ECONOMIC DEVELOPMENT CORPORATION BOARD; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY, SAVINGS AND REPEALING CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

MOTION MADE: WRIGHT  
SECONDED: SERKLAND  
APPROVED: UNANIMOUS

The Mayor called roll for the vote:

|                         |     |
|-------------------------|-----|
| PLACE 1-JOHN KELL       | FOR |
| PLACE 2-MIKE COOK       | FOR |
| PLACE 3-KAY WRIGHT      | FOR |
| PLACE 4-TED DILL        | FOR |
| PLACE 5-MINIDI SERKLAND | FOR |

- B. Discussion and action regarding Ordinance No. 2020-04-06 amending Ordinance No. 2019-09-05, as amended, that approved and adopted a Budget for the city for the fiscal year October 1, 2019 through September 30, 2020 to amend adopted revenues and expenditures of the budget; and declaring an effective date.**

Ms. Dobbs provided information regarding each proposed amendment.

**MOTION: APPROVE ORDINANCE NO. 2020-04-06 AMENDING ORDINANCE NO. 2019-09-05, AS AMENDED, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020 TO AMEND ADOPTED REVENUES AND EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.**

MOTION MADE: WRIGHT  
SECONDED: KELL  
APPROVED: UNANIMOUS

The Mayor called roll for the vote:

|                         |     |
|-------------------------|-----|
| PLACE 1-JOHN KELL       | FOR |
| PLACE 2-MIKE COOK       | FOR |
| PLACE 3-KAY WRIGHT      | FOR |
| PLACE 4-TED DILL        | FOR |
| PLACE 5-MINIDI SERKLAND | FOR |

- C. Discussion and action regarding Ordinance No. 2020-04-07 deleting Section 2.05.041 Building Security Fee and Section 2.05.042 Technology Fee of Article 2.05 Municipal Court of Chapter 2 of the Code of Ordinances of the City of Lavon, Texas; providing for the incorporation of preamble; specifically repealing Ordinance No. 98-1-2, as codified as Section 2.05.041 Building Security Fee and; specifically repealing Ordinance No. 99-08-01, as codified as Section 2.05.042 Technology Fee, of the Code of Ordinances; providing a repealer clause, a severability clause, a savings clause and an effective date.**

Ms. Dobbs explained that recent actions by the state legislature changed the format and structure of two fees collected by the Municipal Court: the Municipal Court Building Security Fee and Technology Fee. Ms. Dobbs noted that the fee structure was timely implemented per state law and this amendment will bring the Code of Ordinances in line with state legislation.

**MOTION: APPROVE ORDINANCE NO. 2020-04-03 DELETING SECTION 2.05.041 BUILDING SECURITY FEE AND SECTION 2.05.042 TECHNOLOGY FEE OF ARTICLE**

**2.05 MUNICIPAL COURT OF CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF LAVON, TEXAS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; SPECIFICALLY REPEALING ORDINANCE NO. 98-1-2, AS CODIFIED AS SECTION 2.05.041 BUILDING SECURITY FEE AND; SPECIFICALLY REPEALING ORDINANCE NO. 99-08-01, AS CODIFIED AS SECTION 2.05.042 TECHNOLOGY FEE, OF THE CODE OF ORDINANCES; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.**

MOTION MADE: SERKLAND  
SECONDED: DILL  
APPROVED: UNANIMOUS

The Mayor called roll for the vote:

|                         |     |
|-------------------------|-----|
| PLACE 1-JOHN KELL       | FOR |
| PLACE 2-MIKE COOK       | FOR |
| PLACE 3-KAY WRIGHT      | FOR |
| PLACE 4-TED DILL        | FOR |
| PLACE 5-MINIDI SERKLAND | FOR |

- D. Discussion and action regarding Resolution No. 2020-04-11 authorizing the Mayor to execute a Letter of Engagement with Mike Ward accounting and Financial Consulting, PLLC for the audit and preparation of the city’s financial statements for the fiscal year ending September 30, 2020.**

Ms. Dobbs stated that the Texas Local Government Code requires that the City’s financial statements be audited annually by an independent certified public accountant (“CPA”). Ms. Dobbs acknowledged that the audit would include an audit of all component units of the city: Lavon Economic Development Corporation, the Heritage Public Improvement District #1, the LakePointe Public Improvement District, the Tax Increment Reinvestment Zone (TIF) Fund and the Lavon Volunteer Fire Department.

**MOTION: APPROVE RESOLUTION NO. 2020-04-11 AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF ENGAGEMENT WITH MIKE WARD ACCOUNTING AND FINANCIAL CONSULTING, PLLC FOR THE AUDIT AND PREPARATION OF THE CITY’S FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2020.**

MOTION MADE: SERKLAND  
SECONDED: COOK  
APPROVED: UNANIMOUS

The Mayor called roll for the vote:

|                         |     |
|-------------------------|-----|
| PLACE 1-JOHN KELL       | FOR |
| PLACE 2-MIKE COOK       | FOR |
| PLACE 3-KAY WRIGHT      | FOR |
| PLACE 4-TED DILL        | FOR |
| PLACE 5-MINIDI SERKLAND | FOR |

- E. Discussion and action regarding Resolution No. 2020-04-12 regarding a finance contract with Government Capital Corporation for the purpose of procuring a police department vehicle as provided in the approved fiscal year 2019-20 Budget.**

Ms. Dobbs gave background information regarding the plan for purchasing a new vehicle for the Police Department and noted that the cost exceeded the anticipated budget by almost \$5000. Chief Jones detailed the purchase price and financing payments and terms.

**MOTION: APPROVE RESOLUTION NO. 2020-04-12 REGARDING A FINANCE CONTRACT WITH GOVERNMENT CAPITAL CORPORATION FOR THE PURPOSE OF PROCURING A POLICE DEPARTMENT VEHICLE AS PROVIDED IN THE APPROVED FISCAL YEAR 2019-20 BUDGET.**

MOTION MADE: SERKLAND

SECONDED: COOK  
 APPROVED: UNANIMOUS  
 The Mayor called roll for the vote:  
 PLACE 1-JOHN KELL FOR  
 PLACE 2-MIKE COOK FOR  
 PLACE 3-KAY WRIGHT FOR  
 PLACE 4-TED DILL FOR  
 PLACE 5-MINIDI SERKLAND FOR

**F. Discussion and action regarding the extraterritorial jurisdiction boundary with the City of Nevada established pursuant to a 2009 Interlocal Boundary and ETJ Contract.**

Ms. Dobbs recapped discussions with the Abston Hills developer, consultants and the City of Nevada. Ms. Dobbs and Mr. Hill noted the need for adjusting the boundaries based on future development and efficient service provision. The consensus of the council was to direct staff to prepare an agreement with the City of Nevada to adjust the shared ETJ line based on the April 2, 2020 draft Ultimate ETJ Boundary map for the Abston Hills Development. No action was taken.

**G. Discussion and action to authorize the city administrator to file the cyber security awareness training local government compliance report form pursuant to Texas HB 3834.**

Ms. Dobbs provided information regarding the legislative requirement for cyber security training for elected officials and employees. Ms. Dobbs noted that the City of Lavon had achieved 100% completion almost two months before the deadline.

**MOTION: AUTHORIZE THE CITY ADMINISTRATOR TO FILE THE CYBER SECURITY AWARENESS TRAINING LOCAL GOVERNMENT COMPLIANCE REPORT FORM PURSUANT TO TEXAS HB 3834.**

MOTION MADE: WRIGHT  
 SECONDED: SERKLAND  
 APPROVED: UNANIMOUS  
 The Mayor called roll for the vote:  
 PLACE 1-JOHN KELL FOR  
 PLACE 2-MIKE COOK FOR  
 PLACE 3-KAY WRIGHT FOR  
 PLACE 4-TED DILL FOR  
 PLACE 5-MINIDI SERKLAND FOR

**7. DEPARTMENT REPORTS**

- A. Police Services** – Police Chief Mike Jones presented reports regarding traffic stops, calls for service, call breakout information and community relations officer’s report.
- B. Fire Services** – Fire Chief Danny Anthony presented the LFD service and equipment report, and EMS report.
- C. Public Works** – Ms. Dobbs reviewed a report regarding general public works and street maintenance including mowing and trash collection and the sewer plant expansion and the status of the wastewater treatment plant expansion, Crestridge Meadows, Lavon Farms, Traditions Phase 2, Presidents Rd. Bridge and LakePointe developments construction.
- D. Administration** – Ms. Dobbs referenced and offered to answer questions regarding the reports provided in the meeting packet including the Building Permits Report; CWD Recycling Report and COVID- 19 update; Collin County Tax Collection Reports; Sales Tax Report and the TxDOT SH 205 Status Report, TexStar Newsletter and NCTCOG 2020 Population Estimate. Ms. Dobbs specifically pointed out the presentation of the Hilltop Securities Regulatory Disclosure regarding Municipal Advisory Agreement.

**8. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.**

- May 5, 2020 6pm Work Session and Regular City Council Meeting – most likely telephonic

**9. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:20 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 5<sup>th</sup> day of May 2020.

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Vicki Sanson  
Mayor

**ATTEST:**

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Kim Dobbs  
City Administrator/City Secretary





## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 5 - B

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**Item:**

**CONSENT AGENDA**

Approve Resolution No. 2020-05-01 authorizing the Mayor to execute a Texas Department of Transportation Application for State Participation in the Relocation of Certain Publicly-Owned Utility Facilities.

**Background:**

In conjunction with the widening construction project for State Highway 205 (SH 205), the Texas Department of Transportation (TxDOT), the City of Lavon will be required to relocate a sanitary sewer main that is in the path of the construction project. The estimated cost for moving relocating the utility line is \$78,000. In April, TxDOT notified the City of a new Financial Hardship Reimbursement Program to assist a Utility (in this instance, the City of Lavon) with their relocations if a financial hardship exists.

***Staff Notes:***

The City Engineer and Financial Advisor have reviewed the application and approval is recommended.

**Attachments:** Proposed Resolution and application

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-01**

TxDOT Application for State Participation

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS TO EXECUTE A TEXAS DEPARTMENT OF TRANSPORTATION APPLICATION FOR STATE PARTICIPATION IN THE RELOCATION OF CERTAIN PUBLICLY-OWNED UTILITY FACILITIES; AND DECLARING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute a Texas Department of Transportation Application For State Participation in the Relocation of Certain Publicly-Owned Utility Facilities; and declaring an effective date, attached hereto as Exhibit "A".

**SECTION 2.** That this resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 5<sup>th</sup> day of May 2020.

\_\_\_\_\_  
Vicki Sanson  
Mayor

ATTEST:

\_\_\_\_\_  
Kim Dobbs  
City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-01**

**EXHIBIT A**

**APPLICATION FOR STATE PARTICIPATION IN THE  
RELOCATION OF CERTAIN PUBLICLY-OWNED  
UTILITY FACILITIES**



# Application for State Participation in the Relocation of Certain Publicly-Owned Utility Facilities

## SECTION I - Applicant Information

Applicant Name: City of Lavon Taxpayer FEIN: 75-2004104  
 Primary Contact: Kim Dobbs Contact's Title: City Administrator  
 Street Address: 120 School Rd. Phone Number: 972-843-4220  
 City, State, Zip: Lavon, TX 75166 Fax Number: na  
 Email Address: kim.dobbs@cityoflavon.org CSJ Number: \_\_\_\_\_  
 County: Collin  
 TxDOT District/Division: McKinney  
 TxDOT District Engineer/Contact Name: Jennifer Vorster Phone Number: 972-542-2345

### Financial Advisor Information, if applicable:

Name: Jason Hughes Phone: 214-953-8707  
 Address: 1201 Elm St., Ste. 3500, Dallas, TX 75276 Email: jason.hughes@hilltopsecurities.com

### Bond Counsel Information, if applicable:

Name: Greg Schaecher Phone: 214-754-9292  
 Address: 717 N. Harwood, 9th Fl, Dallas, TX 75201-6587 Email: gschaecher@mphlegal.com

## SECTION II - Financial Information

Requested Amount of Financial Assistance: \_\_\_\_\_  
 Total Cost of Utility Adjustment: \$78,000.00  
 Provide the applicant's Legal Authority to apply for the funding reimbursement: \_\_\_\_\_

## SECTION III - Project Information

Brief Description of the Use of funds:  
Remove and lower 6" force main to clear utilities for proposed SH 205 widening project.

What type of construction contract are you planning to use on the project?  
 Unit Cost \_\_\_\_\_

Estimated Utility Construction Completion Date: August, 2020

Use of funds (Check all that apply):  
 Engineering     Utility Relocation     Utility Inspection

|   |                       |
|---|-----------------------|
| U-No: _____                                     | District: _____       |
| Utility Name: _____                             |                       |
| ROW CSJ No.: _____                              | Const. CSJ No.: _____ |
| Highway No.: _____                              | County: _____         |
| Project Limits (include station numbers): _____ |                       |

### Section IV- Qualifications

Please indicate how you qualify for this program.

- 1) Payment for all or a part of the relocation of the utility facility does not exceed \$10 million for the relocation of utilities authorized under Section 203.092(a-4) in any fiscal year.

**AND**

- 2) Utility is a Political Subdivision or owned by a Political Subdivision

**AND**

- 3) A financial condition would prevent the utility from being able to pay the cost in full or in part or, if paid at that time, the payment would adversely affect the utility's ability to operate or provide essential services to its customers

**AND**

- 4A) The utility would not be able to receive a state infrastructure bank loan to finance the cost of the relocation and is otherwise unable to finance that cost.

**OR**

- 4B) The utility is owned or operated by a political subdivision, that has a population of less than 5,000 and that is located in a county that has been included in at least five presidential disaster declarations in the six-year period preceding the proposed date of the relocation.

### SECTION V - Required Documentation

Please check off each section once completed/addressed.

- Submit a preliminary cost estimate of the relocation reviewed by TxDOT District. The preliminary cost estimate should be broken down by unit price, units, and quantities.
- Submit a set of plans and/or map layout to indicate location of the project.
- Does entity have home rule charter? If Yes, please submit a copy of the charter, or provide link if a charter is posted online.

List any other existing debt payable from the same revenue source *(Please attach documentation.)*

Series 2018 Tax Notes, Series 2014 Tax Notes

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List of all other outstanding financial agreements with TXDOT, for example: SIB loans, advance funding agreements, pass-through tolls, and right-of-way agreements.

MA 1994

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Please attach bond rating letters from Moody's, Standard & Poor's, or Fitch, if any. Submit a [resolution](#) from governing board authorizing the application.

Submit a financial feasibility study.

Submit 5 years of audited financial statements related to the source of repayment. Submit a copy of the most recent budget.

### Section VI - Acknowledgment and Certification

I have completed the preliminary requirements as specified by the Texas Administrative Code Title 43, Part 1, Chapter 21, Subchapter B, Rule 21.25: State Participation in the Relocation of Certain Publicly-Owned Utility Facilities, and will comply with all applicable state and federal regulations and requirements.

To the best of my knowledge, all information contained in this application is valid and accurate and the governing body of the undersigned jurisdiction has authorized the submission of this application.

\_\_\_\_\_  
Signature of authorized official

\_\_\_\_\_  
Date

Vicki Sanson

\_\_\_\_\_  
Mayor, City of Lavon

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title, Jurisdiction

The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under Sections 552.021 and 552.023 of the Government Code, you also are entitled to receive and review this information. Under Section 559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect.

#### ROW Division Only

- ◆ Reviewer Name: \_\_\_\_\_
- ◆ Recommended Approval Amount: \_\_\_\_\_
- ◆ ROW Division Recommends Approval:  Yes  No
- ◆ Comments:

#### PFD Division Only

- ◆ Reviewer Name: \_\_\_\_\_
- ◆ Recommended Approval Amount: \_\_\_\_\_
- ◆ Does Utility Qualify for the SIB Loan?  Yes  No
- ◆ Comments:



## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 5 - C

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**Item:**

**CONSENT AGENDA**

Approve Resolution No. 2020-05-02 authorizing the Mayor to execute an encroachment license agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a trail within a portion of a GP&L easement in the vicinity of Traditions at Grand Heritage and Traditions at Grand Heritage, Phase 2.

**Background:**

In conjunction with the approved construction plans for the Traditions at Grand Heritage and Traditions at Grand Heritage Phase 2 additions, a trail is planned to serve the development and greater trail system that will cross an easement held by Garland Power & Light. In order to install the trail, an encroachment license agreement is required.

***Staff Notes:***

The City Attorney has reviewed the agreement and approval is recommended.

**Attachments:** Proposed Resolution and agreement

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-02**

Encroachment License Agreement – GP&L – Traditions at Grand Heritage and Phase 2

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AN ENCROACHMENT LICENSE AGREEMENT WITH THE CITY OF GARLAND DOING BUSINESS AS GARLAND POWER & LIGHT (GP&L) FOR THE INSTALLATION OF A TRAIL WITHIN A PORTION OF A GP&L EASEMENT; AND DECLARING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute an encroachment license agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a trail within a portion of a GP&L easement, attached hereto as Exhibit “A”.

**SECTION 2.** That this resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 5<sup>th</sup> day of May 2020.

\_\_\_\_\_  
Vicki Sanson  
Mayor

ATTEST:

\_\_\_\_\_  
Kim Dobbs  
City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-02**

**EXHIBIT A**

**ENCROACHMENT LICENSE AGREEMENT**

## Encroachment License Agreement

**This Encroachment License Agreement** ("Agreement") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between City of Lavon (hereinafter referred to as "**Owner**") whose address is 120 School Road, Lavon, Texas 75166 and **City of Garland, Texas**, a Texas home-rule municipality doing business as Garland Power & Light (hereinafter referred to as "GP&L") whose address is 217 N. 5<sup>th</sup> Street, Garland, Texas 75040.

WHEREAS, GP&L is the holder of an easement in Collin County, Texas, which is recorded in Volume 510, Pages 326-328 of the Real Property Records of Collin County, Texas ("**Easement**"); and City of Lavon ("**Owner**"), desires a license for Easement Number One (1), one new 10' Trail easement for an eight foot sidewalk from the **Point of Beginning** crossing existing easement South 87 degrees 40 minutes 00 seconds East a distance of 217.76 feet to a point in southerly line for corner, South 76 degrees 20 minutes 22 seconds West along Southerly line a distance of 36.29 feet to a point for corner, crossing existing easement North 87 degrees 40 minutes 00 seconds West a distance of 217.76 feet to a point in Northerly line for corner, North 76 degrees 20 minutes 22 seconds East along Northerly line a distance of 36.29 feet to the **Point of Beginning**, containing 2,178 square feet, or 0.05 acres of land more or less; Easement Number Two (2) one new 10' Trail easement for an eight foot sidewalk from the **Point of Beginning** crossing existing easement North 13 degrees 50 minutes 37 seconds West a distance of 60.00 feet to a point in Northerly line of easement for corner, North 76 degrees 13 minutes 07 seconds East along Northerly line a distance of 10.01 feet to a point for corner, crossing existing easement South 13 degrees 50 minute 37 seconds East a distance of 60.00 feet to a point in Southerly line for corner, South 76 degrees 13 minutes 07 seconds West along Southerly line a distance of 10.01 feet to the **Point of Beginning**, containing 600 square feet, or 0.014 acres of land more or less within a portion of the Easement (hereinafter referred to as "**Encroachment**").

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, GP&L and Owner do hereby agree as follows:

1. For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), payment of which is hereby acknowledged, and such other good and valuable consideration, GP&L hereby grants Owner a license to install the Encroachment within the Easement, subject to the terms and conditions herein ("**License**").
2. In further consideration of GP&L's granting Owner the License, Owner hereby agrees that in the event that GP&L determines, in its sole discretion, that it is necessary to construct, maintain, repair, remove or replace any facilities of GP&L located or to be located within the Easement, and such work requires the removal or relocation of the Encroachment in whole or in part, such removal or relocation of the encroachment may be done by GP&L or its agents or subcontractors at the sole cost and expense of the Owner.

3. Owner may locate the Encroachment in the Easement Area as described and shown on the attached drawing marked 10' Trail Easement 2,178 square feet/0.05 Acres sheet 3 and 4, 10' Trail Easement 600 square feet/0.014 acres sheet 3 and 4 exhibits and Trail Plan Traditions at Grand Heritage Phase 2 and incorporated herein. Owner may not relocate the Encroachment within the Easement Area without the consent and approval of GP&L, which consent and approval shall be at GP&L's sole discretion.
4. Owner shall occupy only as much of the Easement Area deemed necessary to maintain the Encroachment. Owner shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said Encroachment. Owner shall obtain, at its sole cost and expense, any and all land rights necessary for Owner's construction and operation of the Encroachment.
5. Owner shall maintain the Encroachment at Owner's sole expense. GP&L will not be responsible for any costs pertaining to construction, maintenance or removal of Owner's Encroachment.
6. Owner shall not make any improvements to the Easement Area without the consent of GP&L, which consent shall be at GP&L's sole discretion.
7. Owner agrees that, if in the future GP&L, in its sole discretion, determines the Encroachment interferes with GP&L's use or enjoyment of its easement rights, GP&L shall have the right to revoke this License and require removal of the Encroachment at Owner's expense. GP&L will notify Owner in writing of such determination. Owner will have 90 days to remove the Encroachment. If upon passage of 90 days the Encroachment has not been removed by Owner, GP&L will remove the Encroachment at Owner's Expense.
8. **TO THE EXTENT PERMITTED BY LAW, OWNER HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS GP&L, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, COST AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE IMPOSED UPON OR ASSERTED AGAINST GP&L, ITS OFFICERS, AGENTS AND EMPLOYEES ARISING FROM IN ANY WAY CONNECTED WITH THE INSTALLATION, DESIGN, MAINTENANCE AND USE OF THE ENCROACHMENT WITH THE EASEMENT, OR ARISING FROM OR IN ANY WAY CONNECTED WITH ANY REMOVAL OR RELOCATION, IN WHOLE OR IN PART, OF THE ENCROACHMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE CONSTRUED TO REQUIRE OWNER FROM LEVYING A TAX OR CREATING A SINKING FUND TO FULFILL ITS OBLIGATIONS HEREUNDER.**

Use of draglines or other boom-type equipment in connection with any work to be performed on the GP&L easement by Owner, its employees, agents, invitees, contractors or subcontractors must comply with Chapter 752, Texas Health Safety Code, the National Electric Safety Code and any other applicable safety or clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within twenty (20) feet of GP&L power lines situated on the aforesaid property. Owner must notify the Transmission Manager at **(972) 205-3470 or by email at [ROW@gpltexas.org](mailto:ROW@gpltexas.org) and receive written reply of confirmation from the GP&L Transmission Department** prior to the commencement of any work in Easement area or the use of any boom-type equipment on the GP&L easement.

9. Owner may, with GP&L's prior approval, transfer this License to a subsequent landowner, but only upon Owner's sale or transfer of the ownership interest in the underlying real property. The transferee shall be bound to all terms and conditions of this License. In the event that Owner sells or otherwise transfers the underlying real property (including transfers through heirship or by any other means) without first obtaining GP&L's written approval, this License shall expire 90 days after Owner ceases to own the underlying real property.
10. GP&L shall send all notices required under the terms of this Agreement to the current landowner identified in the Real Property Records of Collin County, Texas. Owner shall send all notices required under this Agreement to contact at [ROW@gpltexas.org](mailto:ROW@gpltexas.org)

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**Approval:**

**City of Garland ("GP&L")**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**State of Texas**  
**County of \_\_\_\_\_**

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

**Accepted:**

**Name of Owner**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**State of Texas**  
**County of \_\_\_\_\_**

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

10' TRAIL EASEMENT

BEING a 0.05 acre tract of land situated in the Drury Anglin Survey, Abstract Number 2, and being across a tract of land described as an existing 60' electric easement granted to Garland Power and Light as recorded in Volume 510, Pages 326-328, Deed Records of Collin County, Texas, said 0.05 acre tract being more particularly described as follows:

COMMENCING at a 1/2" IRF being the Southeast corner of Traditions at Grand Heritage, a subdivision recorded in Instrument Number 20160929010003990 (2016-689&690) Official Public Records, Collin County Texas and also being the North East corner of a tract of land called 3.01 acres conveyed by deed to The City of Lavon, as recorded in Instrument Number 20060725001041390, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 40 minutes 49 seconds East, along the Westerly line of said City of Lavon tract, a distance of 3.01 feet to a point for corner said point being in the most Northerly line of said electric easement;

THENCE South 76 degrees 20 minutes 22 seconds West along said Northerly line a distance of 43.44 feet to a point for the POINT OF BEGINNING;

THENCE Crossing said existing easement, South 87 degrees 40 minutes 00 seconds East a distance of 217.76 feet to a point in Southerly line of said easement for corner;

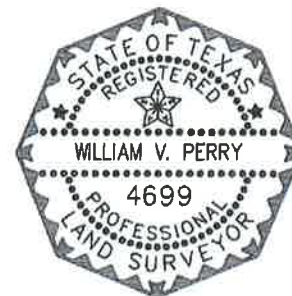
THENCE South 76 degrees 20 minutes 22 seconds West along said Southerly line a distance of 36.29 feet to a point for corner;

THENCE Crossing said existing easement North 87 degrees 40 minutes 00 seconds West a distance of 217.76 feet to a point in said Northerly line for corner;

THENCE North 76 degrees 20 minutes 22 seconds East along said Northerly line a distance of 36.29 feet to the POINT OF BEGINNING, containing 2,178 square feet, or 0.05 acres of land more or less;

CERTIFIED TO BE TRUE AND CORRECT AS SURVEYED UNDER MY SUPERVISION ON THE GROUND THIS 15th DAY OF APRIL, 2020.

*William V. Perry*  
WILLIAM V. PERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4699



LEGEND

- IRF. IRON ROD FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- INST. NO. INSTRUMENT NUMBER

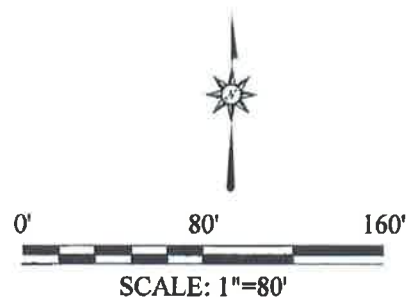
ENGINEERS:



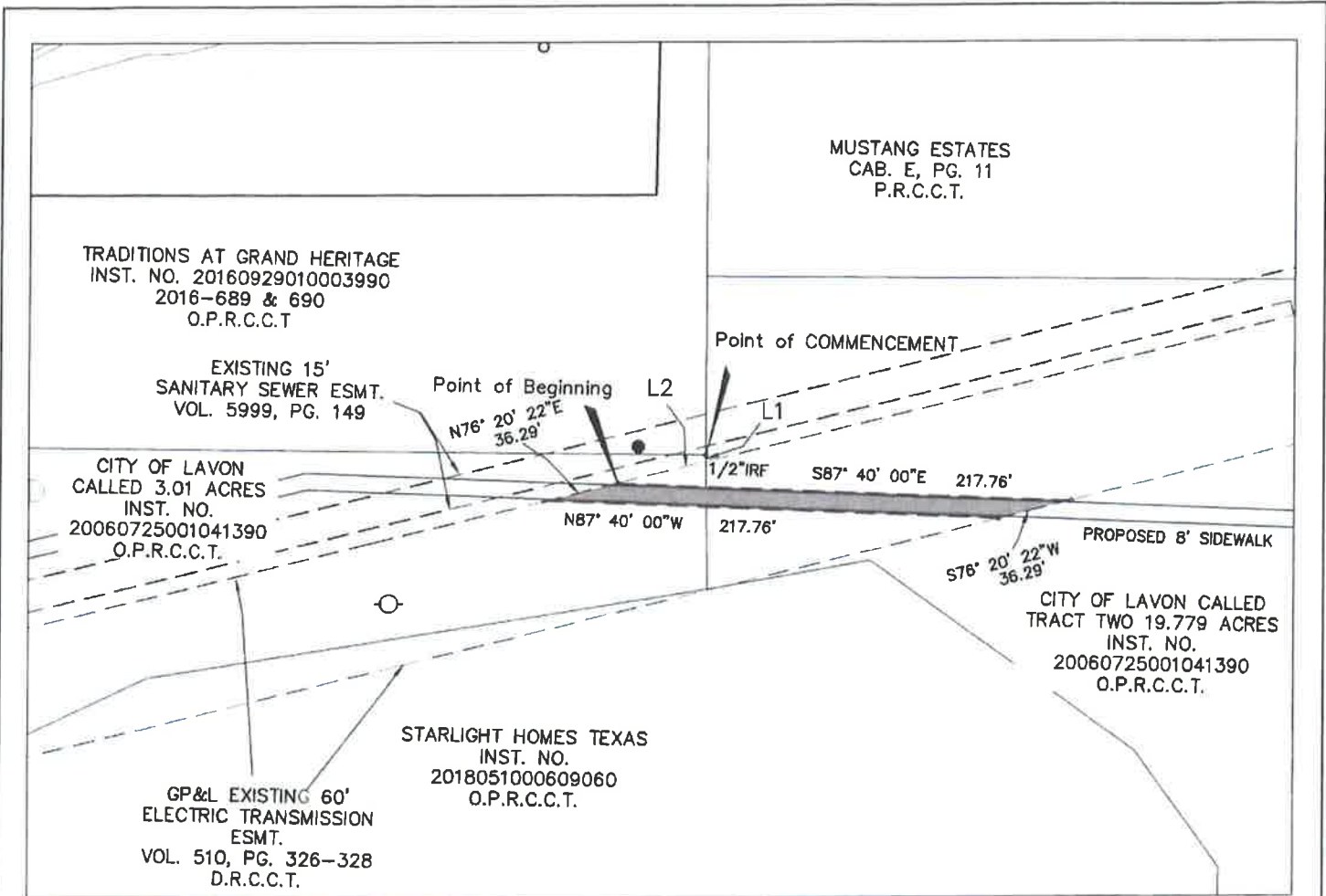
USA PROFESSIONAL SERVICES GROUP, INC.  
CIVIL ENGINEERS - SURVEYORS PLANNERS - LANDSCAPE ARCHITECTS  
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 634-3300

BEARING BASIS:

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.



10' TRAIL EASEMENT  
2,178 SQUARE FEET / 0.05 ACRES  
DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
CITY OF LAVON, TEXAS  
COLLIN COUNTY, TEXAS  
APRIL 2020



CERTIFIED TO BE TRUE AND CORRECT AS SURVEYED UNDER MY SUPERVISION ON THE GROUND THIS 15th DAY OF APRIL, 2020.

*William V. Perry*  
 WILLIAM V. PERRY  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4699  
 LEGEND

| LINE TABLE |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | S00°40'49"E | 3.01'  |
| L2         | S76°20'22"W | 43.44' |



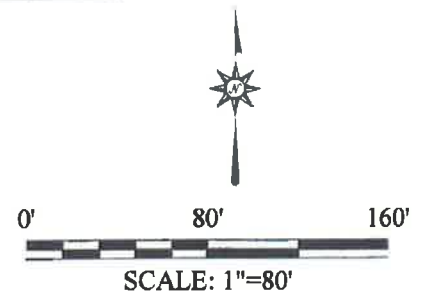
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ENGINEERS:



**USA PROFESSIONAL SERVICES GROUP, INC.**  
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 1525 Viceroy Drive  
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**10' TRAIL EASEMENT**  
 2,178 SQUARE FEET / 0.05 ACRES  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 CITY OF LAVON, TEXAS  
 COLLIN COUNTY, TEXAS  
 APRIL 2020

2018005.00

SHEET 4 OF 4

10' TRAIL EASEMENT

BEING a 0.014 acre tract of land situated in the Drury Anglin Survey, Abstract Number 2, and being across a tract of land described as an existing 60' electric easement granted to Garland Power and Light as recorded in Volume 510, Page 326-328, Deed Records of Collin County, Texas, said 0.014 acre tract being more particularly described as follows:

COMMENCING at a 1/2" IRF being a Easterly corner of a tract of land called 19.779 acres conveyed by deed to the City of Lavon, as recorded in Instrument Number 20060725001041390 Official Public Records, Collin County Texas, also being in the Westerly Right of Way of Presidents Blvd;

THENCE North 13 degrees 27 minutes 23 seconds West, along the Easterly line of said City of Lavon tract, and said Westerly Right of Way line a distance of 23.53 feet to a point for corner said point being in the most Southerly line of said electric easement;

THENCE North 76 degrees 13 minutes 07 seconds East along said Southerly line a distance of 7.20 feet to a point for the POINT OF BEGINNING;

THENCE Crossing said existing easement, North 13 degrees 50 minutes 37 seconds West a distance of 60.00 feet to a point in Northerly line of said easement for corner;

THENCE North 76 degrees 13 minutes 07 seconds East along said Northerly line a distance of 10.01 feet to a point for corner;

THENCE Crossing said existing easement South 13 degrees 50 minutes 37 seconds East a distance of 60.00 feet to a point in said Southerly line for corner;

THENCE South 76 degrees 13 minutes 07 seconds West along said Southerly line a distance of 10.01 feet to the POINT OF BEGINNING, containing 600 square feet, or 0.014 acres of land more or less;

CERTIFIED TO BE TRUE AND CORRECT AS SURVEYED UNDER MY SUPERVISION ON THE GROUND THIS 15TH DAY OF APRIL, 2020.

*William V. Perry*  
WILLIAM V. PERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4699



LEGEND

- IRF. IRON ROD FOUND
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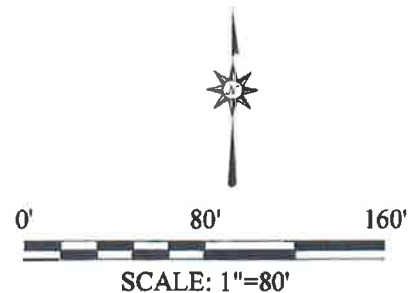
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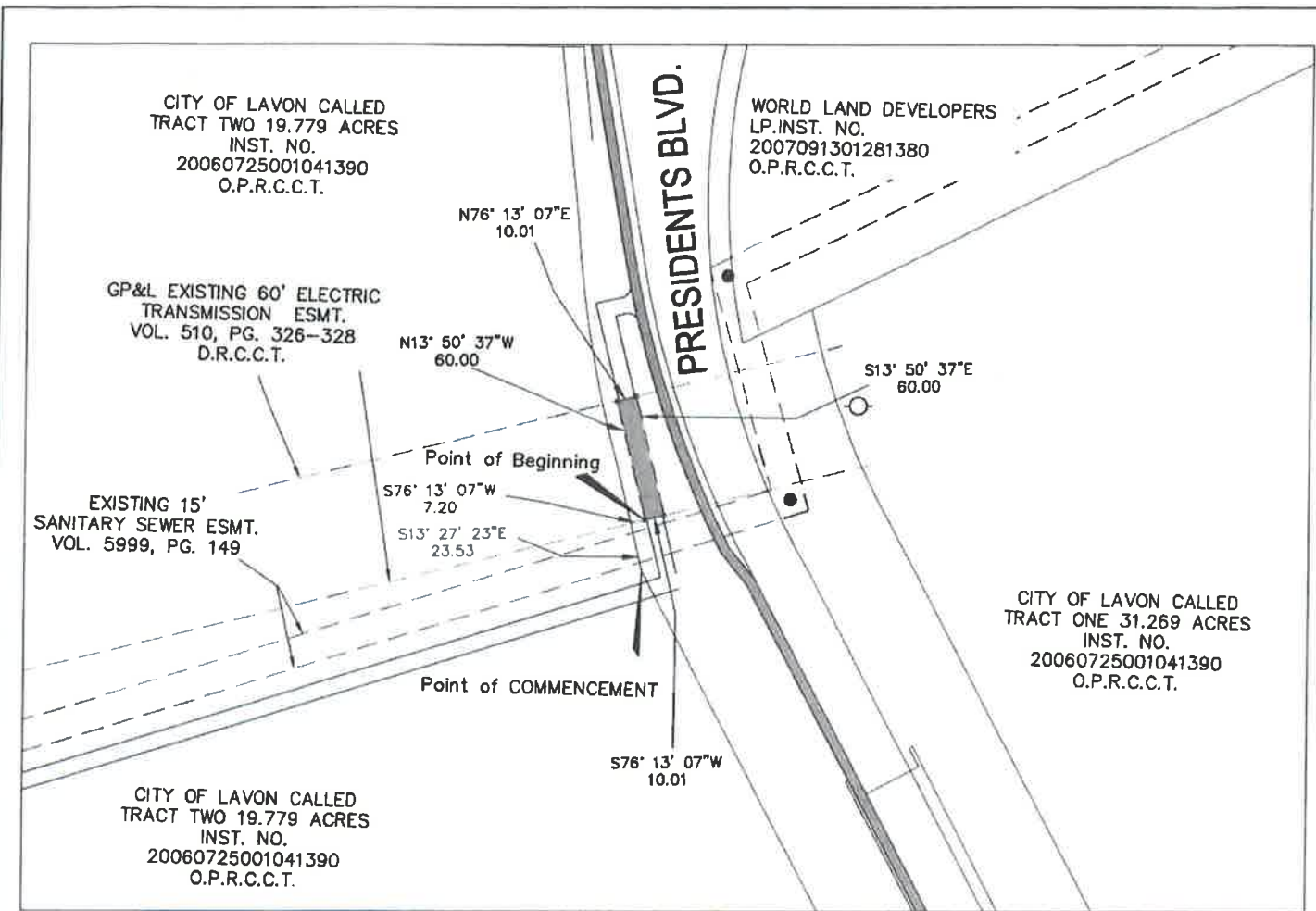
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CIVIL ENGINEERS - SURVEYORS PLANNERS - LANDSCAPE ARCHITECTS  
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1525 Viceroy Drive  
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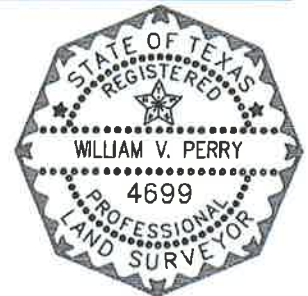
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COLLIN COUNTY, TEXAS  
APRIL 2020



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*William V. Perry*

WILLIAM V. PERRY  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4699



LEGEND

|              |   |
|--------------|---|
| IRF.         | IRON ROD FOUND                                |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| P.R.C.C.T.   | PLAT RECORDS, COLLIN COUNTY, TEXAS            |
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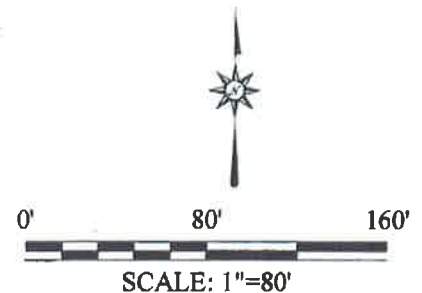
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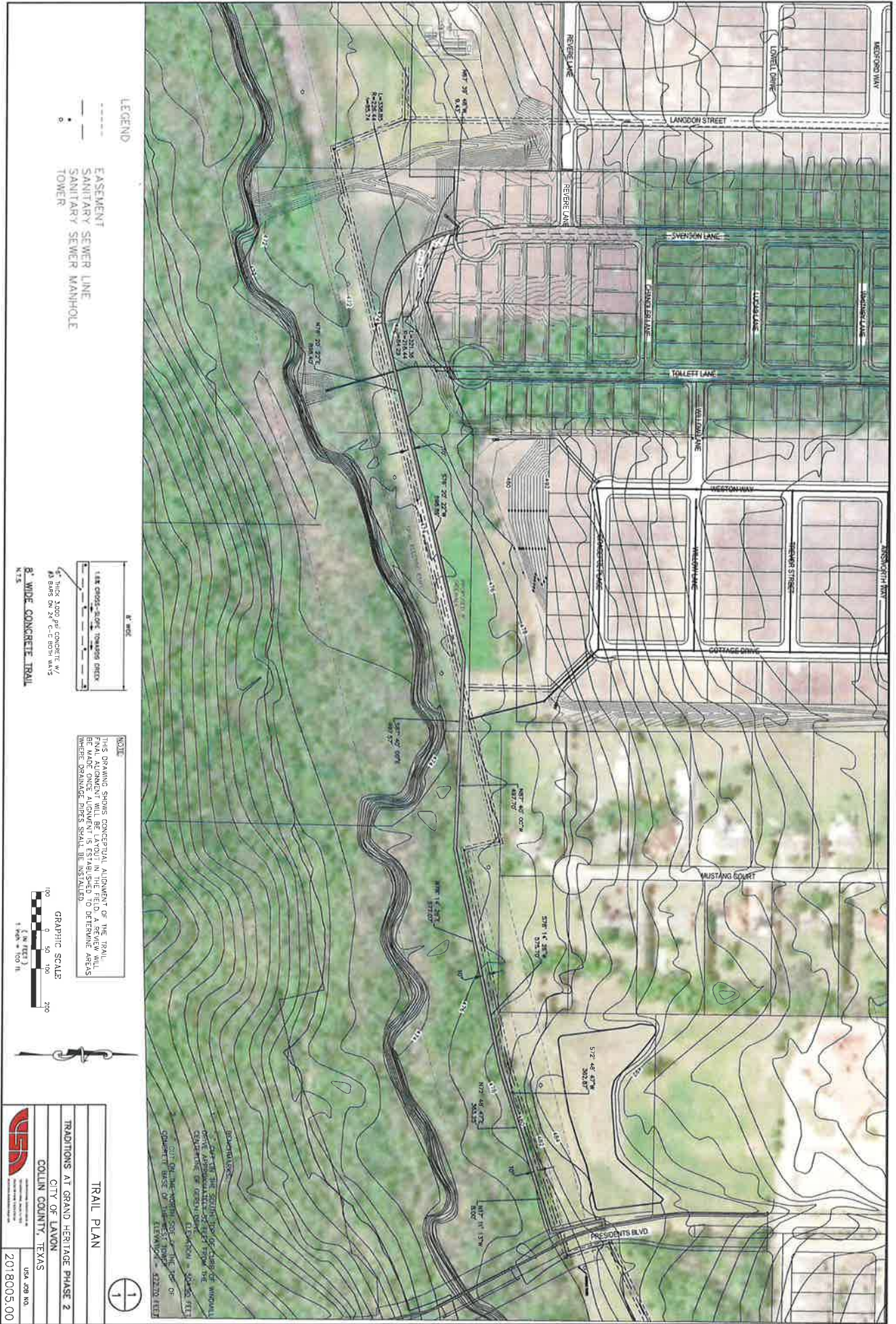
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**10' TRAIL EASEMENT**  
 600 SQUARE FEET / 0.014 ACRES  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 CITY OF LAVON, TEXAS  
 COLLIN COUNTY, TEXAS  
 APRIL 2020



**LEGEND**

- EASEMENT
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE TOWER

1.5" THICK 3000 PSI CONCRETE W/ #4 BARS ON 24" C-C BOTH WAYS

8" WIDE CONCRETE TRAIL

**NOTE**

THIS DRAWING SHOWS CONCEPTUAL ALIGNMENT OF THE TRAIL. FINAL ALIGNMENT SHALL BE MADE ONCE ALIGNMENT IS ESTABLISHED TO DETERMINE AREAS WHERE DRAINAGE PIPES SHALL BE INSTALLED.

**GRAPHIC SCALE**

1" = 100 FT

**TRAIL PLAN**

TRADITIONS AT GRAND HERITAGE PHASE 2

CITY OF LAVON

COLLIN COUNTY, TEXAS

USA JOB NO. 2018005.00



# CITY OF LAVON

## Agenda Brief

MEETING: May 5, 2020

ITEM: 6 – A

**Item:**

Public hearing, discussion and action regarding the application for a conditional use permit requested by Dusty Leon Black to construct a 1200 sq ft accessory building, that is 208 sq ft greater than permitted at 1138 Meadow Hill., Block D, Lot 13, Bently Farms, Ph. 3, CCAD Property ID 2563639, Lavon, Collin County, Texas.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Ordinance No. 2020-05-01.

**Background:**

**Application Information**

**Owner(s):** Dusty Leon Black  
**Applicant:** Dusty Leon Black  
**Location:** 1138 Meadow Hill Dr.  
**Description:** Bently Farms, Phase 3, Block D, Lot13  
Lavon, Collin County, TX; CCAD Property ID 2563639  
**Current Zoning:** Single Family -2 (SF 2)  
**Request:** Conditional Use Permit – Accessory Structure

**Request Details**

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the SF 2 area requirements of the zoning ordinance. The proposed building is 1200 sq ft in area and located in the rear yard and partially behind the main structure. The building will be constructed on a concrete slab and is proposed to be constructed of metal with the ivory sides, barn red trim and a galvalume roof. At the Planning and Zoning Commission meeting, the applicant advised that storm gutters would be installed on the building. There are no other accessory structures located on the lot.

**Code Excerpts:**

**CITY OF LAVON – ZONING ORDINANCE**

**9.1.4.3 ACCESSORY STRUCTURES**

B) Detached accessory buildings shall be subject to all of the following regulations, in addition to any other applicable regulations:

2) Lot coverage:

a) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

C) Accessory Structure that do not conform to the requirements of [Section 9.1.4.3](#) may be permitted with a conditional use permit.

The applicant's lot is 22,050 sq ft, slightly more than one-half acre. The maximum permitted lot coverage is 45% of the lot area or 9,922.5 sq ft, of which 10% is 992.25 sq feet. The current structures on the lot consist of a main structure that is 2903 sq ft, including an enclosed garage, and patios/porches. 60% of the primary structure is 1741.8 square feet. Consequently, the permitted size of the proposed structure is 992.25 sq ft.

The proposed structure is 1200 sq ft which is 207.75 sq ft larger than the total area permitted.

***Planning and Zoning Commission Report***

**MOTION: RECOMMEND APPROVAL OF THE APPLICATION FOR A CONDITIONAL USE PERMIT REQUESTED BY DUSTY LEON BLACK TO CONSTRUCT A 1200 SQ FT ACCESSORY BUILDING, THAT IS 208 SQ FT GREATER THAN PERMITTED AT 1138 MEADOW HILL, BLOCK D, LOT 13, BENTLY FARMS, PH. 3, CCAD PROPERTY ID 2563639, LAVON, COLLIN COUNTY, TEXAS.**

**MOTION MADE: SMITH**

**SECONDED: NABORS**

**APPROVED: UNANIMOUS**

***Staff Notes:***

The requisite public hearing notice was posted, published and fifteen (15) neighbor notices were mailed to the owners of properties located within 200 feet of the applicant's property. No notices have been returned in favor of or in opposition to the request.

- Attachments:**
1. Proposed Ordinance
  2. Application
  3. Location Exhibits
  4. Neighbor Notices

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-05-01**

Conditional Use Permit – 1138 Meadow Hill Accessory Structure

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 9, ZONING ORDINANCE, OF THE CODE OF ORDINANCES, AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT TO DUSTY LEON BLACK TO CONSTRUCT A 1200 SQ FT ACCESSORY BUILDING, THAT IS 208 SQ FT GREATER THAN PERMITTED AT 1138 MEADOW HILL., BLOCK D, LOT 13, BENTLY FARMS, PH. 3, CCAD PROPERTY ID 2563639, LAVON, COLLIN COUNTY, TEXAS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS AND THAT A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY OF VIOLATION; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a conditional use permit for structure classified as an accessory structure has been requested by Dusty Leon Black, owner of the property described in Exhibit “A” in accordance with the conditions set forth in Exhibit “B” attached hereto; and

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Lavon, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lavon, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Chapter 9, Zoning Ordinance of the City of Lavon Code of Ordinances be amended as follows:

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

**SECTION 1. Findings.**

It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

**SECTION 2. Authorization.**

That Chapter 9, Zoning Ordinance, of the City of Lavon Code of Ordinances as heretofore amended, and the same is hereby amended so as to grant a Conditional Use Permit in a Retail (R) Zoning District on the property described and depicted in Exhibit “A” for an auto fueling station. That the above described property shall only be used in the manner and for the purpose provided for in the Zoning Code of the City of Lavon as heretofore amended by granting of this conditional use permit and as may be amended in the future.

**SECTION 3. Severability Clause.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4. Cumulative/Repealer Clause.**

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Lavon, Texas, whether codified or uncodified, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

**SECTION 5. Penalty Clause.**

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Lavon, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6. Savings Clause.**

Should any word, phrase, sentence or section contained herein be found to be invalid, such validity shall not affect any other portion of this ordinance.

**SECTION 7. Effective Date.**

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 5<sup>th</sup> day of May 2020.

---

Vicki Sanson  
Mayor

ATTEST:

---

Kim Dobbs  
City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-05-01**

**EXHIBIT A**

1138 Meadow Hill Dr.  
Bently Farms, Phase 3, Block D, Lot13

**EXHIBIT B**

- 1) Construction of a 1200 sq ft accessory building that is 208 sq ft greater than permitted.
- 2) The building shall be constructed in accordance with the exhibits included in the application with the addition of storm gutters.



**CITY OF LAVON**

120 School Road, P O Box 340, Lavon, TX 75166  
(972) 843 4220  
[cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org)

**APPLICATION FOR CONDITIONAL USE PERMIT (CUP)**

Dusty Leon Black  
Applicant Name

13 Mar 2020  
Date

Representative, Agent or Owner

240-271-2319  
Phone

Company

dustylblack@gmail.com  
Email address

Street

Lavon, TX , 75166  
City, State, Zip

1138 Meadow Hill Drive  
Address and Location of Property

Lot 13, Block D of Bently Farms Phase III  
Legal Description of Property

Existing Zoning: SF1

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Requesting permit to construct a shop large enough to accommodate wood working and automotive hobbies. Size will be 30' by 40' with 16' peak height. Siding will be Ivory in color w/ Barn Red Trim and Galvalume Roof. Construction will be all steel on concrete slab.

Signature of Applicant or Representative:

For Office Use Only

Date Received:

Date Paid:

Fee Paid:

Next P & Z Meeting:

Next City Council Meeting:

RECEIVED

MAR 16 2020

CITY OF LAVON





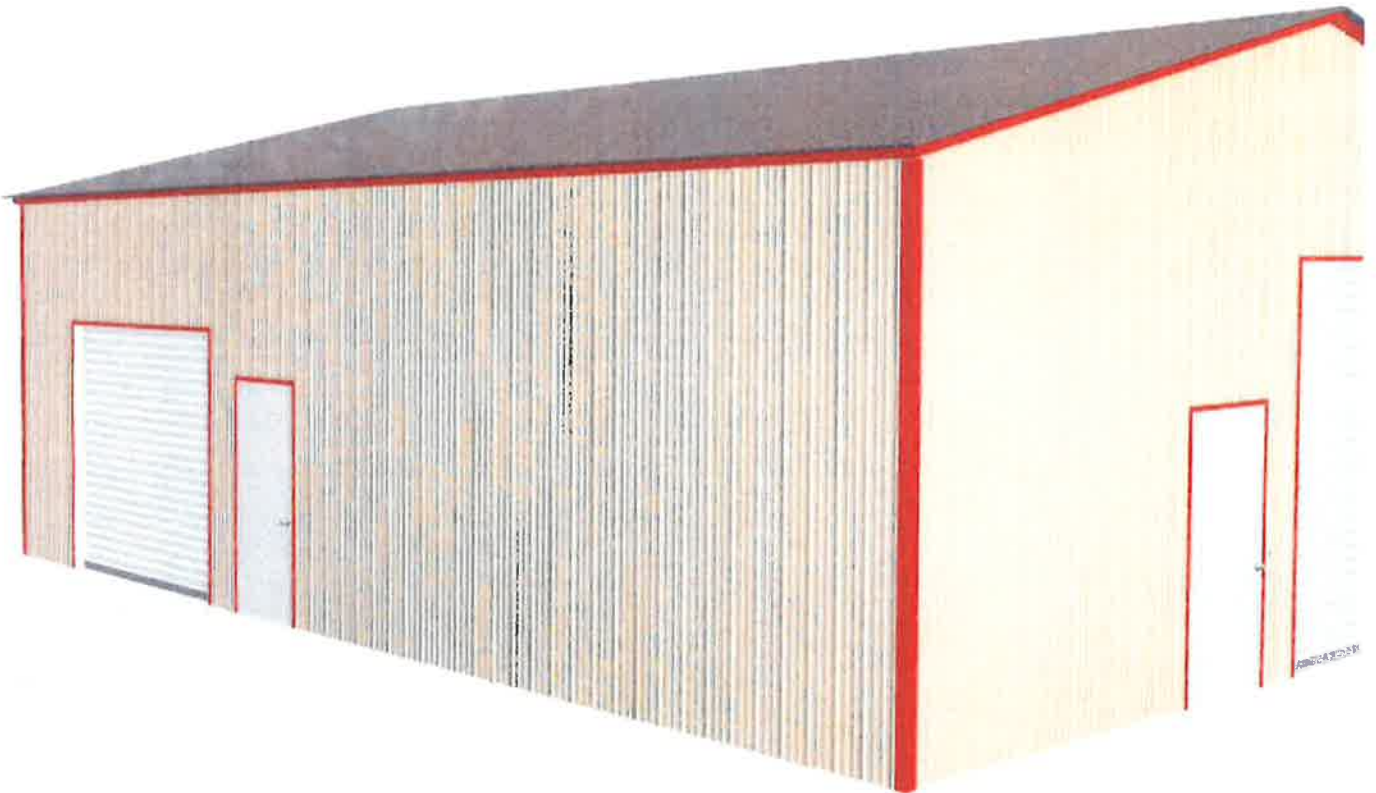
## Leann McClendon

---

**From:** Dusty Black <dustylblack@gmail.com>  
**Sent:** Monday, March 16, 2020 12:25 PM  
**To:** Leann McClendon  
**Subject:** Shop Permit  
**Attachments:** CITY OF LAVON.pdf; ATT00001.htm

Good day, attached are all the permit requests for me to have my shop built in my back yard. As you can see, the size I'm requesting is 208 sqft over my allowable lot coverage. I'm requesting the extra space to accommodate all of my woodworking tooling and equipment. Plus my general tools that I use to work on my own vehicles. I'm a mechanic by trade, so I do all my own work. The shop would be comparable in size to those already existing in the neighborhood. The chosen colors will compliment the natural stone and brick colors of my home. The area around the building will be kept neat and clean at all times. If anyone has any questions, please feel free to call me at 240-271-2319. Thank you for your time.

Respectfully,  
Dusty L. Black

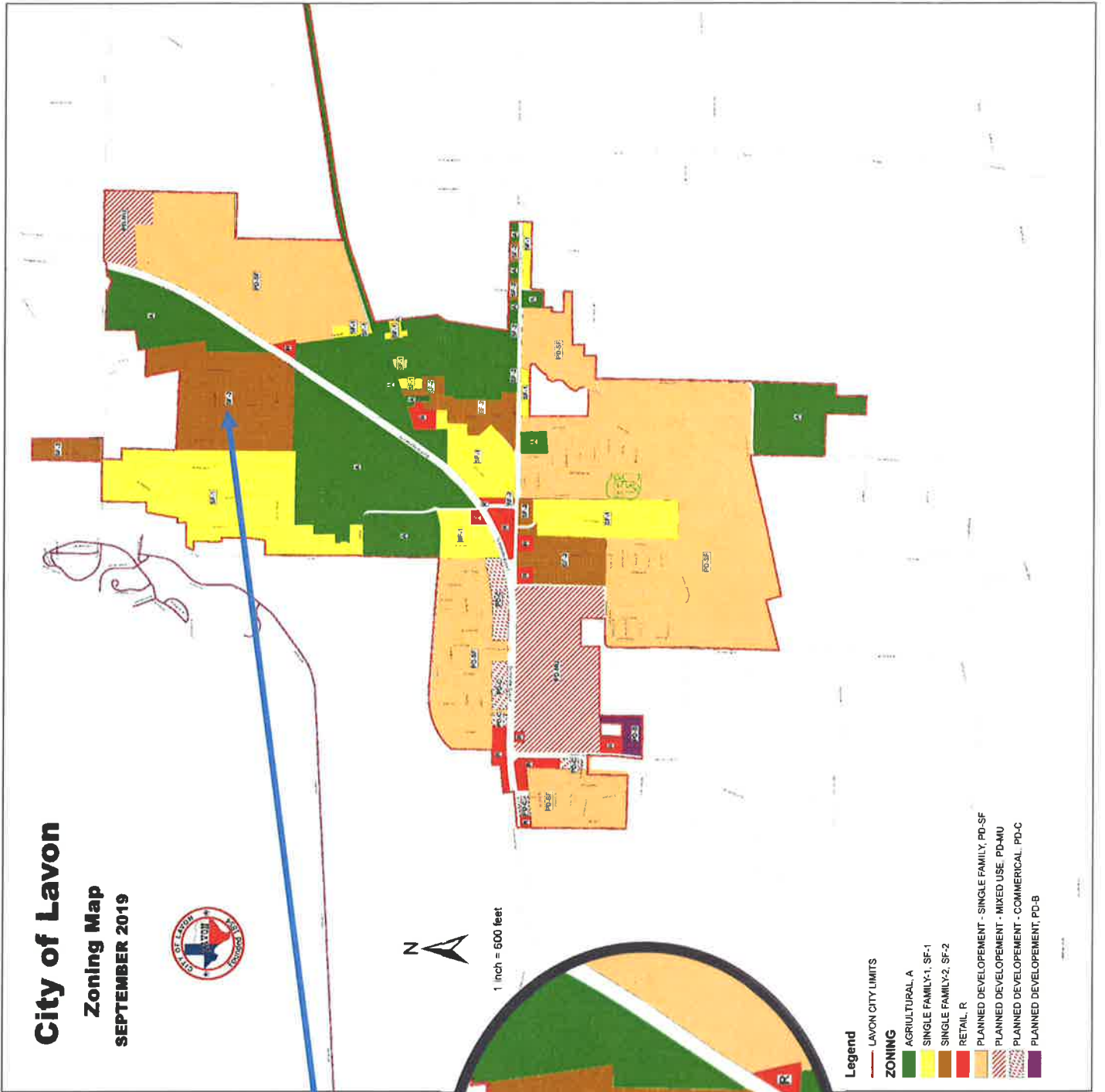


**Total Square foot allowed for Accessory Structures at 1138 Meadow Hill Dr.**

1. The combined area of all accessory buildings shall not exceed 10% of lot coverage or 60% of the primary structure, whichever is less.
2. 60% of under roof of main structure = 1741.8 Square Feet
3. 10% of total allowable coverage for accessory structures = 992.25 Square Feet
4. Current size of the proposed accessory structure 1200 Sq. Feet
5. Proposed extension will be 207.75 Sq. Feet over current Zoning Ordinance.

# Zoning Map

## CUP 1138 Meadow Hill



# 1138 Meadow Hill – Location Exhibit



**1138 Meadow Hill – Location Exhibit**



**1138 Meadow Hill – Location Exhibit**

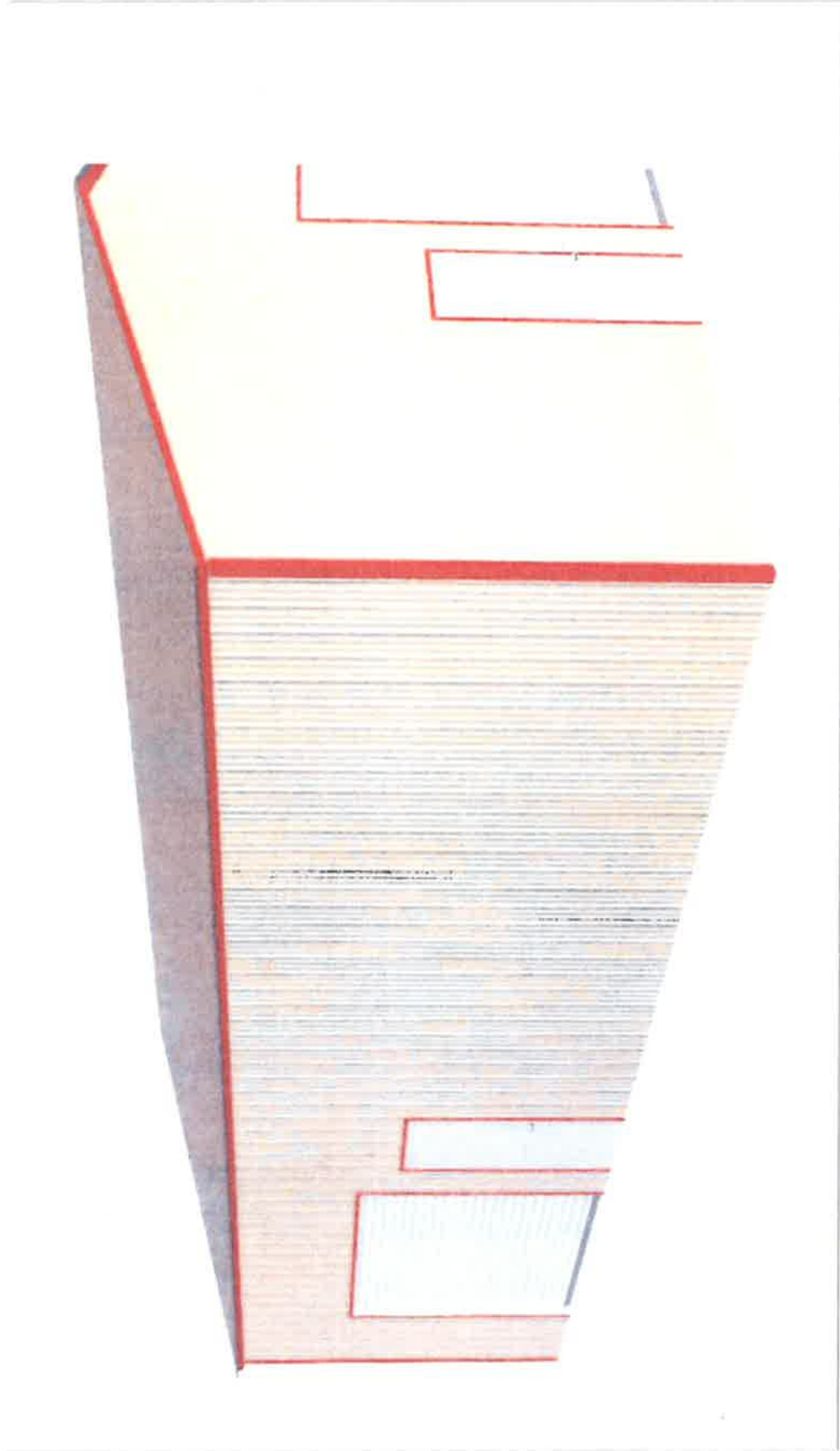


# 1138 Meadow Hill – Location Exhibit Street View





# Proposed Elevation





**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARINGS BEFORE THE  
PLANNING AND ZONING COMMISSION  
AND THE CITY COUNCIL**

Notice is hereby given that the **Planning and Zoning Commission** will hold a public hearing at the meeting starting at 7:00 PM, Tuesday, **April 28, 2020** that will occur telephonically at 425-436-6349 or 844-854-2222; access code 856485. Further notice is given that a second public hearing is scheduled where the request and the recommendation of the Planning and Zoning Commission will be considered by the **City Council** at a meeting starting at 7:00 PM, Tuesday, **May 5, 2020** at Lavon City Hall, 120 School Rd, Lavon, TX. If necessary, the May 5, 202 meeting may occur telephonically as described above and will be so noticed on the meeting agenda posted on May 1, 2020.

**Request:** At such times and place, the Commission and the Council will consider testimony and act on the application of Dusty Leon Black for a conditional use permit to construct a 1200 sq ft accessory building, which is 208 sq ft greater than permitted.

**Property Description:** 1138 Meadow Hill., Block D, Lot 13, Bently Farms, Ph. 3  
CCAD Property ID 2563639, Lavon, Collin County, Texas.

Information regarding the request may be obtained at [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) or at 972-843-4220. You are receiving this notice because the subject property is located within 200 feet of your property. A public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Check one:**     I am in favor of the request.         I am opposed to the request.

Reasons: (attach separate sheet(s) as needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_

**Name (printed):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone/Email Address (optional):** \_\_\_\_\_

*You may return this form to:*                    **City of Lavon**  
   **P.O. Box 340**  
   **Lavon, Texas 75166**  
   *or email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)*

**NOTICES – CUP 1138 MEADOW HILL**

DUSTY & ASHLEIGH BLACK  
1138 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 13  
NELSON KATHRYN M IRREV TRUST  
1137 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK A, LOT 35

LYNNA M CASIANO- SEMIDEY  
1033 ROLLING MEADOW DR  
LAVON, TX 75166

BENTLY FARMS PHASE TWO (CLA), BLK D, LOT 8

DANIEL ROBERTS  
200 SHOREVIEW  
LAVON, TX 75166

BENTLY FARMS PHASE TWO (CLA), BLK D, LOT 4

DANIEL W SPRADLIN  
1126 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 14

TERESA G & JOE SVOBODA  
1113 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK A, LOT 30  
CHARLES E & MARCELLA M RIVETT  
1163 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK A, LOT 37

RANDY KINNEAR  
144 SHOREVIEW  
LAVON, TX 75166

BENTLY FARMS PHASE TWO (CLA), BLK D, LOT 6

RUSSELL E & CARTER  
1106 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 16

MELODI & CODY SCOTT BEDELL  
1150 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 12

DONNA NEW POOL  
1125 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK A, LOT 31

HEATHER A & MATTHEW M CURRY  
1174 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 10

LOU LANGAS & RICHARD B OLINGER  
162 SHOREVIEW  
LAVON, TX 75166

BENTLY FARMS PHASE TWO (CLA), BLK D, LOT 5

ADAM D & YOUNG  
1114 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 15

JERRI RENEE LAMBERT ALLEN  
1162 MEADOW HILL DR  
LAVON, TX 75166

BENTLY FARMS PHASE THREE (CLA), BLK D, LOT 11





# CITY OF LAVON

## Agenda Brief

**MEETING:** May 5, 2020

**ITEM:** 6 - B

---

**Item:**

Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

**Background:**

This item is included to allow for the staff to provide and the City Council to discuss any updates relating to COVID-19 orders and regulations. There are presently six reported positive cases in the 75166 zip code, one of whom has recovered.

Governor Abbott issued three orders within the last week and published a report regarding reopening certain businesses. The City Attorney has reviewed the Orders and commentaries and determined that the City regulations in the form of Ordinance No. 2020-04-01 and Ordinance No. 2020-04-05 are sufficient and appropriate. There may be certain provisions that are precluded by the recent Orders but the ordinances contemplate that and provide for such occurrences in the severability clauses.

Staff shared information regarding the updates on social media and has hand-delivered relevant sections to Lavon restaurants who have dining rooms. The Police Department and Fire Department have submitted grant applications for items relating to pandemic preparedness and personal safety.

Mayor Sanson serves as an Ex Officio member of the Collin County Economic Recovery Task Force, participating in weekly meetings of the group to discuss reopening in Collin County.

- Attachments:**
- 1) Executive Order No. GA-18
  - 2) Texans Helping Texans, The Governor's Report to Open Texas 4-27-2020
  - 3) Governor's 04-30-2020 Letter to the Texas Restaurant Association
  - 4) Attorney General Guidance Letter, 04-30-2020



GOVERNOR GREG ABBOTT

April 27, 2020

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
1 PM O'CLOCK

APR 27 2020  
*[Signature]*  
Secretary of State

The Honorable Ruth R. Hughs  
Secretary of State  
State Capitol Room 1E.8  
Austin, Texas 78701

Dear Secretary Hughs:

Pursuant to his powers as Governor of the State of Texas, Greg Abbott has issued the following:

Executive Order No. GA-18 relating to the expanded reopening of services as part of the safe, strategic plan to Open Texas in response to the COVID-19 disaster.

The original executive order is attached to this letter of transmittal.

Respectfully submitted,

*[Signature]*  
Gregory S. Davidson  
Executive Clerk to the Governor

GSD/gsd

Attachment

# Executive Order

BY THE  
GOVERNOR OF THE STATE OF TEXAS

Executive Department  
Austin, Texas  
April 27, 2020

EXECUTIVE ORDER  
GA 18

*Relating to the expanded reopening of services as part of the safe, strategic plan to Open Texas in response to the COVID-19 disaster.*

---

WHEREAS, I, Greg Abbott, Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID-19) poses an imminent threat of disaster for all counties in the State of Texas; and

WHEREAS, on April 12, 2020, I issued a proclamation renewing the disaster declaration for all counties in Texas; and

WHEREAS, the Commissioner of the Texas Department of State Health Services (DSHS), Dr. John Hellerstedt, has determined that COVID-19 represents a public health disaster within the meaning of Chapter 81 of the Texas Health and Safety Code, and renewed that determination on April 17, 2020; and

WHEREAS, I have issued executive orders and suspensions of Texas laws in response to COVID-19, aimed at protecting the health and safety of Texans and ensuring an effective response to this disaster; and

WHEREAS, I issued Executive Order GA-08 on March 19, 2020, mandating certain obligations for Texans in accordance with the President's Coronavirus Guidelines for America, as promulgated by President Donald J. Trump and the Centers for Disease Control and Prevention (CDC) on March 16, 2020, which called upon Americans to take actions to slow the spread of COVID-19 for 15 days; and

WHEREAS, shortly before Executive Order GA-08 expired, I issued Executive Order GA-14 on March 31, 2020, based on the President's announcement that the restrictive social-distancing Guidelines should extend through April 30, 2020, in light of advice from Dr. Anthony Fauci and Dr. Deborah Birx, and also based on guidance by DSHS Commissioner Dr. Hellerstedt and Dr. Birx that the spread of COVID-19 can be reduced by minimizing social gatherings; and

WHEREAS, Executive Order GA-14 superseded Executive Order GA-08 and expanded the social-distancing restrictions and other obligations for Texans that are aimed at slowing the spread of COVID-19, including by limiting social gatherings and in-person contact with people (other than those in the same household) to providing or obtaining "essential services," and by expressly adopting federal guidance that provides a list of critical-infrastructure sectors, workers, and functions that should continue as "essential services" during the COVID-19 response; and

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WHEREAS, after more than two weeks of having in effect the heightened restrictions like those required by Executive Order GA-14, which have saved lives, it was clear that the disease still presented a serious threat across Texas that could persist in certain areas, but also that COVID-19 had wrought havoc on many Texas businesses and workers affected by the restrictions that were necessary to protect human life; and

WHEREAS, on April 17, 2020, I therefore issued Executive Order GA-17, creating the Governor's Strike Force to Open Texas to study and make recommendations on safely and strategically restarting and revitalizing all aspects of the Lone Star State—work, school, entertainment, and culture; and

WHEREAS, also on April 17, 2020, I issued Executive Order GA-16 to replace Executive Order GA-14, and while Executive Order GA-16 generally continued through April 30, 2020, the same social-distancing restrictions and other obligations for Texans according to federal guidelines, it offered a safe, strategic first step to Open Texas, including permitting retail pick-up and delivery services; and

WHEREAS, Executive Order GA-16 is set to expire at 11:59 p.m. on April 30, 2020; and

WHEREAS, Texas must continue to protect lives while restoring livelihoods, both of which can be achieved with the expert advice of medical professionals and business leaders; and

WHEREAS, the “governor is responsible for meeting ... the dangers to the state and people presented by disasters” under Section 418.011 of the Texas Government Code, and the legislature has given the governor broad authority to fulfill that responsibility; and

WHEREAS, under Section 418.012, the “governor may issue executive orders ... hav[ing] the force and effect of law;” and

WHEREAS, under Section 418.016(a), the “governor may suspend the provisions of any regulatory statute prescribing the procedures for conduct of state business ... if strict compliance with the provisions ... would in any way prevent, hinder, or delay necessary action in coping with a disaster;” and

WHEREAS, under Section 418.017(a), the “governor may use all available resources of state government and of political subdivisions that are reasonably necessary to cope with a disaster;” and

WHEREAS, under Section 418.018(c), the “governor may control ingress and egress to and from a disaster area and the movement of persons and the occupancy of premises in the area;” and

WHEREAS, under Section 418.173, failure to comply with any executive order issued during the COVID-19 disaster is an offense punishable by a fine not to exceed \$1,000, confinement in jail for a term not to exceed 180 days, or both fine and confinement.

NOW, THEREFORE, I, Greg Abbott, Governor of Texas, by virtue of the power and authority vested in me by the Constitution and laws of the State of Texas, do hereby order the following on a statewide basis effective immediately, and continuing through May 15, 2020, subject to extension based on the status of COVID-19 in Texas and the

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recommendations of the Governor's Strike Force to Open Texas, the White House Coronavirus Task Force, and the CDC:

In accordance with guidance from DSHS Commissioner Dr. Hellerstedt, and to achieve the goals established by the President to reduce the spread of COVID-19, every person in Texas shall, except where necessary to provide or obtain essential services or reopened services, minimize social gatherings and minimize in-person contact with people who are not in the same household. People over the age of 65, however, are strongly encouraged to stay at home as much as possible; to maintain appropriate distance from any member of the household who has been out of the residence in the previous 14 days; and, if leaving the home, to implement social distancing and to practice good hygiene, environmental cleanliness, and sanitation.

"Essential services" shall consist of everything listed by the U.S. Department of Homeland Security (DHS) in its Guidance on the Essential Critical Infrastructure Workforce, Version 3.0 or any subsequent version, plus religious services conducted in churches, congregations, and houses of worship. Other essential services may be added to this list with the approval of the Texas Division of Emergency Management (TDEM). TDEM shall maintain an online list of essential services, as specified in this executive order and any approved additions. Requests for additions should be directed to TDEM at [EssentialServices@tdem.texas.gov](mailto:EssentialServices@tdem.texas.gov) or by visiting the TDEM website at [www.tdem.texas.gov/essentialservices](http://www.tdem.texas.gov/essentialservices).

"Reopened services" shall consist of the following to the extent they are not already "essential services:"

1. Retail services that may be provided through pickup, delivery by mail, or delivery to the customer's doorstep.
2. Starting at 12:01 a.m. on Friday, May 1, 2020:
  - a) In-store retail services, for retail establishments that operate at up to 25 percent of the total listed occupancy of the retail establishment.
  - b) Dine-in restaurant services, for restaurants that operate at up to 25 percent of the total listed occupancy of the restaurant; provided, however, that (a) this applies only to restaurants that have less than 51 percent of their gross receipts from the sale of alcoholic beverages and are therefore not required to post the 51 percent sign required by Texas law as determined by the Texas Alcoholic Beverage Commission, and (b) valet services are prohibited except for vehicles with placards or plates for disabled parking.
  - c) Movie theaters that operate at up to 25 percent of the total listed occupancy of any individual theater for any screening.
  - d) Shopping malls that operate at up to 25 percent of the total listed occupancy of the shopping mall; provided, however, that within shopping malls, the food-court dining areas, play areas, and interactive displays and settings must remain closed.
  - e) Museums and libraries that operate at up to 25 percent of the total listed occupancy; provided, however, that (a) local public museums and local public libraries may so operate only if permitted by the local government, and (b) any components of museums or libraries that have interactive functions or exhibits, including child play areas, must remain closed.
  - f) For Texas counties that have filed with DSHS, and are in compliance with, the requisite attestation form promulgated by DSHS regarding five or fewer cases of COVID-19, those in-store retail services, dine-in restaurant services, movie theaters, shopping malls, and museums and libraries, as otherwise defined and limited above, may operate at up to 50 percent (as opposed to 25 percent) of

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- the total listed occupancy.
- g) Services provided by an individual working alone in an office.
  - h) Golf course operations.
  - i) Local government operations, including county and municipal governmental operations relating to permitting, recordation, and document-filing services, as determined by the local government.
  - j) Such additional services as may be enumerated by future executive orders or proclamations by the governor.

The conditions and limitations set forth above for reopened services shall not apply to essential services. Notwithstanding anything herein to the contrary, the governor may by proclamation identify any county or counties in which reopened services are thereafter prohibited, in the governor's sole discretion, based on the governor's determination in consultation with medical professionals that only essential services should be permitted in the county, including based on factors such as an increase in the transmission of COVID-19 or in the amount of COVID-19-related hospitalizations or fatalities.

In providing or obtaining essential services or reopened services, people and businesses should follow the minimum standard health protocols recommended by DSHS, found at [www.dshs.texas.gov/coronavirus](http://www.dshs.texas.gov/coronavirus), and should implement social distancing, work from home if possible, and practice good hygiene, environmental cleanliness, and sanitation. This includes also following, to the extent not inconsistent with the DSHS minimum standards, the Guidelines from the President and the CDC, as well as other CDC recommendations. Individuals are encouraged to wear appropriate face coverings, but no jurisdiction can impose a civil or criminal penalty for failure to wear a face covering.

Religious services should be conducted in accordance with the joint guidance issued and updated by the attorney general and governor.

People shall avoid visiting bars, gyms, public swimming pools, interactive amusement venues such as bowling alleys and video arcades, massage establishments, tattoo studios, piercing studios, or cosmetology salons. The use of drive-thru, pickup, or delivery options for food and drinks remains allowed and highly encouraged throughout the limited duration of this executive order.

This executive order does not prohibit people from accessing essential or reopened services or engaging in essential daily activities, such as going to the grocery store or gas station, providing or obtaining other essential or reopened services, visiting parks, hunting or fishing, or engaging in physical activity like jogging, bicycling, or other outdoor sports, so long as the necessary precautions are maintained to reduce the transmission of COVID-19 and to minimize in-person contact with people who are not in the same household.

In accordance with the Guidelines from the President and the CDC, people shall not visit nursing homes, state supported living centers, assisted living facilities, or long-term care facilities unless to provide critical assistance as determined through guidance from the Texas Health and Human Services Commission (HHSC). Nursing homes, state supported living centers, assisted living facilities, and long-term care facilities should follow infection control policies and practices set forth by the HHSC, including minimizing the movement of staff between facilities whenever possible.

In accordance with the Guidelines from the President and the CDC, schools shall remain temporarily closed to in-person classroom attendance by students and shall not

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APR 27 2020

recommence before the end of the 2019-2020 school year. Public education teachers and staff are encouraged to continue to work remotely from home if possible, but may return to schools to conduct remote video instruction, as well as perform administrative duties, under the strict terms required by the Texas Education Agency. Private schools and institutions of higher education should establish similar terms to allow teachers and staff to return to schools to conduct remote video instruction and perform administrative duties when it is not possible to do so remotely from home.

This executive order shall supersede any conflicting order issued by local officials in response to the COVID-19 disaster, but only to the extent that such a local order restricts essential services or reopened services allowed by this executive order, allows gatherings prohibited by this executive order, or expands the list of essential services or the list or scope of reopened services as set forth in this executive order. I hereby suspend Sections 418.1015(b) and 418.108 of the Texas Government Code, Chapter 81, Subchapter E of the Texas Health and Safety Code, and any other relevant statutes, to the extent necessary to ensure that local officials do not impose restrictions inconsistent with this executive order, provided that local officials may enforce this executive order as well as local restrictions that are consistent with this executive order.

This executive order supersedes Executive Order GA-16, but does not supersede Executive Orders GA-10, GA-11, GA-12, GA-13, GA-15, or GA-17. This executive order shall remain in effect and in full force until 11:59 p.m. on May 15, 2020, unless it is modified, amended, rescinded, or superseded by the governor.



Given under my hand this the 27th  
day of April, 2020.

Handwritten signature of Greg Abbott in black ink.

GREG ABBOTT  
Governor

ATTESTED BY:

Handwritten signature of Ruth R. Hughes in black ink.

RUTH R. HUGHES  
Secretary of State

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SECRETARY OF STATE  
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APR 27 2020





TEXANS HELPING TEXANS



THE GOVERNOR'S REPORT TO  
**OPEN TEXAS**

APRIL 27, 2020



**Texans are battling a colossal challenge—an invisible enemy that has tested our lives and our livelihoods—but overcoming challenges is part of who we are as Texans.**

We have shown that Texas can continue our efforts to contain COVID-19 while also adhering to safe standards that will allow us to begin the process of opening this great state.

The Strike Force to Open Texas brings together nationally recognized medical experts with public- and private-sector business leaders to help achieve this mission.

*But it will take more than experts to win this battle for our families, for our community, and for this great state.*

*We are each called upon to be Texans: to act responsibly as we re-engage in the economy, to continue following all health precautions and sanitizing guidelines, and to care for our vulnerable neighbors. Lives depend on our actions. I know you will respond as Texans.*

That is why we are first and foremost focusing on protecting the most vulnerable among us, on nursing home mitigation measures, on ramping up testing, and on scaling up contact tracing of the unseen enemy.

We will be measured and cautious. Only with your help and with all of these measures in place can we begin to open businesses with careful adherence to health protocols.

By coming together, we can prevent the spread of COVID-19 and we can get Texas back to work.

**With Texans helping Texans, we can overcome any challenge.**

A handwritten signature in black ink that reads "Greg Abbott".

**Governor Greg Abbott**



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APPENDIX

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## THE MISSION: TEXANS HELPING TEXANS

As established by Governor Greg Abbott on April 17, 2020, by [Executive Order GA-17](#):

Under the direction of Governor Abbott, with the advice of the Lieutenant Governor, Speaker of the House, Attorney General, and Texas Comptroller:

*The Governor's Strike Force to Open Texas will safely and strategically restart and revitalize all aspects of the Lone Star State—work, school, entertainment, and culture.*



The Governor's Strike Force to Open Texas brings together nationally recognized medical experts with public- and private-sector business leaders to achieve this mission.

The Chief Medical Advisors on the Strike Force are health experts who are developing a medical architecture to comprehensively test and trace COVID-19 to enable Texans to gradually and safely begin the process of returning to work and other activities.

The Chief Medical Advisors are working alongside a Special Advisory Council of 39 business leaders representing the state's regions and industries who are sharing innovative ideas to help businesses strategically open while containing the spread of COVID-19. The Council is collaborating with Working Groups to recommend strategies, statewide standards, and appropriate timeframes to open all sectors of the Lone Star State.

### FROM JAMES HUFFINES, CHAIR

With Governor Abbott's leadership and the resilience of the people of Texas, we continue to make tremendous progress in the fight against COVID-19. Thanks to Texans working together to contain the spread of this virus, our state is now positioned to gradually open Texas for business.

The health and safety measures laid out by Governor Abbott and his Chief Medical Advisors on the Strike Force provide a smart and strategic game plan for Texans to safely return to work and daily activities. But we can only achieve our mission if every Texan plays their part and follows these measures. We all bear the responsibility to protect our health and the health of those around us. If we all work to fulfill that responsibility, we will open Texas for business and get Texans back to work, while at the same time containing the spread of COVID-19. These are difficult times, but when Texans work together we can overcome any challenge.



## FROM THE CHIEF MEDICAL OFFICER

There is much we know about COVID-19.

We know it has had a devastating impact across our nation.

We know there is currently no vaccine to prevent COVID-19.

And we know the best way to prevent infection is to take steps to avoid exposure. We have seen this work in Texas, where Texans are taking actions to stop infections.

But there is much more to know.

Based on our current understanding, the virus that causes COVID-19 is thought to spread:

- Mainly from person to person;
- Between people who are in close contact with one another (within about 6 feet); and
- Via respiratory droplets when an infected person coughs or sneezes; these droplets can land in the mouths or noses of people who are nearby or possibly be inhaled.

People are thought to be most contagious early in their illness, but COVID-19 can be spread to others by infected persons even before they show any symptoms.

**That is why we must remain cautious — to avoid further spread or a new outbreak.**

As we begin to open Texas, we must continue to follow these critical health guidelines:

- **Stay home if you can.**
- **Wash hands often and for 20 seconds, or use hand sanitizer with at least 60% alcohol.**
- **Cover coughs and sneezes with a tissue, then throw the tissue away.**
- **Avoid touching your eyes, nose, and mouth with unwashed hands.**
- **Disinfect surfaces, buttons, handles, doorknobs, and other places touched often.**
- **Avoid close contact with people who are sick.**

Continue to practice social distancing, avoid crowds, and limit physical contact. The Centers for Disease Control and Prevention (CDC) also recommends using simple cloth face coverings in public to help slow the spread of the virus.

Special guidance for Texans over 65 is outlined on page 6, and for all Texans on page 8. Opening businesses have added responsibilities outlined beginning on page 19.

**Every Texan is part of the solution.** You can protect yourself, your family, and your community.

**John William Hellerstedt, M.D.**, Chief Medical Officer  
Commissioner, Texas Department of State Health Services



## SPECIAL GUIDANCE FOR TEXANS OVER 65

People 65 years or older, especially people 65 years or older with medical issues like heart disease, diabetes, cancer, or a weakened immune system, are at a higher risk for getting very sick or dying from COVID-19. Every Texan is part of the solution. Strictly adhere to all [CDC guidelines](#), as well as all recommendations in this document.

### 1. STAY HOME IF YOU CAN

- Minimize face-to-face contact with others. Avoid young children.
- If someone is assisting you, you and your family members or caretaker should wear cloth face masks. Remember a family member or caretaker can give you the virus even if they don't appear to have symptoms.
- Try grocery or restaurant delivery, mail order prescriptions, and phone appointments with your doctor. **Call 2-1-1 if you need help with essentials.**
- Reach out to friends, family, or neighbors who can deliver essential items.

### 2. HELP SAVE LIVES

- If you must go out, wear a cloth face mask, and stay six feet away from others.
- Wash your hands often and for at least 20 seconds, or use hand sanitizer with at least 60% alcohol.
- Disinfect surfaces, buttons, handles, knobs, and other places touched often.
- Do not share dishes, drinking glasses, cups, or eating utensils with others.
- If you have mild symptoms (difficulty breathing, or a rapidly worsening cough or fever), call your healthcare provider. **If symptoms are severe, call 9-1-1.**

### 3. CHECK IN

- Check in regularly with neighbors, friends, and family by calling, texting, emailing, video chatting, or even writing letters.
- Walking, gardening, digital books, games, and online religious services are great ways to stay active and connected.



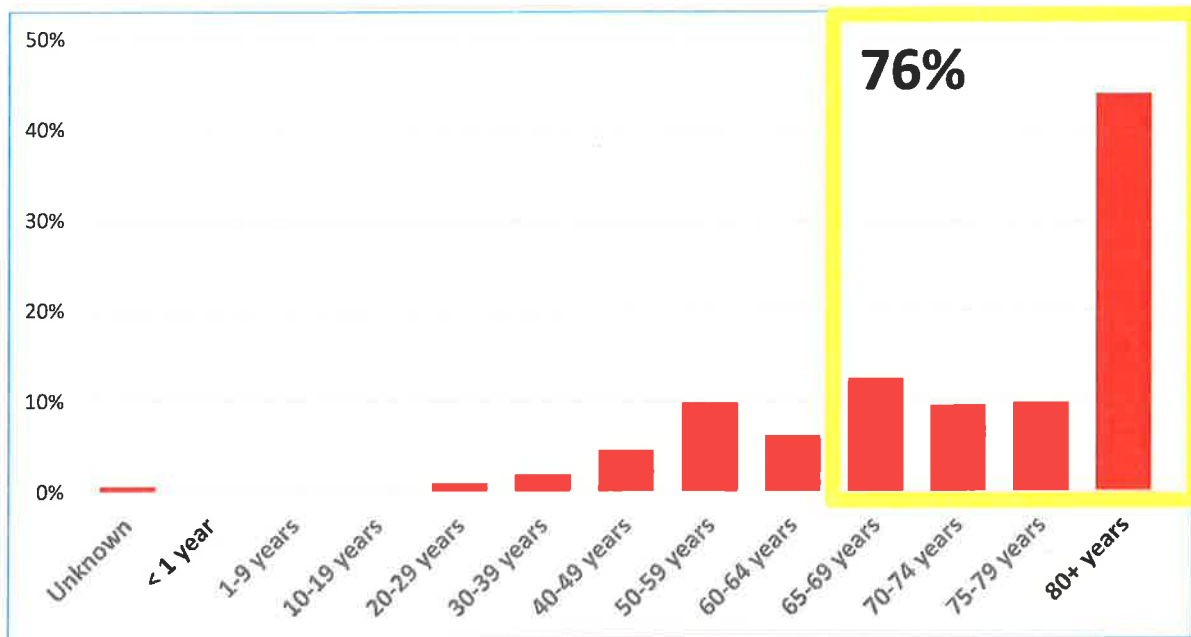
## PROTECTING THE VULNERABLE

**Texans 65 years of age or older are at a higher risk for getting very sick from COVID-19 and are especially urged to follow the special guidance.**

Based on data from the Texas Department of State Health Services (DSHS), of confirmed COVID-19 fatalities in Texas to date, **76% were Texans 65 and older.**

### AGE GROUPING OF CONFIRMED COVID-19 FATALITIES IN TEXAS

From 305 completed fatality investigations received by DSHS as of 04/26/2020



For the latest data:

<https://txdshs.maps.arcgis.com/apps/opsdashboard/index.html#/ed483ecd702b4298ab01e8b9cafc8b83>



## GUIDELINES FOR ALL TEXANS

**We are each called upon to be Texans:** to act responsibly as we re-engage in the economy, to continue following all health precautions and sanitizing guidelines, and to care for our vulnerable neighbors.

Lives depend on our actions.

Find out more about how you can take personal responsibility:

- **CDC Guidelines:** <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>
- **Prevention Steps:** <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/index.html>
- **Who Is At High Risk:** <https://youtu.be/LBHPUegGlpA>
- **Symptoms And Testing:** <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/index.html>
- **What To Do If You Are Sick:** <https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>
- **Advice For Caregivers:** <https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/care-for-someone.html>
- **Cleaning And Disinfecting Your Home:** <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/disinfecting-your-home.html>



## LONG-TERM CARE: HHSC/DSHS COMPREHENSIVE MITIGATION PLAN

### Introduction

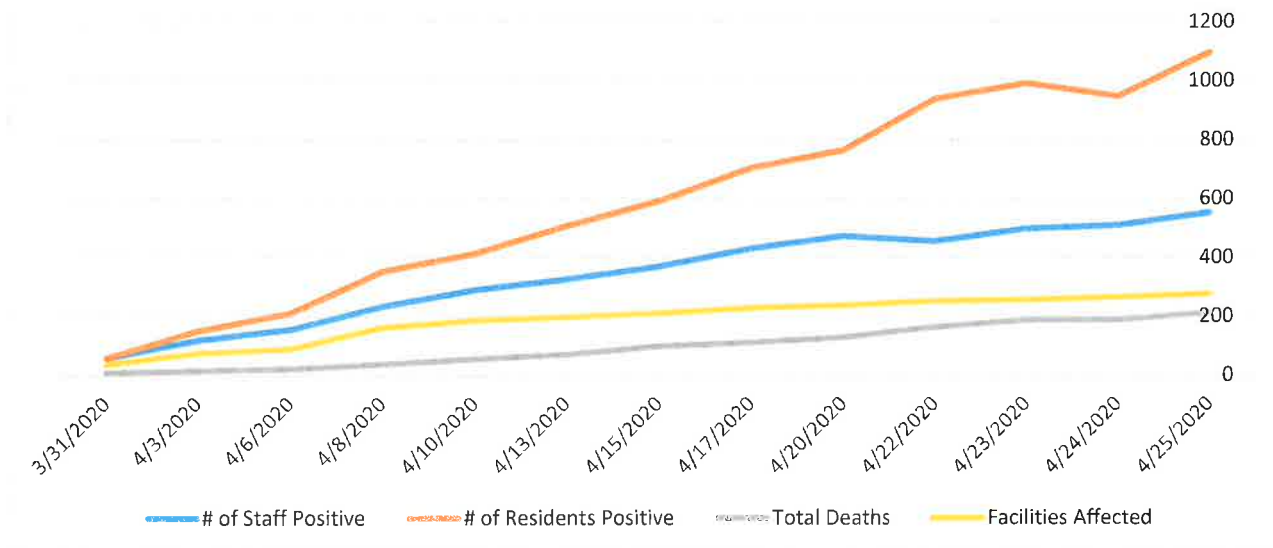
Recent reports highlight the rapid increase of confirmed COVID-19 cases in nursing homes and assisted living communities in Texas. According to the Health and Human Services Commission (HHSC), approximately 19 percent of nursing homes and three percent of assisted living communities have reported positive cases.

There are 1,220 nursing facilities in Texas as of April 25, 2020. As of that date, Texas has 90,689 residents in nursing facilities across the state. The Texas Health Care Association estimates 150,000 staff work in these facilities across Texas, such as healthcare workers, auxiliary, and other staff.

HHSC has developed this comprehensive mitigation plan, including recommendations to help prevent the spread of COVID-19 cases in long-term care facilities. The recommendations set forth in this plan are strategies to help mitigate the further spread of COVID-19. These recommendations are designed to further decrease the risk for spread of infection of COVID-19 in nursing facilities. These recommendations are based on observation of effective and ineffective control methods in the field as this crisis has progressed.

### COVID-19 in Nursing Facilities

Nursing Facility COVID-19





### Recommendations – Nursing Facilities

The number of infections of staff and residents in nursing facilities continues to grow. The number of fatalities of nursing facility residents continues to grow. Enhanced response and control measures are needed to ensure greater protection for those vulnerable Texans and their families.

A consistent and strong response is needed now to effectively bend the COVID-19 curve in these facilities. This order will ensure all nursing facilities engage in strong and comprehensive mitigation plans to control infection spread.

**Recommendation 1: Quantify the extent of the infection immediately:** The first step in the process is to know exactly what level of infection exists at a facility. Upon the first positive test result of a nursing facility staff member or resident, the facility shall work with local health authorities, DSHS, and HHSC to coordinate testing of nursing facility staff and residents. In addition, nursing facilities will have access to the Rapid Assessment Quick Response Force to provide rapid response and a medical triage team that can be deployable by DSHS through the Emergency Medical Task Force upon notification of a positive COVID-19 patient. If needed, an additional team can be sent to assist the facility with immediate needs.

**Recommendation 2: Implement a comprehensive mitigation plan:** First, the facility should immediately initiate measures to control the infection using best practices and CDC requirements. Second, as soon as any test results are available, the facility shall further implement a comprehensive mitigation plan that takes into account the extent of the test results and directly addresses all isolation, infection control, staffing, and other operational aspects of the facility. The mitigation plan must address the specific level of infection that is discovered in that facility.

**Recommendation 3: Re-evaluate current COVID-19 positive facilities:** Those currently positive facilities that have not completed comprehensive testing will need to conduct an assessment of their current infection levels and consult with local health authorities, DSHS, and HHSC to coordinate testing of nursing facility staff and residents. The facility will then develop and implement a comprehensive mitigation plan with any additional testing results taken into consideration.

This will require the state regulatory and public health experts, local public health partners, and health system partners to engage with the nursing facility to ensure that collection kits are available, and that testing is conducted quickly and efficiently, so that the comprehensive mitigation plan is implemented immediately.

**Recommendation 4: Appropriate isolation and placement of COVID-19 patients:** The comprehensive mitigation plans should first and foremost focus on complete containment of the infection level present at that facility. The residents who are positive need to be isolated in the most effective manner available such as removal to a different facility (possibly a COVID-19 positive dedicated facility) or removal to an isolated wing of their facility. The facility should also place limitations on movement of positive residents within the facility, as well as relocate any residents to designated COVID-19 negative areas/wings.

**Recommendation 5: Implement enhanced access controls to the facility:** The mitigation plan shall manage and control access to the facility by the healthcare partners who frequent the facility and any other individuals providing critical services in the facility. The plan should keep individuals from interacting with both positive



and non-positive patients. This should include complete limitations on any unnecessary visitations, enhanced screening and decontamination techniques, and limited access to the facility through special entrances to control infection.

**Recommendation 6: Enhance control of staff access to the facility:** To the greatest extent possible, facilities should discourage staff and employees from working at multiple facilities. This is not a prohibition, which could lead to further staffing shortages, but additional control measures should be taken, and, in some circumstances, limitations are necessary. Facilities should establish very clear definitions, roles, and requirements for each different type of clinical or staffing partner which is employed by or provides services within a nursing facility. The screening criteria above should reflect the risk factors for each type of partner. Additionally, facilities should strengthen existing protocols for third party providers who “come and go” to deliver services at other facilities, ensuring the use of a separate entrance and exit, decontamination practices, and greater screening criteria or restrictions if a person has been at a facility with COVID-19 positive results.

**Recommendation 7: Effective notifications:** The facility shall implement immediate measures to inform all who interact (or may have recently interacted) with a facility with positive patient(s) so that further limitations can be enacted to control the spread of infection to residents, family members, medical staff, therapists, and other service providers who may frequent the facility. This needs to be done in strict adherence to CDC guidelines, DSHS guidance, the Centers for Medicare and Medicaid (CMS) guidance, and the HHSC Nursing Facility Response Plan.

**Recommendation 8: Continue prevention efforts in facilities that do not have an infection:** Facilities that do not have a positive detection to-date will continue to undergo infection control assessments and enhancements in compliance with guidance from CDC guidelines, DSHS guidance, the Centers for Medicare and Medicaid (CMS) guidance, and the HHSC Nursing Facility Response Plan. HHSC staff will engage with local facilities to provide additional support and help identify any required changes or enhancements to infection control strategies/procedures to minimize the risk of introducing COVID-19 into the facility.

This plan requires strong partnership and engagement between all local and state officials. Upon a positive test result, the nursing facility must notify and work with local public health department officials, HHSC regulatory staff, and DSHS public health experts to seek input so that the comprehensive mitigation plan is in compliance with this order. Nursing facilities must also adhere to reporting requirements established by CMS.

DSHS and HHSC will develop additional guidance to other long-term care facilities (such as assisted living facilities and intermediate care facilities and others) to enhance infection control standards in those facilities. Finally, agency staff will develop the standards for recovery for staff and residents in a long-term care facility, which will inform any modifications to mitigation strategies and the need for any further testing.



## TESTING TEXAS

Testing is the foundation on which the plan to open Texas is built. Testing can identify critical hotspots, catch outbreaks before they spread, and indicate where support is needed most.

The level of testing needed to fight — and defeat — COVID-19 is unprecedented in history and poses a great challenge, but Texas will rise to that challenge, knowing that the health and safety of our neighbors, our first responders, and our loved ones depends on it.

In order to open Texas, we are testing widely and often. Testing and tracing of COVID-19 relies on nucleic acid detection (pcr) for acute infection. **Texas has maximized testing capacity to perform 15,000 – 20,000 tests a day, with a goal to reach 30,000 per day in the near term with rapid turnaround.**

These efforts span from our biggest cities to our smallest towns, reaching young and old alike. From community colleges to retail parking lots, Texas is standing up a statewide testing operation equal to the spread and severity of the disease.

**More than 300 sites across the state are now listed on the state website.**

**At least 17 mobile drive-thru teams have been trained and deployed by the Texas Military Department primarily to serve rural areas, in order to offer state-supported testing in every Texas county. Texas will have 25 fully operational mobile testing teams before the end of April.** Their service, like the service of those on the frontlines of our hospitals and nursing facilities, will help keep Texans safe as we open the state.

**The State's testing policy is aligned with CDC guidance and directed by DSHS. Testing is currently focused specifically on hospitalized patients, those in long-term care facilities, healthcare workers and first-responders, and Texans over the age of 65.**

As resources allow, individuals with mild symptoms could also be tested.

At this time, it is imperative to focus testing on those who need it most — both symptomatic people and Texans at high risk, like nursing home residents and healthcare workers. **The State is not recommending that individuals without symptoms just get a test to check the result. CDC and DSHS testing strategy is being followed.**

As testing in Texas is rapidly expanded, **Texans can go online to check their symptoms to learn if they should be tested for COVID-19, and where to go to get tested at [www.texas.gov](http://www.texas.gov).** The ability to quickly search an interactive map to find the nearest testing location, including hours and directions, will ensure that those Texans most in need of testing can access it easily, while protecting the health of those around them.

COVID-19 is a formidable enemy, but Texans don't shrink from a fight. By continuing to focus on and expand our testing capabilities, Texas is surely and steadily winning that fight.



## TEXAS ACTIONS TO INCREASE AVAILABILITY OF COVID-19 TESTING

### OVERVIEW

The Texas Department of State Health Services (DSHS), the Texas Division of Emergency Management (TDEM), the Governor's Supply Chain Strike Force, and Texas Military Department are working on several fronts to continuously expand access to COVID-19 testing throughout the state. These efforts are in the following categories:

- Identifying and maximizing current laboratory capacity.
- Producing, procuring and distributing testing supplies needed to collect and transport specimens to a testing laboratory: collection swabs and transport media. Texas Tech University Health Sciences Center has begun making vial transport media.
- Expanding laboratory capacity, including at the DSHS laboratory and through new testing platforms, such as Abbott Labs ID Now. Texas Veterinary Medical Diagnostic Lab gained CLIA certification to begin running COVID-19 testing.
- Using the Texas Military Department teams to establish mobile collection sites.
- Creating an interactive map of test collection locations across the state.
- Developing a testing strategy for the state.

This partnership among state agencies and the Supply Chain Strike Force is continuing to identify and determine how to operationalize these strategies.

### EXPANDED PUBLIC HEALTH TESTING

#### DSHS Austin Laboratory Capacity

- DSHS Public Health Laboratory has implemented a new type of COVID-19 test from PerkinElmer. This occurred the week of April 13, 2020.
- This allows the laboratory to increase specimen processing to as much as 800 per day. The previous maximum number of daily tests was 150.
- This adjustment also means that the DSHS laboratory is pulling laboratory supplies from a different resource pool than the other public health laboratories.
- DSHS will use this laboratory capacity to:
  - Back up public health laboratories if they run out of supplies or reagents or are running a backlog
  - Test for outbreaks in long-term care facilities and congregate settings

#### Public Health Testing Criteria

- The Texas public health testing criteria matches [federal testing criteria](#). The updated criteria includes:
  - Asymptomatic first responders and asymptomatic healthcare workers
- DSHS is also finalizing testing guidance specific to long-term care outbreaks.
  - DSHS will use its capacity to support this effort.



## LABORATORY SUPPLY ACQUISITION

### Supply Chain Strike Force

- The Governor's Supply Chain Strike Force continues working with TDEM and DSHS to acquire and distribute testing supplies, including:
  - Collection swabs to take specimens from a person being tested
  - Transport media to preserve the specimens while en route to a lab
  - Testing reagents for laboratories to process the specimens

## ABBOTT LABORATORIES ID NOW

### Private Distribution

- Abbott Laboratories has indicated it is distributing its test cartridge production directly to hospitals and facilities in Texas.

### Public Health Distribution

- Separately, DSHS received 30 Abbott Labs ID Now point-of-care testing meters and a supply of test kits, which each test 24 people.
- Abbott Labs ID Now machines were distributed to public health labs across the state.
- After a second shipment of test kits on April 14, DSHS distributed the remaining test kits and machines.
- DSHS transferred the remaining ID Now meters to allow local partnerships with entities already receiving test kits as part of Abbott Laboratories' private distributions:
- Abbott Laboratories has stated it will continue delivering test kits. Both DSHS and other Texas public health labs are requesting additional kits regularly.

## TEXAS MILITARY DEPARTMENT ROVING TEST COLLECTION SITES

- TMD has activated 1,165 personnel to enhance the state's testing capacity. This includes 25 teams to conduct community-based fixed and mobile testing collection sites. Seventeen teams are currently conducting tests as of April 26; eight teams are scheduled to complete their training by April 30.
  - Their efforts will focus in part on rural areas of the state and on areas of the state with less access to testing.
- TDEM and DSHS are working with the Texas Military Department to support this effort with:
  - Personal Protective Equipment
  - Training
  - Collection swabs
  - Policy and operational guidance



- The Texas Department of Public Safety, Texas Parks and Wildlife Department, Texas A&M Engineering Extension Service, and Texas A&M AgriLife Extension are transporting swabs from testing collection sites to laboratories for testing.
- UT-Medical Branch and UT-Southwestern are supporting this effort through laboratory testing.
- As of April 26, TMD has conducted initial deployments in 48 counties, and is working to offer state-supported testing in every Texas county.

#### **FEDERAL-SUPPORTED DRIVE THRU TEST COLLECTION SITES**

- Since early in the response, FEMA has supported drive-thru testing locations throughout the state.
- FEMA support enabled local jurisdictions to set up drive-thru testing sites in Bexar County, Dallas County, El Paso County, Harris County, and Travis County.
- DSHS is also offering testing capacity through its lab to allow the El Paso drive thru site to increase testing levels.

#### **STATEWIDE COVID-19 TEST COLLECTION MAP**

- TDEM and DSHS recently established a COVID-19 Test Collection Site Finder on [www.texas.gov](http://www.texas.gov).
- The functionality will allow Texans to enter their address and find testing locations near them.
- There are currently over 300 locations available on the site.

#### **STATE TESTING STRATEGY GOING FORWARD**

- State government will focus on three primary areas:
  - Increase access and awareness to testing
  - Increase lab capacity through the use of public labs
  - Drive focused strategies for the high-risk and vulnerable population
- State government will work with the private sector in the following ways:
  - Work with the private labs allocate capacity to support testing
  - Assess new test innovations for use in Texas
  - Enable virtual care through use of technology
- Antibody testing is being investigated in Texas and across the nation. The State will be working with the CDC and other federal health authorities on this important issue as the science develops.



## DSHS STATEWIDE CONTACT TRACING PROGRAM FOR TEXAS

### Statewide Contact Tracing Program for Texas

As Texas opens and individuals return to work, it is imperative that public health authorities identify not only those who are ill with COVID-19 but also those individuals who have come in contact with a person who is ill. This contact tracing allows public health authorities to identify individuals who are also ill and who may not realize their symptoms are COVID-19 related, and others who are not symptomatic but need to be educated on how to monitor for symptoms and isolate if symptoms occur. Testing identifies individuals who need to isolate. Contact tracing is a core function of public health. Coordination between state and local public health officials is fundamental to contact tracing success. This ongoing pattern will box in the disease and will slow and can even stop further spread.

### Critical Elements

Successful implementation of statewide contact tracing efforts is dependent on several critical elements: workforce recruitment and training; IT infrastructure; coordination with local health entities; and communication.

### Implementation

DSHS is implementing statewide COVID-19 contact tracing in phases. This phased approach will build upon existing contact tracing efforts and allows DSHS to begin implementation more quickly as the first phase can be up and running while DSHS is bringing up additional phases.

#### PHASE I – Completed by April 27, 2020

- Assemble a team, including all necessary disciplines
- Create work plans and identify project leads
- Create training for workforce
- Recruit, train, and mobilize 1,157 state and local contact tracers
- Procure contact tracing IT application:
  - Self-checker
  - Ability for public to self-report
  - Testing location information
  - Data collection and management
  - Reporting and visualization
- Stand-up COVID-19 contact tracing call center
- Initiate communication with local health entities

#### PHASE II – Initiate by April 27, 2020

- Add an additional 1,000 contact tracers:
  - Schools of Public Health
  - Community Health Workers
  - Medical and Nursing Students
  - Public School Nurses
- Deploy contact tracing application statewide
- Deploy self-reporting solution
- Launch COVID-19 contact tracing call center
- Initiate communication plan for the public to obtain information and self-report symptoms
- Identify and train additional workforce



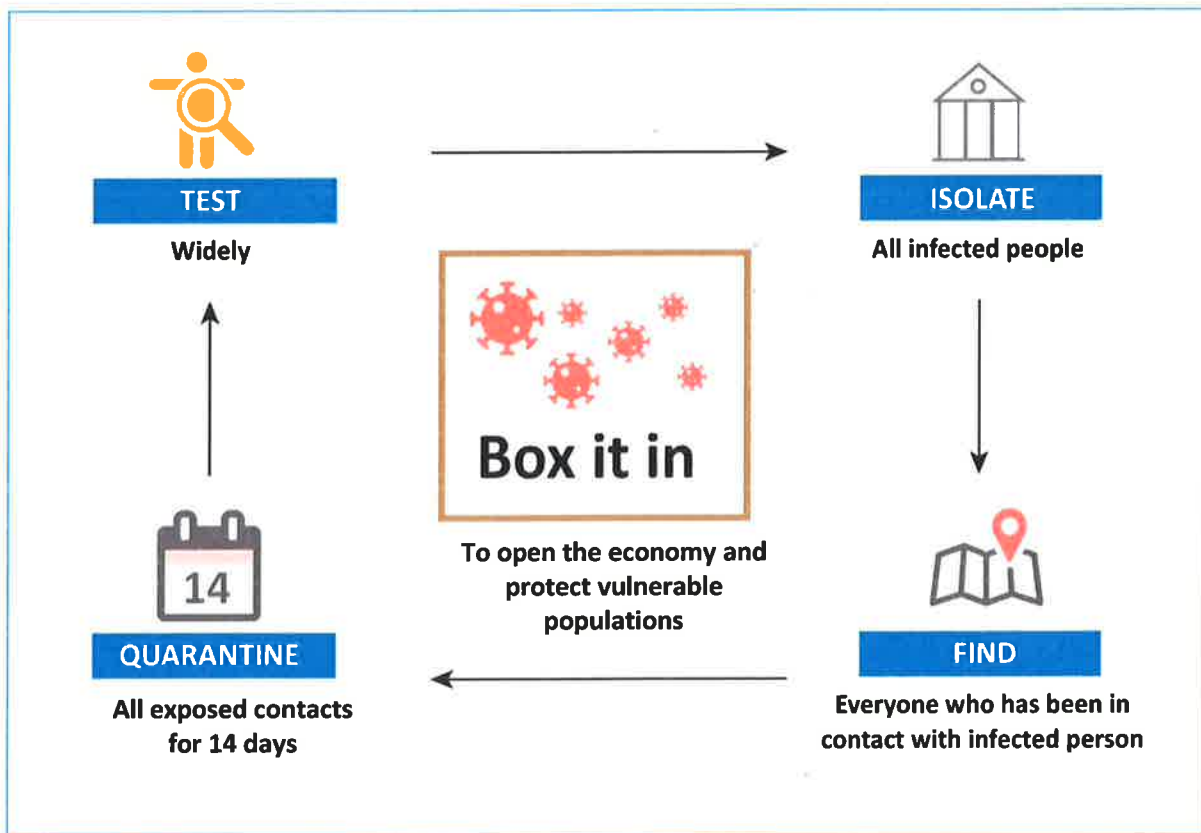
**PHASE III – Initiate by May 11, 2020**

- Fully mobilize contact tracing workforce of up to 4,000
- Expand contact tracing application to local health entities
- Continued support of contact tracing call center

**Key Considerations**

- Expanded testing
- Isolation – wrap-around support
- Protect vulnerable populations
- Engage communities
- Strengthen partnership with local health entities

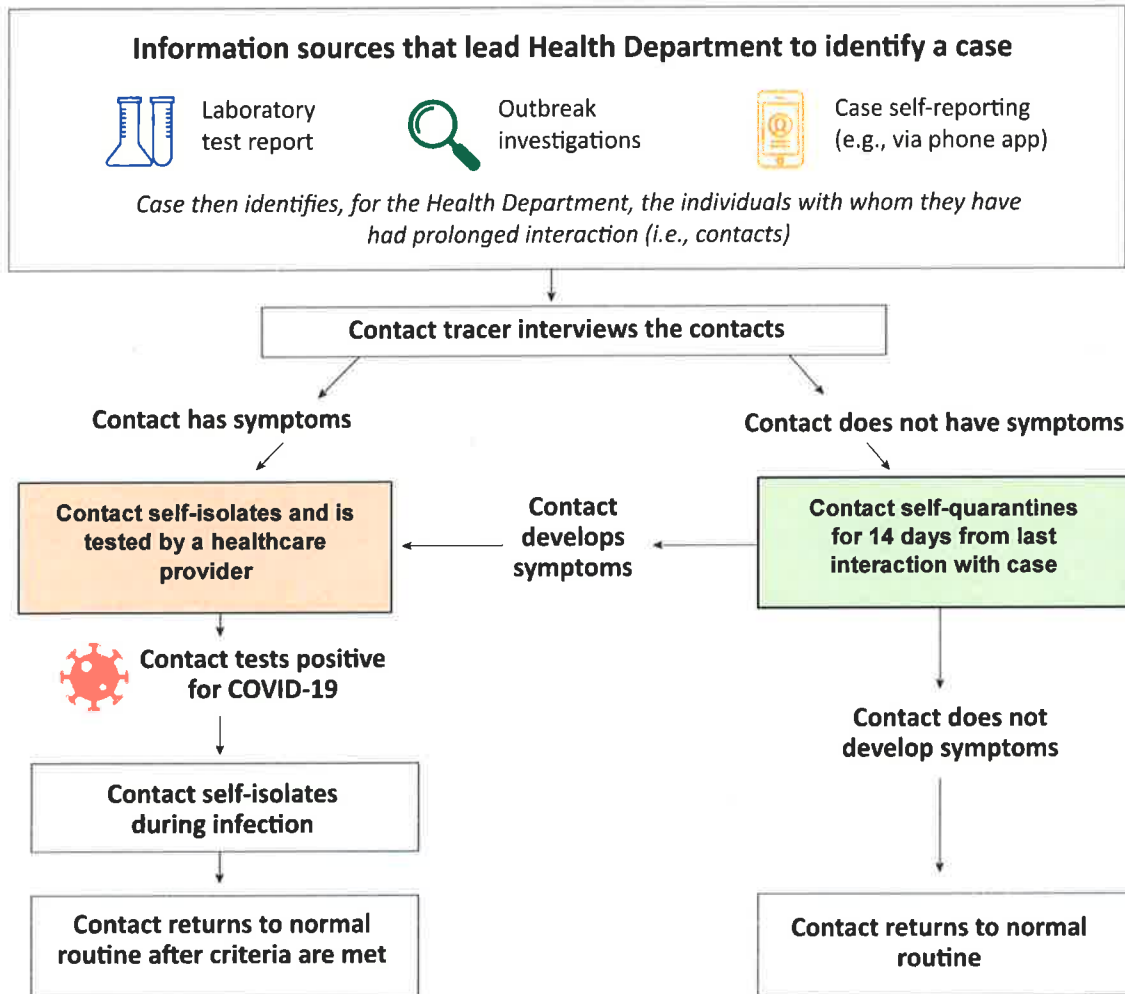
**BOXING IT IN**



*Adapted from: Fraser, Michael, et al. A Coordinated, National Approach to Scaling Public Health Capacity for Contact Tracing and Disease Investigation. Association of State and Territorial Health Officials, 2020.*



## HOW CONTACT TRACING WORKS





## STEPS TO OPEN TEXAS BUSINESSES

The virus that causes COVID-19 can be spread to others by infected persons who appear to have few or no symptoms.

Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk.

Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols on the following pages, all of which will support a safe and measured reopening of Texas.

The virus that causes COVID-19 is still circulating in our communities.

We should continue to observe practices that protect everyone, including those who are most vulnerable.

**Individuals, employers, employees, and customers are encouraged to review, print out, and follow the MINIMUM health protocols recommended by DSHS in the checklists on the following pages, in addition to federal and state employment laws and workplace safety standards. The DSHS minimum recommended health protocols are subject to change based on new and evolving information.**

Additional information resources for businesses:

- **CDC Guidelines:** <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>
- **ADA:** [https://www.ada.gov/emerg\\_prep.html](https://www.ada.gov/emerg_prep.html)
- **OSHA:** <https://www.osha.gov/SLTC/covid-19/>

# MINIMUM STANDARD HEALTH PROTOCOLS



## CHECKLIST FOR ALL INDIVIDUALS

Page 1 of 1

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all individuals in Texas. These minimum health protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for individuals:

- Maintain at least 6 feet separation from other individuals not within the same household. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Self-screen before going into a business for any of the following new or worsening signs or symptoms of possible COVID-19:
  - Cough
  - Shortness of breath or difficulty breathing
  - Chills
  - Repeated shaking with chills
  - Muscle pain
  - Headache
  - Sore throat
  - Loss of taste or smell
  - Diarrhea
  - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
  - Known close contact with a person who is lab confirmed to have COVID-19
- Wash or disinfect hands upon entering a business and after any interaction with employees, other customers, or items in the business.
- Consistent with the actions taken by many individuals across the state, consider wearing cloth face coverings (over the nose and mouth) when entering a business, or when within 6 feet of another person who is not a member of the individual's household. If available, individuals should consider wearing non-medical grade face masks.

# MINIMUM STANDARD HEALTH PROTOCOLS



## CHECKLIST FOR ALL EMPLOYERS

Page 1 of 2

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all businesses choosing to operate in Texas. Employers may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Employers should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Employers should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for your employees:

- Train all employees on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees before coming into the business:
  - Send home any employee who has any of the following new or worsening signs or symptoms of possible COVID-19:

|   |  |
|---|--|
| - Cough                                       | - Sore throat  |
| - Shortness of breath or difficulty breathing | - Loss of taste or smell   |
| - Chills                                      | - Diarrhea   |
| - Repeated shaking with chills                | - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit |
| - Muscle pain                                 | - Known close contact with a person who is lab confirmed to have COVID-19                      |
| - Headache                                    |  |
  - Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed



## ALL EMPLOYERS: Page 2 of 2

*since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or

- In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
  - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
- Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Have employees wash or sanitize their hands upon entering the business.
- Have employees maintain at least 6 feet separation from other individuals. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- If an employer provides a meal for employees, employers are recommended to have the meal individually packed for each employee.
- Consistent with the actions taken by many employers across the state, consider having all employees wear cloth face coverings (over the nose and mouth). If available, employees should consider wearing non-medical grade face masks.

### Health protocols for your facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect any items that come into contact with customers.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and customers.
- Place readily visible signage at the business to remind everyone of best hygiene practices.



## CHECKLIST FOR RETAILERS

Page 1 of 3

***As outlined in Governor Abbott’s executive order GA-18, non-essential retailers may operate up to 25% of the total listed occupancy. In addition, non-essential retailers may operate through pickup, delivery by mail, or delivery to the customer’s doorstep. Shopping malls may operate at up to 25% of the total listed occupancy of the shopping mall, but shopping mall food court dining areas, play areas, and interactive displays and settings must remain closed.***

*In accordance with Governor Abbott’s executive order GA-18, the following are the minimum recommended health protocols for all retailers choosing to operate in Texas. Retailers may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Retailers should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Retailers should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for serving your customers:

- Retailers are encouraged to consider dedicating a certain period of time each day for only at-risk customers<sup>1</sup> or deliver purchased goods to vehicles to reduce the need for at-risk customers to enter the store.
- If practical, monitor what items customers touch to clean or disinfect when the customer leaves the retail establishment.
- Contactless payment is encouraged. Where not available, contact should be minimized.

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<sup>1</sup> At-risk customers are those who are 65 or older, especially those with chronic lung disease; moderate to severe asthma; chronic heart disease; severe obesity; diabetes; chronic kidney disease undergoing dialysis; liver disease; or weakened immune system



## RETAILERS: Page 2 of 3

### Health protocols for your retail employees:

- Train all employees on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees before coming into the retailer:
  - Send home any employee who has any of the following new or worsening signs or symptoms of possible COVID-19:
    - Cough
    - Shortness of breath or difficulty breathing
    - Chills
    - Repeated shaking with chills
    - Muscle pain
    - Headache
    - Sore throat
    - Loss of taste or smell
    - Diarrhea
    - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
    - Known close contact with a person who is lab confirmed to have COVID-19
  - Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed *since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or
    - In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
    - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
  - Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Have employees wash or sanitize their hands upon entering the retailer.



## RETAILERS: Page 3 of 3

- Have employees maintain at least 6 feet separation from other individuals. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- If an employer provides a meal for employees, employers are recommended to have the meal individually packed for each employee.
- Consistent with the actions taken by many retailers across the state, consider having all employees wear cloth face coverings (over the nose and mouth). If available, employees should consider wearing non-medical grade face masks.

### Health protocols for your retail facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect any items that come into contact with customers.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and customers.
- Place readily visible signage at the retailer to remind everyone of best hygiene practices.



## CHECKLIST FOR RETAIL CUSTOMERS

Page 1 of 1

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all retail customers. These protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for retail customers:

- Self-screen before going into a retailer for any of the following, and do not go into a retailer with any of the following symptoms:
  - Cough
  - Shortness of breath or difficulty breathing
  - Chills
  - Repeated shaking with chills
  - Muscle pain
  - Headache
  - Sore throat
  - Loss of taste or smell
  - Diarrhea
  - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
  - Known close contact with a person who is lab confirmed to have COVID-19
- Wash or disinfect hands upon entering a retailer and after any interaction with employees, other customers, or items in the retailer.
- Maintain at least 6 feet separation from other individuals not within the same household. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Wash or sanitize hands after the payment process.
- Consistent with the actions taken by many individuals across the state, consider wearing cloth face coverings (over the nose and mouth) when entering a retailer, or when within 6 feet of another person who is not a member of the individual's household. If available, individuals should consider wearing non-medical grade face masks.



## CHECKLIST FOR RESTAURANTS

Page 1 of 3

***As outlined in Governor Abbott’s executive order GA-18, restaurants may operate for dine-in service up to 25% of the total listed occupancy of the restaurant, and may not offer valet services except for vehicles with placards or plates for disabled parking. As used in executive order GA-18, this applies only to restaurants that are not required to post the 51% sign required by the Texas Alcoholic Beverage Commission. Restaurants may continue to provide to-go or delivery services.***

*In accordance with Governor Abbott’s executive order GA-18, the following are the minimum recommended health protocols for all restaurants choosing to operate in Texas. Restaurants may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Restaurants should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Restaurants should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for serving your customers:

- Parties maintain at least 6 feet distance apart from other parties at all times, including while waiting to be seated in the restaurant.
- Make a hand sanitizing station available upon entry to the restaurant.
- No tables of more than 6 people.
- Dining:
  - Do not leave condiments, silverware, flatware, glassware, or other traditional table top items on an unoccupied table
  - Provide condiments only upon request, and in single use (non-reusable) portions.
  - Use disposable menus (new for each patron)
  - If a buffet is offered, restaurant employees serve the food to customers.
- Contactless payment is encouraged. Where not available, contact should be minimized.

# MINIMUM STANDARD HEALTH PROTOCOLS



## RESTAURANTS: Page 2 of 3

### Health protocols for your employees:

- Train all employees on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees before coming into the restaurant:
  - Send home any employee who has any of the following new or worsening signs or symptoms of possible COVID-19:
    - Cough
    - Shortness of breath or difficulty breathing
    - Chills
    - Repeated shaking with chills
    - Muscle pain
    - Headache
    - Sore throat
    - Loss of taste or smell
    - Diarrhea
    - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
    - Known close contact with a person who is lab confirmed to have COVID-19
  - Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed *since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or
    - In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
    - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
  - Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Have employees wash or sanitize their hands upon entering the restaurant, and between interactions with customers.



## RESTAURANTS: Page 3 of 3

- Have employees maintain at least 6 feet separation from other individuals. If such distancing is not feasible, measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced
- Consistent with the actions taken by many restaurants across the state, consider having all employees wear cloth face coverings (over the nose and mouth). If available, employees should consider wearing non-medical grade face masks.

### Health protocols for your facilities:

- Consider having an employee manage and control access to the restaurant, including opening doors to prevent patrons from touching door handles.
- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, and chairs.
- Regularly and frequently clean restrooms, and document the cleanings.
- Disinfect any items that come into contact with customers.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and customers.
- Place readily visible signage at the restaurant to remind everyone of best hygiene practices.
- Clean and disinfect the area used for dining (table, etc.) after each group of customers depart, including the disinfecting of tables, chairs, stalls, and countertops.
- Clean and sanitize restaurants daily.



## CHECKLIST FOR RESTAURANT CUSTOMERS

Page 1 of 1

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all restaurant customers in Texas. These minimum health protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for restaurant customers:

- Maintain at least 6 feet separation from other individuals not within the same party. If such distancing is not feasible, other measures such as face covering when not sitting at the table, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Self-screen before going into a restaurant for any of the following new or worsening signs or symptoms of possible COVID-19:
  - Cough
  - Shortness of breath or difficulty breathing
  - Chills
  - Repeated shaking with chills
  - Muscle pain
  - Headache
  - Sore throat
  - Loss of taste or smell
  - Diarrhea
  - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
  - Known close contact with a person who is lab confirmed to have COVID-19
- Wash or disinfect hands upon entering a restaurant and after any interaction with employees, other customers, or items in the restaurant.
- No tables of more than 6 people.
- Customers should wash or sanitize their hands after the payment process.
- Consistent with the actions taken by many individuals across the state, consider wearing cloth face coverings (over the nose and mouth) when not at the table, or when within 6 feet of another person who is not a member of the individual's household. If available, individuals should consider wearing non-medical grade face masks.



## CHECKLIST FOR MOVIE THEATERS

Page 1 of 3

***As outlined in Governor Abbott's executive order GA-18, movie theaters may operate up to 25% of the total listed occupancy of any individual theater for any screening.***

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all movie theaters choosing to operate in Texas. Movie theaters may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Movie theaters should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Movie theaters should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for serving your customers:

- Movie theaters are encouraged to utilize remote ticketing options to help manage capacity limitations.
- Ensure proper spacing between patrons in the movie theater:
  - Keep at least two empty seats (or six feet separation) between parties in any row, except as follows:
    - Two or more members of the same household can sit adjacent to one another, with two seats (or six feet separation) empty on either side.
    - Two individuals who are not members of the same household but who are attending together can sit adjacent to one another, with two seats (or six feet separation) empty on either side.
  - Alternate rows between customers (every other row left empty).
  - Disinfect seats and frequently touched areas between screenings.
- For movie theaters providing food service to patrons:
  - Do not leave condiments, silverware, flatware, glassware, or other traditional table top items on an unoccupied table.

# MINIMUM STANDARD HEALTH PROTOCOLS



## MOVIE THEATERS: Page 2 of 3

- Provide condiments only upon request, and in single use (non-reusable) portions.
- Clean and disinfect the area used for dining (table, etc.) after each group of customers depart the theater.
- Use disposable menus (new for each patron).
- If the theater allows customers to write down their food orders inside the theater, provide take-home pencils and notepads that cannot be used by other customers.
- Have wait staff sanitize or wash hands between interactions with customers.
- Movie theaters with counter food service for patrons:
  - Provide condiments or flatware only in single use, individually-wrapped items, and provide condiments only upon request.
  - Have employees follow proper food-handling protocols.
  - Disinfect any items that come into contact with customers.
- Contactless payment is encouraged. Where not available, contact should be minimized.

### Health protocols for your theater employees:

- Train all employees on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees before coming into the movie theater:
  - Send home any employee who has any of the following new or worsening signs or symptoms of possible COVID-19:

|   |  |
|---|--|
| - Cough                                       | - Sore throat  |
| - Shortness of breath or difficulty breathing | - Loss of taste or smell   |
| - Chills                                      | - Diarrhea   |
| - Repeated shaking with chills                | - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit |
| - Muscle pain                                 | - Known close contact with a person who is lab confirmed to have COVID-19                      |
| - Headache                                    |  |
  - Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed



## MOVIE THEATERS: Page 3 of 3

*since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or

- In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
  - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
- Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Have employees wash or sanitize their hands upon entering the movie theater, and between interactions with customers.
- Have employees maintain at least 6 feet separation from other individuals. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- If an employer provides a meal for employees, employers are recommended to have the meal individually packed for each employee.
- Consistent with the actions taken by many businesses across the state, consider having all employees wear cloth face coverings (over the nose and mouth). If available, employees should consider wearing non-medical grade face masks.

### Health protocols for your theater facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect any items that come into contact with customers.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and customers.
- Place readily visible signage at the movie theater to remind everyone of best hygiene practices.
- Clean and disinfect the area used for dining (table, etc.) after each group of customers depart, including the disinfecting of tables, chairs, stalls, and countertops.



## CHECKLIST FOR MOVIE THEATER CUSTOMERS

Page 1 of 1

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all movie theater customers. These minimum health protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for theater customers:

- Maintain at least 6 feet separation from other individuals who are not attending the movie together. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Self-screen before going into a movie theater for any of the following new or worsening signs or symptoms of possible COVID-19:
  - Cough
  - Shortness of breath or difficulty breathing
  - Chills
  - Repeated shaking with chills
  - Muscle pain
  - Headache
  - Sore throat
  - Loss of taste or smell
  - Diarrhea
  - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
  - Known close contact with a person who is lab confirmed to have COVID-19
- Wash or disinfect hands upon entering a movie theater and after any interaction with employees, other customers, or items in the movie theater.
- Consistent with the actions taken by many individuals across the state, consider wearing cloth face coverings (over the nose and mouth) when entering a movie theater, or when within 6 feet of another person who is not a member of the individual's household. If available, individuals should consider wearing non-medical grade face masks.
- Wash or sanitize hands after the payment process.



## CHECKLIST FOR MUSEUMS AND LIBRARIES

Page 1 of 2

***As outlined in Governor Abbott’s executive order GA-18, museums and libraries may operate up to 25% of the total listed occupancy, and must close any components of the museum or library that have interactive functions or exhibits, including child play areas. Local public museums and libraries may operate only if permitted by the local government.***

*In accordance with Governor Abbott’s executive order GA-18, the following are the minimum recommended health protocols for all museums and libraries choosing to operate in Texas. Museums and libraries may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Museums and libraries should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Museums and libraries should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for your employees:

- Train all employees on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees before coming into the museum or library:
  - Send home any employee who has any of the following new or worsening signs or symptoms of possible COVID-19:
    - Cough
    - Shortness of breath or difficulty breathing
    - Chills
    - Repeated shaking with chills
    - Muscle pain
    - Headache
    - Sore throat
    - Loss of taste or smell
    - Diarrhea
    - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
    - Known close contact with a person who is lab confirmed to have COVID-19
  - Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee who was diagnosed with COVID-19, the individual may return to



## MUSEUMS AND LIBRARIES: Page 2 of 2

work when all three of the following criteria are met: at least 3 days (72 hours) have passed *since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or

- In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
  - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
- Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
  - Have employees wash or sanitize their hands upon entering the museum or library, and between interactions with visitors.
  - Have employees maintain at least 6 feet separation from other individuals. If such distancing is not feasible, measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced
  - If an employer provides a meal for employees, employers are recommended to have the meal individually packed for each employee.
  - Consistent with the actions taken by many businesses across the state, consider having all employees wear cloth face coverings (over the nose and mouth). If available, employees should consider wearing non-medical grade face masks.

### Health protocols for your facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect any items that come into contact with visitors.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and visitors.
- Place readily visible signage at the facility to remind everyone of best hygiene practices.

# MINIMUM STANDARD HEALTH PROTOCOLS



## CHECKLIST FOR ALL MUSEUM AND LIBRARY VISITORS Page 1 of 1

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all museum and library visitors in Texas. These minimum health protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for museum and library visitors:

- Maintain at least 6 feet separation from other individuals not attending the museum or library together. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Self-screen before going into a museum or library for any of the following, new or worsening signs or symptoms of possible COVID-19:
  - Cough
  - Shortness of breath or difficulty breathing
  - Chills
  - Repeated shaking with chills
  - Muscle pain
  - Headache
  - Sore throat
  - Loss of taste or smell
  - Diarrhea
  - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit.
  - Known close contact with a person who is lab confirmed to have COVID-19
- Wash or disinfect hands upon entering a museum or library and after any interaction with employees, other visitors, or items in the museum or library.
- Consistent with the actions taken by many individuals across the state, consider wearing cloth face coverings (over the nose and mouth) when entering a museum or library, or when within 6 feet of another person who is not a member of the individual's household. If available, individuals should consider wearing non-medical grade face masks.

# MINIMUM STANDARD HEALTH PROTOCOLS



## CHECKLIST FOR OUTDOOR SPORTS PARTICIPANTS

Page 1 of 1

***As outlined in Governor Abbott’s executive order GA-18, individuals may engage in outdoor sports, provided that the sports do not include contact with other participants, and no more than four participants play the sport at any time. Please note, under executive order GA-18, individuals shall avoid public swimming pools.***

*In accordance with Governor Abbott’s executive order GA-18, the following are the minimum recommended health protocols for all individuals engaging in outdoor sports in Texas. These minimum health protocols are not a limit on the health protocols that individuals may adopt. Individuals are encouraged to adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Individuals should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization.*

### Health protocols for outdoor sports participants:

Self-screen before playing in an outdoor sport for any of the following, new or worsening signs or symptoms of possible COVID-19:

- |  |   |
|--|---|
| <input type="checkbox"/> Cough                                       | <input type="checkbox"/> Sore throat  |
| <input type="checkbox"/> Shortness of breath or difficulty breathing | <input type="checkbox"/> Loss of taste or smell   |
| <input type="checkbox"/> Chills                                      | <input type="checkbox"/> Diarrhea   |
| <input type="checkbox"/> Repeated shaking with chills                | <input type="checkbox"/> Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit |
| <input type="checkbox"/> Muscle pain                                 | <input type="checkbox"/> Known close contact with a person who is lab confirmed to have COVID-19                      |
| <input type="checkbox"/> Headache                                    |   |

Special consideration for golf courses:

- Clean and sanitize golf carts and push carts between uses.
- Except for members of the same household, no more than one individual per golf cart.
- Clean and disinfect driving range golf balls between use.
- Ensure separation of at least 6 feet between golfers on the driving range.



## CHECKLIST FOR CHURCHES/PLACES OF WORSHIP

Page 1 of 3

*The Office of the Attorney General and the Office of the Governor have been providing joint guidance regarding the effect of executive orders on religious services conducted in churches, congregations, and places of worship. Below is an excerpt from the joint guidance for executive order GA-18, issued on April 27, 2020. The same minimum standard health protocols would apply to funeral services, burials, and memorials.*

*In accordance with Governor Abbott's executive order GA-18, the following are the minimum recommended health protocols for all churches, congregations, and places of worship in Texas. Churches, congregations, and places of worship may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all Texans. The same minimum standard health protocols would apply to funeral services, burials, and memorials.*

*We know now that the virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Churches, congregations, and places of worship should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Churches, congregations, and places of worship should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for serving your attendees:

- Strongly encourage the at-risk population<sup>2</sup> to watch or participate in the service remotely.
- Designate an area inside the facility reserved for the at-risk population, or offer a service for at-risk population attendees only.
- Ensure proper spacing between attendees:
  - Keep at least two empty seats (or six feet separation) between parties in any row, except as follows:
    - Two or more members of the same household can sit adjacent to one another, with two seats (or six feet separation) empty on either side.

<sup>2</sup> At-risk population are those who are 65 or older, especially those with chronic lung disease; moderate to severe asthma; chronic heart disease; severe obesity; diabetes; chronic kidney disease undergoing dialysis; liver disease; or weakened immune system



## CHURCHES/PLACES OF WORSHIP: Page 2 of 3

- Two individuals who are not members of the same household but who are attending together can sit adjacent to one another, with two seats (or six feet separation) empty on either side.
- Alternate rows between attendees (every other row left empty).

### Health protocols for your employees and volunteers:

- Train all employees and volunteers on appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Screen employees and volunteers before coming into the church, congregation, or place of worship:
  - Send home any employee or volunteer who has any of the following new or worsening signs or symptoms of possible COVID-19:

|   |  |
|---|--|
| - Cough                                       | - Sore throat  |
| - Shortness of breath or difficulty breathing | - Loss of taste or smell   |
| - Chills                                      | - Diarrhea   |
| - Repeated shaking with chills                | - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit |
| - Muscle pain                                 | - Known close contact with a person who is lab confirmed to have COVID-19                      |
| - Headache                                    |  |
  - Do not allow employees or volunteers with the new or worsening signs or symptoms listed above to return to work until:
    - In the case of an employee or volunteer who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed *since recovery* (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed *since symptoms first appeared*; or
    - In the case of an employee or volunteer who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
    - If the employee or volunteer has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.



## CHURCHES/PLACES OF WORSHIP: Page 3 of 3

- Do not allow an employee or volunteer with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Have employees or volunteers wash or sanitize their hands upon entering.
- Have employees or volunteers maintain at least 6 feet separation from other individuals. If such distancing is not feasible, then other measures including face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Consistent with the actions taken by many churches, congregations, and places of worship across the state, consider having employees, volunteers, and attendees wear cloth face coverings (over the nose and mouth). If available, they should consider wearing non-medical grade face masks.

### Health protocols for your facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect seats between services.
- Disinfect any items that come into contact with attendees.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available.
- Place readily visible signage to remind everyone of best hygiene practices.
- If a church or place of worship provides meals for employees, volunteers, or attendees, they are recommended to have the meals individually packed for each employee, volunteer, or attendee.
- Maintain rigorous sanitation practices like disinfection, handwashing, and cleanliness when preparing or serving anything edible.



## CHECKLIST FOR SINGLE-PERSON OFFICES

Page 1 of 2

***As outlined in Governor Abbott’s executive order GA-18, services provided by an individual working alone in an office may operate.***

*In accordance with Governor Abbott’s executive order GA-18, the following are the minimum recommended health protocols for all single-person offices. Employers may adopt additional protocols consistent with their specific needs and circumstances to help protect the health and safety of all employees and customers.*

*The virus that causes COVID-19 can be spread to others by infected persons who have few or no symptoms. Even if an infected person is only mildly ill, the people they spread it to may become seriously ill or even die, especially if that person is 65 or older with pre-existing health conditions that place them at higher risk. Because of the hidden nature of this threat, everyone should rigorously follow the practices specified in these protocols, all of which facilitate a safe and measured reopening of Texas. The virus that causes COVID-19 is still circulating in our communities. We should continue to observe practices that protect everyone, including those who are most vulnerable.*

*Please note, public health guidance cannot anticipate every unique situation. Businesses should stay informed and take actions based on common sense and wise judgment that will protect health and support economic revitalization. Businesses should also be mindful of federal and state employment laws and workplace safety standards.*

### Health protocols for single-person offices:

- Be trained on all appropriate cleaning and disinfection, hand hygiene, and respiratory etiquette.
- Self-screen before coming into the office:
  - Do not go into the office with new or worsening signs or symptoms of possible COVID-19:
    - Cough
    - Shortness of breath or difficulty breathing
    - Chills
    - Repeated shaking with chills
    - Muscle pain
    - Headache
    - Sore throat
    - Loss of taste or smell
    - Diarrhea
    - Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit
    - Known close contact with a person who is lab confirmed to have COVID-19
- Do not allow employees with the new or worsening signs or symptoms listed above to return to work until:

*In the case of an employee who was diagnosed with COVID-19, the individual may return to work when all three of the following criteria are met: at least 3 days (72 hours) have passed since recovery (resolution of fever without the use of fever-reducing medications); and the individual has improvement in respiratory symptoms (e.g., cough, shortness of breath); and at least 7 days have passed since symptoms first appeared; or*



## SINGLE-PERSON OFFICES: Page 2 of 2

- In the case of an employee who has symptoms that could be COVID-19 and does not get evaluated by a medical professional or tested for COVID-19, the individual is assumed to have COVID-19, and the individual may not return to work until the individual has completed the same three-step criteria listed above; or
  - If the employee has symptoms that could be COVID-19 and wants to return to work before completing the above self-isolation period, the individual must obtain a medical professional's note clearing the individual for return based on an alternative diagnosis.
- Do not allow an employee with known close contact to a person who is lab-confirmed to have COVID-19 to return to work until the end of the 14 day self-quarantine period from the last date of exposure (with an exception granted for healthcare workers and critical infrastructure workers).
- Wash or sanitize their hands upon entering the business.
- Maintain at least 6 feet separation from other individuals. If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced.
- Consistent with the actions taken by many businesses across the state, consider wearing a cloth face covering (over the nose and mouth) upon entering the premises and when using common areas, including elevators, restrooms, break rooms, or stairs. If available, you should consider wearing non-medical grade face masks.

### Health protocols for your facilities:

- Regularly and frequently clean and disinfect any regularly touched surfaces, such as doorknobs, tables, chairs, and restrooms.
- Disinfect any items that come into contact with customers.
- Make hand sanitizer, disinfecting wipes, soap and water, or similar disinfectant readily available to employees and customers.
- Place readily visible signage at the business to remind everyone of best hygiene practices.



## ATTESTATION FOR COUNTIES

Page 1 of 2

### WITH FIVE OR FEWER LABORATORY-CONFIRMED CASES

Rural counties may, on an individualized basis, increase capacity for restaurants, retail, shopping malls, museums, libraries, and/or movie theaters if the county judge certifies and affirms to DSHS that the following standards have been investigated and confirmed to be met:

1. The county had five or fewer COVID-19 laboratory confirmed cases on April 30, 2020 or, at a later date, five or fewer active COVID-19 cases as verified by DSHS.
2. The county has created a list of testing opportunities in the county or the area.
3. The county has been in contact with its designated regional advisory council to ensure the community is prepared for any needed health care transfers.
4. The county has provided public notice to the residents of the county, including:
  - Signs and symptoms of COVID-19.
  - Recommended health and safety protocols in line with CDC guidance.
  - Information regarding how residents can get tested in the area.
  - A link to the DSHS website where residents can go to learn about community spread in nearby communities, in order to help county residents understand their risk to exposure if they travel regularly outside of the county.
5. The county has contacted each of the following types of facilities located in the county to ensure they are complying with HHSC and CDC guidelines regarding COVID-19:
  - Nursing homes
  - Assisted living facilities
  - Industrial, agricultural, or business facilities with a significant number of employees
  - City or county jails
6. The county is equipped and prepared to protect vulnerable populations, including nursing homes and assisted living facilities.
7. The county has documented procedures to be activated if a resident becomes COVID-19 positive, including procedures to take appropriate measures as necessary in line with the plan to open Texas.
8. The county has contacted DSHS in order to create a plan to ensure contact tracing will occur within 48 hours of a positive test reported to DSHS.

**If the county meets the above standards and chooses to do so, the county may do the following:**

- Increase dine-in restaurant capacity from 25% to up to 50% of the restaurant's total listed occupancy. All other provisions regarding restaurants still apply.



## RURAL COUNTIES: Page 2 of 2

- Increase retail in-store capacity from 25% to up to 50% of the retailer's total listed occupancy. All other provisions regarding retail still apply.
- Increase movie theater capacity from 25% to up to 50% of the movie theater's total listed occupancy. All other provisions regarding movie theaters still apply.
- Increase museum and library capacity from 25% to up to 50% of the museum's or library's total listed occupancy. All other provisions regarding museums and libraries still apply.

All counties must adhere to all other provisions set forth on the previous pages, including the minimum standard health protocols.

**Counties that file the attestation and qualify for 50% occupancy will revert to the 25% occupancy limits if any of the following occurs:**

1. **Five consecutive testing / tracking intervals with positivity rates greater than 12% in that interval.**
2. **The county has more than 3 positive cases per 1,000 residents.**
3. **Less than 15% of the surge capacity in hospitals for the catchment area is available.**

The attestation form, including the supplemental county information, to be completed by the county judge, can be found on the Department of State Health Services Coronavirus Disease 2019 (COVID-19) website at <https://dshs.texas.gov/coronavirus/>.

**Under GA-18, the Governor may, by proclamation, return any county to the essential services-only level.**



## ABOUT THE STRIKE FORCE: MEET THE LEADERSHIP

### James Huffines, Chair



Former President and Chief Operating Officer of PlainsCapital Corporation, retired Chief Operating Officer of Hilltop Holdings, Inc., former Chairman of The University of Texas System Board of Regents, and current Chair of Southwestern Medical Foundation. Huffines has served three governors of Texas: Governor Greg Abbott, Governor Rick Perry, and Governor Bill Clements. He is a former Chair of the Governor's University Research Initiative, and a former member of the Dallas Foundation Board of Governors, the Texas State History Museum Foundation Board of Trustees, and the Dallas Citizens Council Board of Directors. Huffines earned a BBA in finance from UT Austin and attended Southwestern Graduate School of Banking at Southern Methodist University.

### Mike Toomey, Chief Operating Officer



Mike Toomey, the only person in Texas history to serve as Chief of Staff for two Texas governors, Governor Rick Perry and Governor Bill Clements, is a former three-term Texas House member representing House District 135 in Houston, and former Chairman of the House Judiciary Committee. He previously served as Chairman of the Board – West Houston Chamber of Commerce. Toomey earned a BA in philosophy from Baylor University and a Juris Doctor from South Texas College of Law.



## MEET THE CHIEF MEDICAL ADVISORS

*These nationally recognized health experts are developing a medical architecture to comprehensively test and trace COVID-19 to enable Texans to gradually and safely begin the process of returning to work and other activities.*

- **John Hellerstedt, M.D., Chief Medical Officer**  
Commissioner of the Texas Department of State Health Services; previously Chief Medical Officer at Seton Family of Hospitals, and Vice President of Medical Affairs and Associate Chief Medical Officer at Dell Children's Medical Center of Central Texas.
- **Parker Hudson, M.D., MPH**  
Assistant Professor of Internal Medicine and Infectious Diseases at Dell Medical School and program director for the Internal Medicine Residency; completed an adult infectious diseases fellowship and a Master of Public Health in Epidemiology.
- **Mark McClellan, M.D., PhD**  
The Robert J. Margolis Professor of Business, Medicine, and Policy, and founding Director of the Duke-Margolis Center for Health Policy at Duke University; former administrator of the Centers for Medicare & Medicaid Services and former commissioner of the U.S. Food and Drug Administration.
- **John Zerwas, M.D.**  
Executive Vice Chancellor for Health Affairs, University of Texas System; previously represented Texas House District 28 for seven legislative terms; a past president of the American Society of Anesthesiologists.



## MEET THE SPECIAL ADVISORY COUNCIL

*Business leaders representing the state's regions and industries are collaborating with working groups to devise strategies, statewide standards, and appropriate timeframes to safely open the Lone Star State.*

**Arcilia Acosta:** President and CEO, CARCON Industries & Construction

**Paul Andrews, Jr.:** Founder and CEO, TTI Inc.

**Mark Bivins:** Rancher, partner in Corsino Cattle Company

**Kathy Britton:** CEO and Owner, Perry Homes

**Brad Brookshire:** Chairman and CEO, Brookshire Grocery Co.

**J. Bruce Bugg, Jr.:** Chairman, Texas Transportation Commission

**Alonzo Cantu:** President & CEO of Cantu Construction

**Bobby Cox:** Owner and operator, Bobby Cox Companies, Inc.

**Adriana Cruz:** Executive Director, Economic Development & Tourism Division, Office of the Governor

**Michael Dell:** Chairman and CEO, Dell Technologies

**Scott Dueser:** Chairman, President & CEO, First Financial Bank

**Don Evans:** Chairman of the President George W. Bush Foundation, Chairman of Permian Strategic Partnership

**Tilman Fertitta:** Chairman, CEO, and sole owner, Landry's, Inc.

**Richard Fisher:** Senior Advisor, Barclays and Former President & CEO, the Federal Reserve Bank of Dallas

**Rick Francis:** Chairman of the Board, WestStar Bank Holding Company, Inc.

**Printice Gary:** Founding Partner/Principal and CEO, Carleton Companies

**Brad Heffington:** Owner of Heffington Farms, Inc. and Triple T Irrigation, Inc.

**Jeffery D. Hildebrand:** Executive Chairman and Founder, Hilcorp Energy Company

**Nancy Kinder:** President & CEO, Kinder Foundation

**Tom Luce:** Founder and Chairman, Texas 2036

**Marc McDougal:** CEO, McDougal Companies

**Jim "Mattress Mack" McIngvale:** Owner, Gallery Furniture

**Drayton McLane:** Chairman, McLane Group

**Elaine Mendoza:** Founder, President & CEO of Conceptual MindWorks, Inc

**Balous Miller:** Owner, Bill Miller Bar-B-Q Restaurants

**Carla Moran:** Ramar Communications

**Dennis Nixon:** CEO and Chairman of International Bank of Commerce

**David Oliveira:** Partner at Roerig, Oliveira & Fisher, L.L.P.

**Ross Perot, Jr.:** Chairman, The Perot Group

**Kevin D. Roberts, PhD:** Executive Director, Texas Public Policy Foundation

**Robert B. Rowling:** Owner and Chairman, TRT Holdings, Inc.

**Kendra Scott:** Founder and CEO, Kendra Scott

**Robert F. Smith:** Founder, Chairman & CEO, Vista Equity Partners

**Sam L. Susser:** Chairman of BancAffiliated, Inc.

**Massey Villarreal:** CEO and President, Precision Task Group, Inc.

**Kirk Watson:** Founding Dean of the University of Houston Hobby School of Public Affairs

**Marc Watts:** President, The Friedkin Group

**Graham Weston:** Former Chairman of Rackspace Hosting Inc.

**Sanjiv Yajnik:** President of the Financial Services Division, Capital One



## STRIKE FORCE WORKING GROUPS

*The working groups are providing recommendations on potential openings of activities and services in Texas with the guidance of the Chief Medical Advisors and consistent with the guidelines provided by the CDC.*

### **Economic Revitalization**

- Workforce, Economic Development and International Trade
- Infrastructure
- Energy
- Arts, Culture, and Entertainment

### **Healthcare**

- Chief Medical Advisors
- Healthcare Systems
- Emergency Management and Supply Chain

### **Education**

- PreK-12 Schools
- Higher Education

### **Fiscal Accountability and Federal Liaison**



## WORKING GROUP LEADERS: ECONOMIC REVITALIZATION

*Working together to reboot our resilient Texas economy and lift communities and families across the state.*

### ***Workforce, Economic Development and International Trade***

- **Robert Allen**  
President & CEO of the Texas Economic Development Corporation; previously served as Deputy Chief of Staff to Governor Greg Abbott and Deputy Chief of Staff at the Office of the Attorney General.
- **Adriana Cruz**  
Executive Director, Economic Development & Tourism Division, Office of the Governor; previously President of the Greater San Marcos Partnership, and Vice President of Global Corporate Recruitment for the Austin Chamber of Commerce.
- **Ruth Hughs**  
Texas Secretary of State; previously Chair and Commissioner Representing Employers at the Texas Workforce Commission, and Director of Defense Litigation in the Office of the Texas Attorney General.

### ***Infrastructure***

- **J. Bruce Bugg, Jr.**  
Chairman of the Texas Transportation Commission; Chairman, President & CEO of Southwest Bancshares, Inc.; previously Chairman and President of the Texas Economic Development Corporation, and senior advisor to Governor Rick Perry.
- **Kirk Watson**  
Named founding Dean of the University of Houston Hobby School of Public Affairs; State Senator representing Austin, elected President Pro Tempore in 2019; previously Mayor of Austin, and served under Governor Ann Richards.



### ***Energy***

- **Julia Rathgeber**

President & CEO of the Association of Electric Companies of Texas, Inc.; previously served as Deputy Chief of Staff for Governor Greg Abbott; appointed as Commissioner of Insurance for Texas by Governor Rick Perry.

- **Todd Staples**

President of the Texas Oil and Gas Association; previously served as the Texas Commissioner of Agriculture, and as a member of both the Texas Senate and the Texas House of Representatives.

### ***Arts, Culture, and Entertainment***

- **Brendon Anthony**

Director of the Texas Music Office in the Office of Governor; previously a touring and recording musician, producer, artist consultant, head of ecommerce and artists relations.



## WORKING GROUP LEADERS: HEALTHCARE

*Protecting Texans' health and saving lives in communities across Texas.*

### **Healthcare**

- **John Hellerstedt, M.D.**  
Commissioner of the Texas Department of State Health Services; previously Chief Medical Officer at Seton Family of Hospitals, and Vice President of Medical Affairs and Associate Chief Medical Officer at Dell Children's Medical Center of Central Texas.
- **Parker Hudson, M.D., MPH**  
Assistant Professor of Internal Medicine and Infectious Diseases at Dell Medical School and program director for the Internal Medicine Residency; completed an adult infectious diseases fellowship and a Master of Public Health in Epidemiology. Director of COVID-19 Testing and Tracing at the Dell Medical School.
- **Mark McClellan, M.D., PhD**  
The Robert J. Margolis Professor of Business, Medicine, and Policy, and founding Director of the Duke-Margolis Center for Health Policy at Duke University; former administrator of the Centers for Medicare & Medicaid Services and former commissioner of the U.S. Food and Drug Administration.
- **John Zerwas, M.D.**  
Executive Vice Chancellor for Health Affairs, University of Texas System; previously represented Texas House District 28 for seven legislative terms; a past president of the American Society of Anesthesiologists.

### **Healthcare Systems**

- **John Zerwas, M.D.**  
Executive Vice Chancellor for Health Affairs, University of Texas System; previously represented Texas House District 28 for seven legislative terms; a past president of the American Society of Anesthesiologists.

### **Emergency Management and Supply Chain**

- **Nim Kidd**  
Chief of the Texas Division of Emergency Management, and Vice Chancellor for Disaster and Emergency Services, Texas A&M University System; previously District Fire Chief, San Antonio Fire Department, and City of San Antonio Emergency Manager.



## WORKING GROUP LEADERS: EDUCATION

*Working together to ensure Texas students have access to the knowledge and skills need to compete and to build a brighter Texas of tomorrow.*

### **PreK-12 Education**

- **Mike Morath**

Commissioner of the Texas Education Agency, oversees PreK-12 education for more than 5 million students; previously a member of the Dallas Independent School District's Board of Trustees; began his career in the technology sector.

### **Higher Education**

- **Harrison Keller, PhD**

Commissioner of the Texas Higher Education Coordinating Board; previously Deputy to the President for Strategy and Policy at The University of Texas at Austin, and Vice Provost for Higher Education Policy and Research.



**WORKING GROUP LEADER: FISCAL ACCOUNTABILITY AND FEDERAL LIAISON**

*Working together to leverage federal resources and ensure fiscal accountability to protect lives and restore livelihoods in communities across Texas.*

▪ **Billy Hamilton**

Deputy Chancellor and Chief Financial Officer, The Texas A&M University System; previously a private state tax consultant, and served as Deputy Comptroller of Public Accounts for the State of Texas.

## APPENDIX



## **Governor Abbott's Proactive Response to the Coronavirus Threat**

***From before COVID-19 was first detected in Texas, Governor Abbott has leveraged state, federal and local resources as well as private-sector support to mitigate the spread of the coronavirus and to protect the health and safety of Texans across the state.***

*A high-level snapshot of actions taken by Governor Abbott; not inclusive of all briefings, hearings, proclamations, calls, actions or related events in Texas.*

### **MOBILIZING STATE RESOURCES**

- In January, Governor Abbott activates the State Medical Operations Center and all state emergency response agencies to implement existing statewide preparedness and response plans.
- At the Governor's direction, the Texas Task Force on Infectious Disease Preparedness and Response and the Texas Emergency Management Council begin regular meetings.
- At the Governor's direction, the Department of State Health Services (DSHS) begins daily calls with public health authorities and providers.
- Governor Abbott declares a State of Disaster for all Texas counties due to the imminent threat posed, thereby authorizing the use of all available and necessary state resources to assist Texas communities.
- Governor Abbott and Attorney General Ken Paxton issue a joint statement on price gouging and announce a consumer hotline.
- Governor Abbott directs all state agencies to enact telework policies to ensure continuing service.
- Governor Abbott activates the Texas National Guard and deploys three brigades to assist health professionals and emergency responders on the front line.
- Governor Abbott announces the Texas Military Department and U.S. Army Corps of Engineers are working to identify and equip medical facilities if additional hospital capacity is needed.
- Governor Abbott provides a region-by-region update on medical and PPE supplies acquired by the Supply Chain Strike Force and distributed across Texas.
- Governor Abbott announces that Texas National Guard members are helping to staff a 24-hour operation to produce 2 million face masks a week for distribution in Texas.
- Governor Abbott announces an Executive Order on April 17 establishing the Governor's Strike Force to Open Texas, including a Medical Advisory Board to guide the State's decisions on opening Texas.
- Governor Abbott announces the Texas National Guard will be mobilizing more than 1,200 personnel as part of mobile testing teams in various parts of the state.

## **LEVERAGING FEDERAL RESOURCES**

- In January, Governor Abbott joins HHS Secretary Alex Azar, federal health officials, Cabinet members and governors by phone for the first federal update on the coronavirus.
- In addition to speaking with President Trump and Vice President Pence, and ongoing calls with White House officials and Cabinet members, Governor Abbott joins regular calls with the vice president, federal agencies and the nation's governors.
- Governor Abbott requests the state's allocation of medical and pharmaceutical assets from the Strategic National Stockpile for distribution.
- Governor Abbott requests a statewide emergency designation for small business disaster loans from the U.S. Small Business Administration.
- Governor Abbott requests a presidential declaration of a major disaster.
- At Governor Abbott's direction, \$19.5 million from the state's initial \$36.9 million allotment of emergency congressional funding is distributed to 43 local health departments, with the remaining funds reserved for statewide efforts and to serve areas not covered by a local health department.
- Governor Abbott requests permission from the USDA to expand the use of SNAP food assistance.
- Governor Abbott requests interest-free Title XII loan funds to pay unemployment claims and also requests accelerated release of funds from the federal Unemployment Trust Fund.
- Governor Abbott submits a waiver asking for flexibility in administering Medicaid to expand care.
- Governor Abbott requests a waiver from HUD to provide financial housing assistance to certain Texans enduring economic hardships related to COVID-19.
- Governor Abbott continues to regularly consult by phone with the President, VP and White House health officials and federal agency administrators.
- Governor Abbott announces that SNAP food benefits may be used for online food purchases.
- Governor Abbott announces nearly \$54 million in federal funds to support older Texans and people with disabilities during the COVID-19 response.
- Governor Abbott announces up to \$11.3 million in HOME Tenant Based Rental Assistance from HUD to Texans experiencing housing challenges due to COVID-19.

## **WORKING WITH LOCAL LEADERS**

- In January at the Governor's direction, DSHS begins daily calls with local public health authorities around the state and with San Antonio officials in relation to the repatriated Americans housed at JBSA-Lackland, as well as regular briefing calls with elected officials and local leaders around the state.
- DSHS, TDEM, the Texas Education Agency and all state agencies begin daily outreach to communities.
- Governor Abbott briefs legislators, mayors, county judges and other local elected officials by teleconference on the state's strategies to mitigate the spread of COVID-19 and ensure communities are prepared to respond to any confirmed cases in their area.
- At the Governor's direction, TEA issues guidance to K-12 public and open enrollment schools.
- Governor Abbott continues to regularly consult by phone and update state and local elected officials, ensuring local health needs are met and answering questions about the State's strategies to open Texas.

- Governor Abbott continues to recognize local business leaders who are adapting and innovating to help meet community needs.
- Governor Abbott announces Texas A&M AgriLife Extension Service will provide a free online training series to help local officials understand, acquire and administer federal CARES Act assistance.

#### **KEEPING TEXANS INFORMED**

- In January at the Governor's direction, DSHS launches a coronavirus information/resources page online and continues to broadly promote preventative hygiene measures; social posts are shared/amplified by other state agencies.
- Beginning in February, Governor Abbott hosts ongoing press briefings, joined by DSHS and the Texas Department of Emergency Management.
- Governor Abbott conducts almost daily media interviews with local and regional broadcast stations.
- Through ongoing social campaigns amplified by all state agencies, and televised public service announcements, Governor Abbott continually urges Texans to take preventative measures and to visit [dshs.texas.gov](https://dshs.texas.gov) for more information.
- Governor Abbott hosts a televised town hall to answer Texans' questions.
- Governor Abbott invites Texans to volunteer supplies, equipment and medical services by going to the state's portal: [texas.gov](https://texas.gov).
- First Lady Cecilia Abbott reminds Texans by video to check on older, isolated family members and neighbors who may be in need of food and medicine.
- Governor Abbott releases a video message to all Texans as his Executive Order goes into effect requiring all Texans to stay home unless they are participating in an essential service or activity.
- Governor Abbott holds a press briefing detailing the progress that Texas has made in slowing the spread, including county-by-county reporting.
- Governor Abbott has conducted 15 press conferences and 100 broadcast media interviews related to the State's response, commencing six days prior to the first confirmed case in Texas, as of April 10, 2020.
- Governor Abbott continues to conduct regular press briefings and local/regional broadcast media interviews to update on the State's response.
- Governor Abbott holds a press conference on April 17 to announce the Governor's Strike Force to Open Texas; the State's opening strategies will be guided by a Medical Advisory Board and with the advice of a Special Advisory Counsel of business leaders representing the state's regions and industries.
- Governor Abbott holds a press briefing to update on the State's response; announces nearly 500,000 job openings listed on [WorkInTexas.com](https://WorkInTexas.com).
- Governor Abbott announces an online COVID-19 test collection map to help Texans locate test collection sites within their community.

#### **MITIGATING THE SPREAD IN TEXAS COMMUNITIES**

- In January at the Governor's direction, DSHS begins regular posting of preventative hygiene steps; these social posts are amplified by state agencies.

- At the Governor's direction, capacity is added at the Texas Center for Infectious Disease to accept mildly symptomatic to asymptomatic patients from the JBSA-Lackland repatriate cohorts and relieve anticipated pressure on San Antonio hospitals.
- Governor Abbott sends a letter to the CDC demanding improved release protocols for individuals under federal quarantine at Lackland.
- Governor Abbott is briefed by the Texas Military Department on preventative health measures for Texas National Guard personnel.
- The Governor restricts non-critical visits to state-supported nursing homes, hospitals, prisons and other facilities.
- Governor Abbott allows virtual and telephonic open meetings to ensure government transparency.
- Governor Abbott postpones scheduled district and primary runoff elections.
- Governor Abbott issues Executive Orders prohibiting social gatherings of 10 or more, dine-in restaurants and bars, and non-critical visits to nursing homes, and temporarily closing schools.
- Governor Abbott mandates a 14-day self-quarantine for air travelers from NY, NJ, CT and New Orleans. That Executive Order is expanded to air travelers from additional hotspot locations, California, Louisiana, Washington, Atlanta, Chicago, Detroit and Miami, and to travel by car from Louisiana.
- Governor Abbott prohibits the release of individuals in county and municipal jail custody who are deemed a danger to society.
- Governor Abbott issues an Executive Order implementing Essential Services and Activities Protocols for the entire state of Texas to minimize non-essential gatherings and in-person contact.
- Governor Abbott provides a region-by-region update on medical and PPE supplies acquired by the Supply Chain Strike Force and distributed across Texas.
- Governor Abbott announces a 24-hour operation, staffed in part by Texas National Guard members, will produce 2 million masks per week for distribution in Texas.
- Governor Abbott regularly updates the public at press briefings on the distribution of PPE supplies to communities across Texas.
- Governor Abbott announces an Executive Order closing schools through the academic year to mitigate the spread, though teachers may return for in-classroom video instruction.
- Governor Abbott announces the Texas National Guard will be mobilizing more than 1,200 personnel as part of mobile testing teams in various parts of the state.
- Governor Abbott announces an online COVID-19 test collection map to help Texans locate test collection sites within their community.

#### **EXPANDING ACCESS TO HEALTHCARE**

- On March 5, Governor Abbott announces the launch of statewide testing capabilities.
- Governor Abbott asks health insurance providers to waive costs associated with the testing and telemedicine visits.
- Governor Abbott directs state agencies to take any action necessary to support telemedicine.
- Governor Abbott fast-tracks licensing for out-of-state medical professionals.
- Governor Abbott announces Texas will receive an initial 15,000 testing kits from FEMA, in addition to testing capabilities already announced.

- Governor Abbott holds a video call with hospitals to discuss capacity.
- Governor Abbott holds a press conference at the San Antonio Emergency Operations Center to update on the state's actions and the San Antonio drive-thru coronavirus testing site. He announces other major cities are working to implement drive-thru testing sites to be run and managed at the local level.
- Governor Abbott activates the Texas National Guard to assist medical professionals and emergency responders on the front line.
- Governor Abbott waives certain regulations to expand patient access to telemedicine.
- At the Governor's direction, DSHS declares a Public Health Disaster, triggering important tools for public health authorities.
- Testing by public health authorities and private providers continue to increase weekly, following prescribed protocols for eligibility.
- Governor Abbott waives regulations to allow phone consultations by pharmacists, and waives regulations to expand nursing workforce.
- Governor Abbott issues an Executive Order increasing hospital capacity, announces a Supply Chain Strike Force and increases hospital room occupancy.
- Governor Abbott directs hospitals to submit daily reports on bed capacity and all providers to update daily on COVID-19 tests.
- Governor Abbott announces an initial \$83 million order of medical supplies ordered by the new Supply Chain Strike Force, along with donations of supplies from Texas medical professionals.
- Governor Abbott invites Texans to volunteer supplies, equipment and medical services by going to the state's portal: [texas.gov](https://www.texas.gov).
- Governor Abbott extends license renewal periods for nurses, extends license renewal periods for pharmacists and expedites reactivation for advanced practice registered nurses.
- Governor Abbott receives his requested federal approval to automatically renew Medicaid and SNAP food assistance until further notice, and to suspend the requirement that renewing recipients and new applicants be interviewed.
- Governor Abbott announces the Kay Bailey Hutchison Convention Center in Dallas is being equipped as a back-up hospital facility should it be needed.
- Governor Abbott waives certain regulations to expand EMS and emergency responder workforce.
- Because of proactive measures and waivers issued by Governor Abbott, hospital bed availability in Texas has increased by 140 percent since March 18.
- Governor Abbott provides a region-by-region update on medical and PPE supplies acquired by the Supply Chain Strike Force and distributed across Texas.
- Governor Abbott announces a 24-hour operation staffed in part by Texas National Guard members will produce 2 million masks per week for distribution in Texas.
- Governor Abbott continues to temporarily waive regulations: Expanding the healthcare workforce; allowing off-site outpatient end-stage renal disease facilities; expanding telehealth options; allowing more nurse aides to serve residents in long-term care facilities; increasing hospital and medical facility staffing; and increasing the Advanced Practice Registered Nurse workforce.
- Governor Abbott updates the public at a press briefing on the distribution of PPE supplies across Texas.

- Governor Abbott announces an Executive Order loosening some restrictions on surgeries and medical procedures while ensuring hospital capacity and sufficient PPE supplies.
- Governor Abbott announces an online COVID-19 test collection map to help Texans locate test collection sites within their community.

#### **REMOVING REGULATORY ROADBLOCKS**

- After issuing a State of Disaster proclamation on March 13, with 39 COVID-19 cases in Texas confirmed and because of the imminent threat posed, Governor Abbott begins waiving state regulations to remove roadblocks and better meet Texans' needs during the emergency period:
  - Certain state trucking regulations to help speed deliveries
  - Allowing trucks from alcohol industry to deliver grocery supplies
  - Ensuring students receive work-study funding
  - STAAR testing requirements
  - Vehicle registration, titling and parking placard regulations
  - Expanding hospital capacity
  - Expanding patient access to telemedicine care
  - Speeding payment of new unemployment benefits
  - Extending driver license renewal deadlines
  - Allowing delivery of alcoholic beverages with food
  - Temporarily closing DPS driver license offices
  - Waiving healthcare fees for incarcerated Texans
  - Suspending residential eviction proceedings (Texas Supreme Court)
  - Allowing event permit refunds for businesses
  - Allowing phone consultations by pharmacists
  - Expanding nursing workforce in Texas
  - Creating a Supply Chain Strike Force
  - Increasing occupancy of hospital rooms
  - Allowing restaurants to sell bulk products to consumers
  - Expanding healthcare facilities
  - Extending licensing renewal period for nurses
  - Preserving and extending child care capacity
  - Extending licensing renewal period for pharmacists
  - Expediting reactivation for advanced practice registered nurses
  - Waiving COVID-19 cost-sharing for public safety employees
  - Expanding EMS and emergency responder workforce
  - Expanding healthcare workforce
  - Allowing off-site outpatient end-stage renal disease facilities
  - Waiving federal match for victims services grant recipients
  - Allowing for video appearance before Notary Public
  - Expanding telehealth options
  - Allowing more nurse aides to serve residents in long-term care facilities
  - Increasing hospital and medical facility staffing
  - Waiving certain testing requirements for Advanced Practice Registered Nurses

## **HELPING FAMILIES, SMALL BUSINESSES AND COMMUNITIES TO COPE**

- In January at Governor Abbott's direction, DSHS begins posting coronavirus information and resources online and broadly promotes preventative hygiene measures.
- At Governor Abbott's direction, TEA shares preventative guidance with school districts.
- Governor Abbott declares a State of Disaster for all Texas counties due to the imminent threat posed, thereby authorizing the use of all available and necessary state resources to assist Texas communities.
- Governor Abbott and Attorney General Paxton issue a joint statement on reports of price-gouging and announce a consumer hotline.
- Governor Abbott briefs legislators, mayors and county officials by phone conference on the state's strategies to mitigate spread and ensure communities are prepared to respond.
- Governor Abbott waives certain state trucking regulations to expedite delivery of resources in Texas.
- Governor Abbott waives laws to allow trucks from alcohol industry to deliver grocery supplies.
- Governor Abbott waives regulations to ensure students in work-study programs receive critical funding during school closures.
- Governor Abbott waives STAAR testing requirements and requests waiver for federally required testing.
- Governor Abbott hosts a televised town hall to answer Texans' questions about the state's response.
- Governor Abbott waives the waiting period for new unemployment benefits to speed payments to impacted families across the state.
- Governor Abbott holds call with mayors, county judges to discuss state and local response strategies.
- Governor Abbott's request for an emergency designation for small business statewide receives federal approval, making small business disaster loans from SBA available in Texas.
- Governor Abbott and TEA announce a Texas Students MealFinder Map to ensuring continuing access to the school lunch program.
- Governor Abbott offers supplemental grants through his Public Safety Office to fund critical needs for providers serving foster and homeless youth and kinship care families.
- Governor Abbott issues a waiver allowing restaurants to sell bulk retail products directly to consumers.
- Governor Abbott announces a \$16.2 million grant to help communities provide meals for older adults.
- First Lady Cecilia Abbott posts a video on social channels reminding Texans to check in on older or isolated family and neighbors.
- Governor Abbott waives certain TWC regulations to extend child care capacity for front line workers.
- Governor Abbott's request to automatically renew Medicaid and the Supplemental Nutrition Assistance Program (SNAP) and to suspend interview requirements receives federal approval.
- Governor Abbott announces the Comfort Food Care Package program to provide meals for at-risk youth and families, and to support local restaurants.

- Governor Abbott announces a federal stimulus package to relieve the economic impact on unemployed workers and the state’s hardest-hit businesses; includes retroactive payments of unemployment benefits.
- Governor Abbott announces grants totaling \$14.1 million awarded to various military communities across the state to ensure installations continue to add military value and to protect jobs.
- Governor Abbott and TEA announce the launch of a “Stay Well, Texas” campaign in English and Spanish to reach families across the state.
- Governor Abbott issues an Executive Order implementing Essential Services and Activities Protocols to encourage Texans to stay at home except for essential activities; within the order is a process for businesses to determine if they meet DHS’ definition of essential and to petition TDEM to be designated as essential.
- Governor Abbott announces Care.com is increasing in-home child care access for frontline workers responding to the COVID-19 emergency.
- Governor Abbott announces more than \$168 million in emergency SNAP food benefits.
- Governor Abbott announces a new online Frontline Child Care website to help essential workers in Texas to locate child care.
- Governor Abbott announces \$50 million in small business loans in partnership with Goldman Sach and the LiftFund along with other community development financial institutions (CDFIs).
- Governor Abbott announces more than 1,130,000 unemployment claims totaling well over \$400 million have been paid out to Texans whose jobs were impacted by COVID-19 as of April 13, 2020.
- First Lady Cecilia Abbott launches a Stars of Texas Storytime for children on Facebook.
- The Governor’s Economic Development & Tourism division begins webinar series for small businesses in addition to recovery resources and information provided online and through email blasts.
- Governor Abbott announces his Pubic Safety Office will provide \$38 million in federal funds to local governments.
- Governor Abbott announces Executive Orders: establishing the Governor’s Strike Force to Open Texas; directing select services to open under a Retail-To-Go strategy; closing schools for the remainder of the year other than to support video instruction by teachers; and loosening some restrictions on surgeries and medical procedures while ensuring hospital capacity and sufficient PPE supplies. Opening strategies will be guided by the Strike Force Medical Advisory Board and with the advice of the Strike Force Special Advisory Counsel of business leaders representing the state’s regions and industries.
- Governor Abbott announces that SNAP food benefits may be used for online food purchases.
- Governor Abbott announces nearly \$54 million in federal funds to support older Texans and people with disabilities during the COVID-19 response.
- Governor Abbott announces up to \$11.3 million in HOME Tenant Based Rental Assistance from HUD to Texans experiencing housing challenges due to COVID-19.

###



Office of the Governor | P.O. Box 12428 | Austin, Texas 78711  
(512) 463-2000 (Voice) Dial 7-1-1 For Relay Services  
[gov.texas.gov](http://gov.texas.gov)



## **Guidance for Houses of Worship During the COVID-19 Crisis**

During these challenging times, government and faith communities throughout Texas need to work together to love our neighbors and slow the spread of Coronavirus. To facilitate this collaboration, State and local governments must clearly articulate their directives aimed at mitigating spread of the virus. This updated joint guidance from the Office of the Attorney General and the Office of the Governor is the official guidance regarding the effect of Executive Order GA 16 on religious services conducted in churches, congregations, and houses of worship.

### **The government must give special consideration to houses of worship when issuing orders related to the COVID-19 crisis.**

The First Amendment to the United States Constitution and Article I of the Texas Constitution protect the right of Texans to worship and freely exercise their religion according to the dictates of their own consciences. In addition, the Texas Religious Freedom Restoration Act ("RFRA") provides additional protections to faith communities, and government must ensure that it complies with RFRA when it acts, even during a disaster. Thus, when state or local governments issue orders prohibiting people from providing or obtaining certain services, they must ensure that these orders do not violate these constitutional and statutory rights.

### **Houses of worship provide "essential services."**

By executive order, Governor Abbott has defined essential services to include "religious services conducted in churches, congregations, and houses of worship."<sup>1</sup> Institutions providing these essential services can provide them under certain conditions described in Executive Order GA 16 and local orders by counties or municipalities that are consistent with GA 16. To the extent there is conflict between the Governor's Executive Order GA 16 and local orders, GA 16 controls. Local governments may not order houses of worship to close.

### **Houses of worship should conduct as many activities as possible remotely, and should follow federal guidelines when providing services in person.**

Houses of worship should conduct as many of their activities as possible remotely. Services that houses of worship cannot conduct remotely should be conducted in accordance with guidance from the White House and the Centers for Disease Control and Prevention ("CDC").<sup>2</sup> For example:

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<sup>1</sup> Exec. Order No. GA 16 at 3 (Apr. 17, 2020); *see also* Exec. Order No. GA 14 at 2 (Mar. 31, 2020) (superseded by GA 16).

<sup>2</sup> Ctr. for Disease Control, Interim Guidance for Businesses and Employers to Plan and Respond to Coronavirus Disease 2019 (COVID-19) (Apr. 9, 2020), <https://www.cdc.gov/coronavirus/2019-ncov/>

- Instruct sick employees, volunteers, and guests to stay home;
- Practice social distancing by maintaining appropriate distance between people;
- Maintain good hygiene by washing your hands frequently, using hand sanitizer, using your elbow to cover coughs, and not touching your face;
- Implement environmental cleanliness and sanitization practices; and
- Clean and disinfect work areas frequently.

Houses of worship, like providers of other essential services, are to follow additional guidance from the White House and CDC whenever possible.<sup>3</sup>

### **Houses of worship should help slow the spread of the virus.**

Texas is a big state and the transmission rate of COVID-19 varies in different communities. Texans also have big hearts and should love their neighbors by evaluating the rate of local community spread to determine the appropriate level of mitigation strategies to implement.<sup>4</sup> Houses of worship play an important role in this effort, and can use their creativity to help slow the spread of the virus. For example, a church could hold “drive-in” style services. Or because Executive Order GA 16 permits drive-thrus to provide goods and services, a house of worship may, according to their faith practices, provide communion or a blessing through a similar drive-up service.

When conducting services, houses of worship may consider implementing the following practices:

- Encourage all attendees who are 65 and above to stay home and watch the services online, or provide a “senior service” exclusively for attendees 65 and above to attend in person.
- Ask all attendees who have an underlying at-risk health condition to stay home and watch the services online.
- Equip ushers and greeters with gloves and masks.
- Consider keeping child care closed, unless the house of worship can comply with CDC guidelines for child care facilities.<sup>5</sup>

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[community/guidance-business-response.html](https://www.dshs.texas.gov/coronavirus/#prevent); Tex. Dep’t of State Health Servs., Prevention of COVID-19 (Apr. 17, 2020), <https://www.dshs.texas.gov/coronavirus/#prevent>; The President’s Coronavirus Guidelines for America, 30 Days to Slow the Spread (Mar. 31, 2020), [https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20\\_coronavirus-guidance\\_8.5x11\\_315PM.pdf](https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20_coronavirus-guidance_8.5x11_315PM.pdf).

<sup>3</sup> CDC: <https://www.cdc.gov/coronavirus/2019-ncov/community/guidance-business-response.html>. Texas DSHS: <https://www.dshs.texas.gov/coronavirus/#prevent>.

<sup>4</sup> CDC, People Who Are at Higher Risk for Severe Illness (Apr. 15, 2020), <https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/people-at-higher-risk.html>; see also CDC, Interim Guidance for Administrators and Leaders of Community- and Faith-Based Organizations to Plan, Prepare, and Respond to Coronavirus Disease 2019 (COVID-19) (Mar. 23, 2020), <https://www.cdc.gov/coronavirus/2019-ncov/community/organizations/guidance-community-faith-organizations.html>.

<sup>5</sup> CDC, Guidance for Childcare Programs that Remain Open (Apr. 12, 2020), <https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/guidance-for-childcare.html>.

- Ensure all attendees sanitize their hands and put on a mask before entering the building.
- Ensure attendees sit with their family unit, use social distancing between each unit, and, if necessary, add more service times to facilitate distancing.
- Clergy should dismiss attendees by family unit, maintaining social distancing.
- Staff should sanitize seats and frequently touched surfaces between services.
- Consider refraining from passing collection plates and instead provide a central collection box in the building or encourage online giving.
- Consider how the sacraments can be administered without attendees having to touch the same surfaces and objects.

**These guidelines do not violate the religious liberty of houses of worship.**

Under the extraordinary circumstances in which we temporarily live, these guidelines provide that houses of worship may remain open. The guidelines make only recommendations to houses of worship. They do not violate the religious liberty of houses of worship because the government has a compelling interest in recommending this guidance (stopping contagion) and the guidance is the least restrictive means of serving that compelling interest (allowing houses of worship to stay open for ministry, but suggesting ways that help slow the spread of COVID-19).



GOVERNOR GREG ABBOTT

April 30, 2020

Ms. Emily Knight  
Texas Restaurant Association  
PO Box 1429  
Austin, Texas 78767

Dear Emily:

As you know, Governor Abbott's executive order GA-18 limits the occupancy of restaurants for dine-in restaurant services to 25% of the total listed occupancy. This limitation is for the number of restaurant customers in the restaurant, and does not include essential employees of the restaurant.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luis Saenz".

Luis Saenz  
Chief of Staff



April 30, 2020 | Noteworthy

# Guidance Letter About Reopening Non-Essential Businesses Regarding GA-18

SHARE THIS:

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Mr. Matt Sebesta

County Judge, Brazoria County

Dear Judge Sebesta:

This letter responds to your question, submitted pursuant to Texas Government Code section 418.193, asking whether local governments may allow businesses to reopen if they are not essential or reopened services defined under Governor Abbott’s executive order. *See* Exec. Order GA-18 (Apr. 27, 2020) (relating to safely and strategically reopening Texas businesses). Your question concerns numerous public reports suggesting that the Governor’s order is vague and unenforceable. As explained below, the Governor’s order is neither vague nor unenforceable, and local governments are prohibited from allowing businesses to reopen unless they are recognized as essential or reopened services under the Governor’s order.

Executive Order GA-18 requires all Texans to “minimize in-person contact with people” who do not live in the same household, “except where necessary to provide or obtain essential services or reopened services[.]” *Id.* at 3.

Essential services are defined as religious services and “everything listed by the U.S. Department of Homeland Security (DHS) in its Guidance on the Essential Critical Infrastructure Workforce, Version 3.0.” *Id.* And reopened services are those services listed in the Governor’s order that are not already essential services. *See id.* at 3–4 (listing reopened services, including retail to-go, restaurants, theaters, malls, museums, and libraries, with certain exceptions).

Some services are neither essential nor reopened services for purposes of GA-18. These include “bars, gyms, public swimming pools, interactive amusement venues such as bowling alleys and video arcades, massage establishments, tattoo studios, piercing studios, or cosmetology salons.” *Id.* at 4. GA-18 prohibits people from “visiting” these businesses. News reports have suggested that GA-18 does not prohibit these businesses from opening their doors to the public. We disagree.

Under Executive Order GA-18, all Texans must “minimize in-person contact with people” who do not live in the same household, “except where necessary to provide or obtain *essential services or reopened services*.” *Id.* at 3 (emphasis added). Services provided by “bars, gyms, public swimming pools, interactive amusement venues . . . , massage establishments, tattoo studios, piercing studios, or cosmetology salons” are not defined as either essential or reopened services under GA-18. *See id.* at 3–4. The nature of these services requires in-person contact between customers and service providers. Those customer-to-employee contacts are affirmatively precluded by GA-18, which instructs that “[p]eople shall avoid visiting” those establishments for such business purposes. *See id.* at 4. A local order purporting to allow establishments providing these services to open for business, therefore, would conflict with the Governor’s order.

Executive Order GA-18 expressly provides that it supersedes “any conflicting order issued by local officials” to the extent such order “expands the list of essential services or the list or scope of reopened services as set forth in this executive order.” Exec. Order GA-18 at 5. A local order that purports to allow businesses that are neither essential services nor reopened services under GA-18 to reopen would “expand the list of essential services or the list or scope of reopened services.” Therefore, such an order would be superseded by GA-18 and would be invalid. *See* Exec. Order GA-18 at 5; *see also* Tex. Const. art. XI, § 5(a) (providing that local regulation may not be inconsistent with the State Constitution or laws); Tex. Gov’t Code § 418.012 (providing that the Governor’s executive orders “have the force and effect of law”); *City of Laredo, Tex. v. Laredo Merchants Assoc.*, 550 S.W.3d 586, 592 (Tex. 2018) (recognizing municipal ordinances may not be inconsistent with the Constitution or state law); Tex. Att’y Gen. Op. KP-0296 (2020) (concluding municipal and county officials lack emergency authority to regulate or restrict the sale of firearms).

We trust that this guidance answers your question. If it does not, please feel

free to contact this office.

Sincerely,

Ryan M. Vassar

Deputy Attorney General for Legal Counsel

Read a [copy of the letter here](#)

<https://www.texasattorneygeneral.gov/sites/default/files/images/admin/2020/Press/image2004-30-163351.pdf>.





# CITY OF LAVON

## Agenda Brief

MEETING: May 5, 2020

ITEM: 6 - C

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**Item:**

Discussion and action regarding acceptance of the public infrastructure for the Traditions at Grand Heritage, Phase 2 addition.

**Background:**

The developer of the Traditions at Grand Heritage, Phase 2 Addition recently completed construction of the public infrastructure improvements.

*Code Excerpt*

**City of Lavon Code of Ordinances  
Chapter 9 Planning and Development Regulations  
Sec. 6 Record Drawings (As-Built Plans)**

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

The developer has provided as-built record drawings, an affidavit of value for the improvements and maintenance bond security for the infrastructure that is acceptable to the City Engineer. The City Engineer has recommended acceptance of the subdivision infrastructure subject to provisions outlined in his May 1, 2020 letter. Certificates of Occupancy will not be allowed until all conditions are satisfied.

**Staff Notes:**

Acceptance of the dedication of infrastructure is recommended.

- Attachments:**
- 1) Final Plat
  - 2) City Engineer Letter
  - 3) Trail Memorandum



- NOTES:**
1. LOT CORNERS SHALL BE MARKED BY 1/2" IRON PEGS WITH PLASTIC CAPS STAMPED "USA INC.", UNLESS NOTED OTHERWISE. MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. THE FOLLOWING COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION:  
COMMON AREA 1X, BLOCK A
  3. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  4. BEARINGS ARE BASED ON THE NORTH LINE OF "TRADITIONS AT GRAND HERITAGE PHASE 2" (SUBDIVISION) AS SHOWN ON THE PLAT OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND DOCUMENT NO. 2017109010005190.
  5. ZONED PD 59 - TRADITIONS PHASE 2 ORDINANCE 2016-09-04.
  6. ALL INTERIOR LOT LINES SHALL HAVE A 2.5 FOOT DRAINAGE EASEMENT AS SHOWN. EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SYSTEMS ON THE RESPECTIVE LOTS, AS SHOWN ON LOT GRADING PLANS. THE HOA MAINTENANCE OF THE DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE APPROVED CONSTRUCTION PLANS. THE EXPENSE OF THE RESPECTIVE LOT OWNERS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  7. ALL LOTS WITH RETAINING WALLS SHALL HAVE A 6 FOOT WALL MAINTENANCE EASEMENT ON EITHER SIDE OF LOT LINE WITH RETAINING WALL. THE MAINTENANCE OF THE RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  8. ALL WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK REGIONAL WATER DISTRICT (BRWD) AND ALL CONSTRUCTION SHALL BE TO THE SATISFACTION OF BRWD. THE DESIGN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  9. FENCES OR OTHER OBSTRUCTIONS, SHALL NOT, IN ANY CASE, IMPROVE THE SURFACE FLOW OF DRAINAGE AS SHOWN ON THE LOT GRADING PLANS. THE SURFACE FLOW OF DRAINAGE AT TOWN AREA SHALL BE 3" ABOVE PROPOSED GROUND.
  10. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF AND REPAIRS TO THE SUBDIVISION DRAINAGE DITCHES LOCATED WITHIN LOT BLOCK B.
  11. THE PROPOSED DRAINAGE EASEMENTS ALONG THE BACK OF BLOCK C LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**SMOOTH FOOTING TABLE**

| Block | Lot | Area | Volume |
|-------|-----|------|--------|
| 1     | 1   | 5.14 | 8775   |
| 1     | 2   | 5.14 | 8775   |
| 1     | 3   | 5.14 | 8775   |
| 1     | 4   | 5.14 | 8775   |
| 1     | 5   | 5.14 | 8775   |
| 1     | 6   | 5.14 | 8775   |
| 1     | 7   | 5.14 | 8775   |
| 1     | 8   | 5.14 | 8775   |
| 1     | 9   | 5.14 | 8775   |
| 1     | 10  | 5.14 | 8775   |
| 1     | 11  | 5.14 | 8775   |
| 1     | 12  | 5.14 | 8775   |
| 1     | 13  | 5.14 | 8775   |
| 1     | 14  | 5.14 | 8775   |
| 1     | 15  | 5.14 | 8775   |
| 1     | 16  | 5.14 | 8775   |
| 1     | 17  | 5.14 | 8775   |
| 1     | 18  | 5.14 | 8775   |
| 1     | 19  | 5.14 | 8775   |
| 1     | 20  | 5.14 | 8775   |
| 1     | 21  | 5.14 | 8775   |
| 1     | 22  | 5.14 | 8775   |
| 1     | 23  | 5.14 | 8775   |
| 1     | 24  | 5.14 | 8775   |
| 1     | 25  | 5.14 | 8775   |
| 1     | 26  | 5.14 | 8775   |
| 1     | 27  | 5.14 | 8775   |
| 1     | 28  | 5.14 | 8775   |
| 1     | 29  | 5.14 | 8775   |
| 1     | 30  | 5.14 | 8775   |
| 1     | 31  | 5.14 | 8775   |
| 1     | 32  | 5.14 | 8775   |
| 1     | 33  | 5.14 | 8775   |
| 1     | 34  | 5.14 | 8775   |
| 1     | 35  | 5.14 | 8775   |
| 1     | 36  | 5.14 | 8775   |
| 1     | 37  | 5.14 | 8775   |
| 1     | 38  | 5.14 | 8775   |
| 1     | 39  | 5.14 | 8775   |
| 1     | 40  | 5.14 | 8775   |
| 1     | 41  | 5.14 | 8775   |
| 1     | 42  | 5.14 | 8775   |
| 1     | 43  | 5.14 | 8775   |
| 1     | 44  | 5.14 | 8775   |
| 1     | 45  | 5.14 | 8775   |
| 1     | 46  | 5.14 | 8775   |
| 1     | 47  | 5.14 | 8775   |
| 1     | 48  | 5.14 | 8775   |
| 1     | 49  | 5.14 | 8775   |
| 1     | 50  | 5.14 | 8775   |
| 1     | 51  | 5.14 | 8775   |
| 1     | 52  | 5.14 | 8775   |
| 1     | 53  | 5.14 | 8775   |
| 1     | 54  | 5.14 | 8775   |
| 1     | 55  | 5.14 | 8775   |
| 1     | 56  | 5.14 | 8775   |
| 1     | 57  | 5.14 | 8775   |
| 1     | 58  | 5.14 | 8775   |
| 1     | 59  | 5.14 | 8775   |
| 1     | 60  | 5.14 | 8775   |
| 1     | 61  | 5.14 | 8775   |
| 1     | 62  | 5.14 | 8775   |
| 1     | 63  | 5.14 | 8775   |
| 1     | 64  | 5.14 | 8775   |
| 1     | 65  | 5.14 | 8775   |
| 1     | 66  | 5.14 | 8775   |
| 1     | 67  | 5.14 | 8775   |
| 1     | 68  | 5.14 | 8775   |
| 1     | 69  | 5.14 | 8775   |
| 1     | 70  | 5.14 | 8775   |
| 1     | 71  | 5.14 | 8775   |
| 1     | 72  | 5.14 | 8775   |
| 1     | 73  | 5.14 | 8775   |
| 1     | 74  | 5.14 | 8775   |
| 1     | 75  | 5.14 | 8775   |
| 1     | 76  | 5.14 | 8775   |
| 1     | 77  | 5.14 | 8775   |
| 1     | 78  | 5.14 | 8775   |
| 1     | 79  | 5.14 | 8775   |
| 1     | 80  | 5.14 | 8775   |
| 1     | 81  | 5.14 | 8775   |
| 1     | 82  | 5.14 | 8775   |
| 1     | 83  | 5.14 | 8775   |
| 1     | 84  | 5.14 | 8775   |
| 1     | 85  | 5.14 | 8775   |
| 1     | 86  | 5.14 | 8775   |
| 1     | 87  | 5.14 | 8775   |
| 1     | 88  | 5.14 | 8775   |
| 1     | 89  | 5.14 | 8775   |
| 1     | 90  | 5.14 | 8775   |
| 1     | 91  | 5.14 | 8775   |
| 1     | 92  | 5.14 | 8775   |
| 1     | 93  | 5.14 | 8775   |
| 1     | 94  | 5.14 | 8775   |
| 1     | 95  | 5.14 | 8775   |
| 1     | 96  | 5.14 | 8775   |
| 1     | 97  | 5.14 | 8775   |
| 1     | 98  | 5.14 | 8775   |
| 1     | 99  | 5.14 | 8775   |
| 1     | 100 | 5.14 | 8775   |

**SMOOTH FOOTING TABLE**

| Block | Lot | Area | Volume |
|-------|-----|------|--------|
| 1     | 1   | 5.14 | 8775   |
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| 1     | 3   | 5.14 | 8775   |
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| 1     | 29  | 5.14 | 8775   |
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| 1     | 47  | 5.14 | 8775   |
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| 1     | 50  | 5.14 | 8775   |
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| 1     | 52  | 5.14 | 8775   |
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| 1     | 73  | 5.14 | 8775   |
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| 1     | 78  | 5.14 | 8775   |
| 1     | 79  | 5.14 | 8775   |
| 1     | 80  | 5.14 | 8775   |
| 1     | 81  | 5.   |        |



VICTOR L. ACUY, P.E.  
RICHARD A. DORMIER, P.E.  
JOHN D. GATTIS, A.I.A.  
MARK D. HILL, P.E.  
DAMIR LULO, P.E.  
MICHAEL K. STACEY, P.E.  
LARRY J. FREEMAN, P.E.

May 1, 2020

Ms. Kim Dobbs  
City of Lavon  
PO Box 340  
120 School Road  
Lavon, TX 75166

Re: Traditions at Grand Heritage Phase 2, 111 Lots, 3 open space, 30.485 Acres  
Final Acceptance

Dear Ms. Dobbs:

On Tuesday, April 28, 2020, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, Design Engineer, City Inspector and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance.

The Contractor has addressed all punch list items.

Due to delays in obtaining an easement from GL&P, the trail extension from the Development eastward has been delayed. The City and Developer have an Agreement in place to address completion of the Trail.

We have received a copy of the email from BCSUD accepting the water improvements (attached).

A copy of "As-Built" drawings have been provided. There are some minor comments to address.

**We recommend acceptance of the Traditions at Grand Heritage Phase 2 development, subject to completion of completion of "As-Built" plans.**

If there are any questions, please contact me at 214-503-0555 x115 or by email at [mdhill@fmi-dallas.com](mailto:mdhill@fmi-dallas.com).

Sincerely,  
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.  
Consulting City Engineer

Attachment

Cc: Sonny Mancias

F:\17024 - LAV General Servies\9 - Review\Traditions II\Traditions 2 - Final Acceptance.docx

## Mark Hill

---

**From:** David Schnurbusch <DSchnurbusch@usaengineers.com>  
**Sent:** Friday, May 01, 2020 2:07 PM  
**To:** jr.douglas@yahoo.com; 'jim douglasproperties@gmail.com'; Mark Hill  
**Subject:** Fwd: TRADITIONS PHASE 2 PUNCH LIST  
**Attachments:** Traditions Phase 2 Punch List 04302020.pdf

See below

Sent from my T-Mobile 4G LTE Device

----- Original message -----

**From:** Camille Reagan <creagan@bearcreeksud.com>  
**Date:** 5/1/20 2:02 PM (GMT-06:00)  
**To:** David Schnurbusch <DSchnurbusch@usaengineers.com>  
**Subject:** TRADITIONS PHASE 2 PUNCH LIST

Dave,

Attached is the punch list items from the walk-thru last week. All field items have been completed.

I have also received the maintenance bond and the bills paid affidavit.

Thank you.

**Camille Reagan**  
General Manager  
Bear Creek SUD  
(972)843-2101  
[creagan@bearcreeksud.com](mailto:creagan@bearcreeksud.com)



# BEAR CREEK SUD

Telephone 1-972-843-2101 • P.O. Box 188  
Lavon, Texas 75166

April 30, 2020

David Schnurbusch, PE  
USA Professional Services Group, Inc.  
1525 Viceroy Drive  
Dallas, TX 75235

Re: Traditions at Grand Heritage Phase 2 Final Walk-Through Punch List

Dear David:

On April 24, 2020, personnel from Bear Creek SUD, Kimley-Horn and Associates, the Developer and the Developer's engineer and the contractors that performed the work completed a preliminary walk-through of Traditions at Grand Heritage Phase 2 to inspect the water lines and associated improvements.

Our comments are as follows:

- 1) Add valve extensions to the valves at the following locations:
  - a. Both valves at the intersection of willow Lane and Tollett Lane (completed)
  - b. Both valves at the intersection of Revere Lane and Svenson Lane (completed)
- 2) Replace the 3/4" irrigation meter angle stop with a 1" angle stop at the intersection of Svenson Lane and CR 484. (completed)
- 3) Provide the following for the constructed improvements.
  - a. Paving CAD file
  - b. Water CAD files (2 separate files for pipes (line-based) and valves, hydrants, etc. (point-based))
  - c. Wastewater CAD files (2 separate files for pipes (line-based) and manholes, cleanouts, etc. (point-based))
  - d. Storm CAD files (2 separate files for pipes (line-based) and manholes, inlets, junction boxes, etc. (point-based))

Please provide copies of the record drawings.

Should you have any questions or comments, please do not hesitate to contact me.

Camille Reagan  
General Manager  
Bear Creek SUD



**CITY OF LAVON**

P.O. Box 340 120 School Road  
Lavon, TX 75166  
(972) 843-4220  
[www.cityoflavon.com](http://www.cityoflavon.com)

**MEMORANDUM REGARDING TRAIL COMPLETION**

Date April 28, 2020  
RE: Traditions, at Grand Heritage, Phase 2  
Lavon, TX

The owner or owner's representative certifies by the signature below that the owner agrees that:

- 1) The owner will construct as a part of the subdivision infrastructure to be dedicated and accepted by the City a TRAIL, described in section V, subsection C, Park Land of the Facilities Development Agreement and depicted on Exhibit A, attached hereto; and
- 2) The owner or owner's representative further agrees that prior to the completion, dedication and City acceptance of the TRAIL, no application for a certificate of occupancy for a new home in the subdivision will be submitted or granted.

Signed: 

By: Donald J. Dykstra, President  
Bloomfield Properties, Inc.  
General Partner

Title: \_\_\_\_\_

Date: 4/28/2020

STATE OF TEXAS

COUNTY OF TARRANT

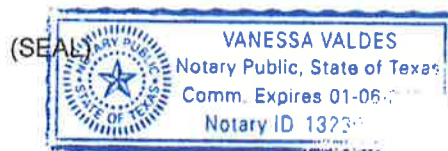
On 4-28-20, before me, Vanessa Valdes, Notary Public, personally appeared Don Dykstra, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My commission expires: 01-06-24





## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 6 - D

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**Item:**

Discussion and action regarding Ordinance No. 2020-05-02 adopting the Project and Financing Plan for Reinvestment Zone Number One, City of Lavon, Texas, and providing an effective date.

**Background:**

The Texas Tax Code provides that the Board of Directors and subsequently the City Council will adopt a Project and Financing Plan for the Reinvestment Zone Number One related to the Grand Heritage development project.

***Code Excerpt:***

**Texas Tax Code, Section 311.011 PROJECT AND FINANCING PLANS.**

- (a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.
- (b) The project plan must include:
  - (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
  - (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
  - (3) a list of estimated nonproject costs; and
  - (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.
- (c) The reinvestment zone financing plan must include:
  - (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
  - (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
  - (3) a finding that the plan is economically feasible and an economic feasibility study;
  - (4) the estimated amount of bonded indebtedness to be incurred;
  - (5) the estimated time when related costs or monetary obligations are to be incurred;
  - (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
  - (7) the current total appraised value of taxable real property in the zone;

- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.
- (d) The governing body of the municipality or county that designated the zone must approve a project plan or reinvestment zone financing plan after its adoption by the board. The approval must be by ordinance, in the case of a municipality, or by order, in the case of a county, that finds that the plan is feasible.
- (e) The board of directors of the zone at any time may adopt an amendment to the project plan consistent with the requirements and limitations of this chapter. The amendment takes effect on approval by the governing body of the municipality or county that created the zone. That approval must be by ordinance, in the case of a municipality, or by order, in the case of a county. If an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d).
- (f) In a zone designated under Section 311.005(a)(4) that is located in a county with a population of 3.3 million or more, the project plan must provide that at least one-third of the tax increment of the zone be used to provide affordable housing during the term of the zone.
- (g) A school district that participates in a zone is not required to increase the percentage or amount of the tax increment to be contributed by the school district because of an amendment to the project plan or reinvestment zone financing plan for the zone unless the governing body of the school district by official action approves the amendment.
- (h) Unless specifically provided otherwise in the plan, all amounts contained in the project plan or reinvestment zone financing plan, including amounts of expenditures relating to project costs and amounts relating to participation by taxing units, are considered estimates and do not act as a limitation on the described items, but the amounts contained in the project plan or reinvestment zone financing plan may not vary materially from the estimates. This subsection may not be construed to increase the amount of any reduction under Section 403.302(d)(4), Government Code, in the total taxable value of the property in a school district that participates in the zone as computed under Section 403.302(d) of that code.

The proposed Project and Financing Plan has been prepared by P3Works in accordance with state law and related agreements between the City, Collin County and the developer. The Board of Directors of the Reinvestment Zone Number One is scheduled to consider the Project and Financing Plan prior to the City Council meeting.

*Excerpts from the draft Project and Finance Plan are provided. The final Project and Finance Plan document will be provided prior to the meeting.*

**Staff Notes:**

The City's legal counsel have reviewed the ordinance and plan and approval is recommended.

**Attachments:** Proposed Ordinance and Project and Financing Plan

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-05-02**

Adopting Project and Finance Plan for Reinvestment Zone No. One

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ADOPTING THE PROJECT AND FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF LAVON, TEXAS, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council (the "City Council") of the City of Lavon, Texas (the "City") created Reinvestment Zone Number One, City of Lavon, Texas (the "Zone") by Ordinance No. 2006-12-01, adopted on December 12, 2006, and established the boundaries of the Zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended, (the "Act"); and

**WHEREAS**, a preliminary reinvestment zone financing plan was prepared for the Zone and presented to each of the taxing units that levies taxes on real property in the Zone; and

**WHEREAS**, the Board of Directors of the Zone has adopted a final project and financing plan (the "Project and Financing Plan") for the Zone; and

**WHEREAS**, this City Council has reviewed the Project and Financing Plan and has found and determined that the Project and the Financing Plan are feasible and conform to the ordinances and regulations of the City, and that the projects set forth in the Project and Financing Plan will promote the development and redevelopment of the Zone, will significantly enhance the value of the taxable real property in the Zone and will be of general benefit to the City;

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

SECTION 1: The City Council finds that all matters stated in the preamble of this Ordinance are true and correct and are hereby incorporated into the body of this ordinance.

SECTION 2: The Project and Financing Plan in the form and substance attached hereto as Exhibit A and incorporated herein, is hereby approved.

SECTION 3: This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

[Signature page follows]

**PASSED AND APPROVED THIS THE 5th DAY OF MAY, 2015.**

**APPROVED:**

---

Vicki Sanson, Mayor

**ATTEST:**

---

Kim Dobbs, City Administrator

CITY SEAL

**EXHIBIT A**

Project and Financing Plan  
For Reinvestment Zone Number One, City of Lavon, Texas

(see attached)

# DRAFT - EXCERPTS



REINVESTMENT ZONE NO. 1,  
CITY OF LAVON, TEXAS  
PROJECT AND FINANCING PLAN  
MAY 5, 2020

# DRAFT - EXCERPTS

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# DRAFT - EXCERPTS

## SECTION 1: INTRODUCTION

### 1.1 Authority and Purpose

The City of Lavon, Texas, a Texas general law municipality (the “City”) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction (“ETJ”) of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the governing body of the City (the “City Council”) has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

### 1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

### 1.3 The Zone

The City Council created a tax increment reinvestment zone known as “*Reinvestment Zone Number One, City of Lavon, Texas*” (the “Zone”) that included approximately 574 acres of land at the time of its creation, as described on by metes and bounds on **Exhibit A** and depicted on **Exhibit B** (the “Property”). At the time of the creation of the Zone, the Property was zoned as a Planned Development - Single-Family, Commercial, and Mixed-Use. The Property was undeveloped at the time of the creation of TIRZ No. 1, and due to its size, location, and physical characteristics, development would not have occurred solely through private investment in the foreseeable future. The Property substantially impaired and arrested the sound growth of the City because it was predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. **If the public improvements, and other projects**

# DRAFT - EXCERPTS

## SECTION 12: DURATION OF THE ZONE, TERMINATION

### 12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone and shall continue for twelve (12) years until May 5, 2020, with the last payment being received by September 1, 2020 unless otherwise terminated in accordance with the TIRZ Creation Ordinance.

### 12.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Maximum Contribution of TIRZ revenues has been collected into the TIRZ Fund and has been distributed according to this Final Plan. If upon expiration of the stated term of the Zone, the Maximum Contribution of TIRZ revenues, has not been collected into the TIRZ Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. The provisions of this section shall be included in the PID Reimbursement Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

## LIST OF EXHIBITS

|                  |                                      |
|------------------|--------------------------------------|
| <b>Exhibit A</b> | Legal Description                    |
| <b>Exhibit B</b> | Map                                  |
| <b>Exhibit C</b> | List of Non-Project Costs            |
| <b>Exhibit D</b> | List of Project Costs                |
| <b>Exhibit E</b> | Estimated Timeline of Incurred Costs |
| <b>Exhibit F</b> | Feasibility Study                    |
| <b>Exhibit G</b> | Development Agreement                |

*[Remainder of page intentionally left blank.]*

# DRAFT - EXCERPTS

## APPENDIX A – REINVESTMENT ZONE DESCRIPTION

### DESCRIPTION OF THE ASSESSED PARCELS

#### ZONING TRACT WEST "D"

BEING A 32.13 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS AND BEING ALL THAT TRACT OF LAND DESCRIBED IN DEED TO LAVON WINDMILL ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 4959, PAGE 2938, DEED RECORDS COLLIN COUNTY, TEXAS (D.R.C.C.I.). SAID 32.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF SAID LAVON WINDMILL ESTATES TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS "TRACT TWO" IN DEED TO CAPE COD BANK AND TRUST, RECORDED IN VOLUME 3254, PAGE 258 (D.R.C.C.I.) SAID POINT ALSO BEING ON THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 484 (RAY SMITH ROAD-A VARIABLE WIDTH PRESCRIPTIVE R.O.W.), AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT BROWN McGAUGHEY, RECORDED IN VOLUME 211, PAGE 215 (D.R.C.C.I.);

THENCE, S 00°00'21" E, ALONG THE EAST LINE OF SAID LAVON WINDMILL ESTATES TRACT AND THE COMMON WEST LINE OF SAID CAPE COD BANK AND TRUST TRACT A DISTANCE OF 2051.66 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LAVON WINDMILL;

THENCE ALONG THE SOUTH LINE OF SAID LAVON WINDMILL ESTATES TRACT THE FOLLOWING COURSES AND DISTANCES:

N 55°18'44" W, A DISTANCE OF 69.19 FEET TO A POINT FOR CORNER;

S 68°56'16" W, A DISTANCE OF 452.16 FEET TO A POINT FOR CORNER;

N 70°03'44" W, A DISTANCE OF 200.24 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LAVON WINDMILL ESTATES;

THENCE ALONG THE WEST LINE OF SAID LAVON WINDMILL ESTATES TRACT THE FOLLOWING COURSES AND DISTANCES:

N 00°17'10" E, A DISTANCE OF 221.19 FEET TO A POINT FOR CORNER;

N 00°10'07" E, A DISTANCE OF 323.30 FEET TO A POINT FOR CORNER;

N 00°03'11" E, A DISTANCE OF 447.68 FEET TO A POINT FOR CORNER;

N 00°30'30" W, A DISTANCE OF 676.09 FEET TO A POINT FOR CORNER;

N 00°06'00" E, A DISTANCE OF 431.75 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LAVON WINDMILL ESTATES TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORTH

# DRAFT - EXCERPTS

TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN VOLUME 3078, PAGE 604 (D.R.C.C.T.) SAID POINT ALSO BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 484;

THENCE, N 89°22'02" E, ALONG THE NORTH LINE OF SAID LAVON WINDMILL ESTATES TRACT AND THE COMMON SOUTH LINE OF SAID NORTH TEXAS MUNICIPAL TRACT ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 484 A DISTANCE OF 553.12 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID NORTH TEXAS MUNICIPAL TRACT;

THENCE, N 89°47'55" E, ALONG THE NORTH LINE OF SAID LAVON WINDMILL ESTATES TRACT AND THE COMMON SOUTH LINE OF SAID McGAUGHEY TRACT ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 484 A DISTANCE OF 116.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32.13 ACRES OF LAND, MORE OR LESS.

## ZONING TRACT EAST RESIDENTIAL "A"

BEING A 117.250 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO LAVON REALTY PARTNERS L.P., RECORDED IN VOLUME 5365, PAGE 7569, VOLUME 5328, PAGE 1298, DEED RECORDS COLLIN COUNTY, TEXAS (D.R.C.C.T.), ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO KENNETH BLACK RECORDED IN COUNTY CLERK'S FILE NO. (CC#) 2002-0058176 D.R.C.C.T. AND CC# 92-0011429, D.R.C.C.T. SAID 117.250 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LAVON REALTY TRACT;

THENCE N 00°44'42" E, ALONG THE WEST LINE OF SAID LAVON REALTY ACRE TRACT, A DISTANCE OF 1414.73 FEET TO POINT FOR CORNER IN THE SOUTH LINE OF SAID BLACK TRACT FOR THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID BLACK TRACT THE FOLLOWING COURSES AND DISTANCES;

N 36°29'45" W, A DISTANCE OF 69.26 FEET TO A POINT FOR CORNER;

N 54°59'16" W, A DISTANCE OF 156.86 FEET TO A POINT FOR CORNER;

S 79°30'44" W, A DISTANCE OF 106.48 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID BLACK TRACT;

THENCE ALONG THE WEST LINE OF SAID BLACK TRACT THE FOLLOWING COURSES AND DISTANCES;

N 00°47'50" E, A DISTANCE OF 172.27 FEET TO A POINT FOR CORNER;

S 89°11'49" E, A DISTANCE OF 752.29 FEET TO A POINT FOR CORNER;

N 00°47'34" E, A DISTANCE OF 2915.08 FEET TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

N 00°14'09" E, A DISTANCE OF 175.16 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID BLACK TRACT IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HWY. NO. 2755 (VARIABLE R.O.W.);

THENCE S 89°16'38" E, ALONG THE SOUTH R.O.W. LINE OF SAID F.M. HWY. NO. 2755 (VARIABLE WIDTH R.O.W.) AND THE COMMON NORTH LINE OF SAID BLACK TRACT, A DISTANCE OF 204.39 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID BLACK TRACT AND THE COMMON NORTHWEST CORNER OF SAID LAVON REALTY TRACT;

THENCE ALONG THE NORTH LINE OF SAID LAVON REALTY TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°28'05" E, A DISTANCE OF 667.17 FEET TO A POINT FOR CORNER;

S 00°03'44" W, A DISTANCE OF 553.86 FEET TO A POINT FOR CORNER;

N 85°44'09" E, A DISTANCE OF 446.94 FEET TO A POINT FOR CORNER;

N 04°44'43" W, A DISTANCE OF 493.05 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID F.M. HWY. NO. 2755;

THENCE CONTINUING ALONG THE NORTH LINE OF LAVON REALTY TRACT AND THE COMMON SOUTH R.O.W. LINE OF SAID F.M. HWY. NO. 2755, THE FOLLOWING COURSES AND DISTANCES:

S 88°40'56" E, A DISTANCE OF 2.28 FEET TO A POINT FOR CORNER;

S 88°45'56" E, A DISTANCE OF 24.23 FEET TO A POINT FOR CORNER;

S 85°53'56" E, A DISTANCE OF 100.13 FEET TO A POINT FOR CORNER;

S 88°44'22" E, A DISTANCE OF 180.89 FEET TO THE NORTHEAST CORNER OF SAID LAVON REALTY TRACT;

THENCE ALONG THE EAST LINE OF SAID LAVON REALTY TRACT THE FOLLOWING COURSES AND DISTANCES:

S 00°14'02" W, A DISTANCE OF 1288.84 FEET TO A POINT FOR CORNER;

S 88°40'56" E, A DISTANCE OF 546.17 FEET TO A POINT FOR CORNER;

S 33°00'26" W, A DISTANCE OF 89.81 FEET TO A POINT FOR CORNER;

S 11°43'11" W, A DISTANCE OF 83.04 FEET TO A POINT FOR CORNER;

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID BEAR CREEK, THE FOLLOWING COURSES AND DISTANCES:

S 25°31'30" W, A DISTANCE OF 1314.07 FEET TO A POINT FOR CORNER;

S 61°56'23" W, A DISTANCE OF 843.24 FEET TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

S 70°13'21" W, A DISTANCE OF 415.82 FEET TO A POINT FOR CORNER;  
S 66°32'59" W, A DISTANCE OF 252.36 FEET TO A POINT FOR CORNER;  
S 73°15'44" W, A DISTANCE OF 25.26 FEET TO A POINT FOR CORNER;  
N 67°14'16" W, A DISTANCE OF 146.60 FEET TO A POINT FOR CORNER;  
S 67°30'44" W, A DISTANCE OF 148.65 FEET TO A POINT FOR CORNER;  
N 86°29'21" W, A DISTANCE OF 168.14 FEET TO A POINT FOR CORNER;  
S 53°15'41" W, A DISTANCE OF 174.27 FEET TO A POINT FOR CORNER;  
N 36°29'45" W, A DISTANCE OF 68.12 FEET TO THE POINT OF BEGINNING,  
AND CONTAINING 117.25 ACRES OF LAND, MORE OR LESS.

## **ZONING TRACT EAST RESIDENTIAL "B"**

BEING A 114.191 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO LAVON REALTY PARTNERS L.P., RECORDED IN VOLUME 5365, PAGE 7569, VOLUME 5328, PAGE 1298, DEED RECORDS COLLIN COUNTY, TEXAS (D.R.C.C.I.), ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO KENNETH BLACK RECORDED IN COUNTY CLERK'S FILE NO. (CC#) 2002-0058176 D.R.C.C.T AND CC# 92-0011429, D.R.C.C.I. SAID 114.191 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID LAVON REALTY TRACT;**

**THENCE N 00°44'42" E, ALONG THE WEST LINE OF SAID LAVON REALTY ACRE TRACT, A DISTANCE OF 1414.73 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID BLACK TRACT;**

**THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID BEAR CREEK, THE FOLLOWING COURSES AND DISTANCES:**

S 36°29'45" E, A DISTANCE OF 68.12 FEET TO A POINT FOR CORNER;  
N 53°15'44" E A DISTANCE OF 174.27 FEET TO A POINT FOR CORNER;  
S 86°29'21" E, A DISTANCE OF 168.14 FEET TO A POINT FOR CORNER;  
N 67°30'44" E, A DISTANCE OF 148.65 FEET TO A POINT FOR CORNER;  
S 67°14'16" E, A DISTANCE OF 146.60 FEET TO A POINT FOR CORNER;  
N 73°15'44" E, A DISTANCE OF 25.26 FEET TO A POINT FOR CORNER;  
N 66°32'59" E, A DISTANCE OF 252.36 FEET TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

N 70°13'21" E, A DISTANCE OF 415.82 FEET TO A POINT FOR CORNER;

N 61°56'23" E, A DISTANCE OF 843.24 FEET TO A POINT FOR CORNER;

N 25°31'30" E, A DISTANCE OF 1314.07 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LAVON REALTY TRACT;

THENCE ALONG THE EAST LINE OF SAID LAVON REALTY TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°30'20" E, A DISTANCE OF 240.91 FEET TO A POINT FOR CORNER;

S 00°44'42" W, A DISTANCE OF 3015.30 FEET TO THE SOUTHEAST CORNER OF SAID LAVON REALTY TRACT;

THENCE ALONG THE SOUTH LINE OF SAID LAVON REALTY TRACT THE FOLLOWING COURSES AND DISTANCES;

N 88°40'48" W, A DISTANCE OF 1476.00 FEET TO A POINT FOR CORNER;

N 00°45'44" E, A DISTANCE OF 8.00 FEET TO A POINT FOR CORNER;

S 76°49'12" W, A DISTANCE OF 1358.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 114.191 ACRES OF LAND, MORE OR LESS.

## ZONING TRACT WEST RESIDENTIAL "C"

BEING A 49.895 ACRE TRACT OF LAND SITUATED IN THE W.S. BOHANNON SURVEY, ABSTRACT NO. 121, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 226, PAGE 176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 49.895 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID BROWN TRACT FROM WHICH A 3/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 205 (100' R.O.W.) BEARS S 88°17'02" E, A DISTANCE OF 200.00 FEET;

THENCE N 88°17'02" W, ALONG THE SOUTH LINE OF SAID BROWN TRACT, A DISTANCE OF 1120.95 FEET TO A WOODEN FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID BROWN TRACT;

THENCE N 00°28'03" E, ALONG THE WEST LINE OF SAID BROWN TRACT A DISTANCE OF 1812.76 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID BROWN TRACT THE FOLLOWING COURSES AND DISTANCES;

N 84°14'47" E, A DISTANCE OF 1135.39 FEET TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

S 88°36'33" E, A DISTANCE OF 39.26 FEET TO A POINT FOR CORNER FROM WHICH A 1/2" IRON ROD STAMPED "RSCT" FOUND BEARS S 88°36'33" E, A DISTANCE OF 200.74 FEET;

S 01°13'03" W, A DISTANCE OF 1241.34 FEET TO A POINT FOR CORNER;

S 02°56'28" W, A DISTANCE OF 719.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.895 ACRES OF LAND, MORE OF LESS

## ZONING TRACT WEST "E"

BEING A 28.653 ACRE TRACT OF LAND SITUATED IN THE DRUARY ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO LAVON REALTY PARTNERS, LTD., RECORDED IN VOLUME 5298, PAGE 4958 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.). SAID 28.653 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF WINDMILL ESTATES PHASE 1, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS RECORDED IN CABINET N, PAGE 542 PLAT RECORDS COLLIN COUNTY TEXAS (P.R.C.C.T.) AND IN THE EAST LINE OF SAID LAVON REALTY PARTNERS TRACT AND THE COMMON WEST LINE OF MUSTANG ESTATES, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY TEXAS RECORDED IN CABINET S, PAGE 1640, (P.R.C.C.T.);

THENCE, S 00°00'21" E, ALONG THE EAST LINE OF SAID LAVON REALTY PARTNERS TRACT AND THE COMMON WEST LINE OF SAID MUSTANG ESTATES A DISTANCE OF 1541.93 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LAVON REALTY PARTNERS TRACT SAID POINT ALSO BEING IN BEAR CREEK;

THENCE ALONG THE SOUTH LINE OF SAID LAVON REALTY PARTNERS TRACT AND SAID BEAR CREEK THE FOLLOWING COURSES AND DISTANCES:

S 80°20'00" W, A DISTANCE OF 143.00 FEET TO A POINT FOR CORNER;

S 77°00'00" W, A DISTANCE OF 115.00 FEET TO A POINT FOR CORNER;

S 65°00'00" W, A DISTANCE OF 105.00 FEET TO A POINT FOR CORNER;

S 68°10'00" W, A DISTANCE OF 102.00 FEET TO A POINT FOR CORNER;

S 73°00'00" W, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

S 63°00'00" W, A DISTANCE OF 84.22 FEET TO A POINT FOR CORNER;

S 52°10'00" W, A DISTANCE OF 117.82 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LAVON REALTY PARTNERS TRACT AND ALONG THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CAPE COD BANK & TRUST RECORDED IN VOLUME 3254, PAGE 258, D.R.C.C.T.;

# DRAFT - EXCERPTS

THENCE, N 00°00'21" W, ALONG THE WEST LINE OF SAID LAVON REALTY PARTNERS TRACT AND THE COMMON EAST LINE OF SAID CAPE COD TRACT A DISTANCE OF 1832.05 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID LAVON REALTY PARTNERS TRACT AND THE COMMON NORTHEAST CORNER OF SAID CAPE COD TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID WINDMILL ESTATES PHASE 1;

THENCE, S 89°43'43" E, ALONG THE SOUTH LINE OF SAID WINDMILL ESTATES PHASE 1, A DISTANCE OF 754.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.653 ACRES OF LAND, MORE OR LESS.

## ZONING TRACT WEST RESIDENTIAL "A"

BEING A 92.052 ACRE TRACT OF LAND SITUATED IN THE W.H. MOORE SURVEY, ABSTRACT NO. 638, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO BENNIE WHITE DAUGHERTY TO W.C. DAUGHERTY, JR., ANN DAUGHERTY TICKNOR AND JOHN KINGSLEY DAUGHERTY RECORDED IN VOLUME 2092, PAGE 223, DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T). SAID 92.052 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. LOUIS SOUTHWESTERN RAILROAD FOR THE NORTHEAST CORNER OF SAID DAUGHERTY TRACT;

**THENCE,** S 00°16'03" W, ALONG THE EAST LINE OF SAID DAUGHERTY TRACT, A DISTANCE OF 900.15 FEET TO POINT IN THE EAST LINE SAID DAUGHERTY TRACT;

**THENCE** OVER AND ACROSS SAID DAUGHERTY TRACT THE FOLLOWING COURSES AND DISTANCES:

N 89°13'26" W, A DISTANCE OF 141.54 FEET TO A POINT FOR CORNER;

S 74°59'05" W, A DISTANCE OF 52.06 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 9°15'30", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 185.83 FEET, A CHORD BEARING OF S 75°05'25" W, AND A CHORD LENGTH OF 185.62 FEET, TO A POINT FOR CORNER;

S 09°32'37" E, A DISTANCE OF 0.10 FEET TO A POINT FOR CORNER;

S 80°27'23" W, A DISTANCE OF 328.31 FEET TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  $7^{\circ}28'20''$ , A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 149.98 FEET, A CHORD BEARING OF  $S\ 84^{\circ}11'33''\ W$ , AND A CHORD LENGTH OF 149.87 FEET, TO A POINT FOR CORNER;

$S\ 87^{\circ}55'43''\ W$ , A DISTANCE OF 317.62 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  $3^{\circ}14'40''$ , A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 65.12 FEET, A CHORD BEARING OF  $S\ 89^{\circ}33'03''\ W$ , AND A CHORD LENGTH OF 65.11 FEET, TO A POINT FOR CORNER;

$N\ 88^{\circ}49'37''\ W$ , A DISTANCE OF 327.76 FEET TO A POINT FOR CORNER;

$N\ 88^{\circ}49'37''\ W$ , A DISTANCE OF 50.36 FEET TO A POINT FOR CORNER;

$N\ 88^{\circ}49'37''\ W$ , A DISTANCE OF 27.82 FEET TO A POINT FOR CORNER;

$N\ 86^{\circ}07'18''\ W$ , A DISTANCE OF 317.80 FEET TO A POINT FOR CORNER;

$N\ 88^{\circ}49'37''\ W$ , A DISTANCE OF 19.37 FEET TO A POINT FOR CORNER;

$N\ 88^{\circ}49'37''\ W$ , A DISTANCE OF 142.99 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF  $4^{\circ}25'32''$ , A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 28.19 FEET, A CHORD BEARING OF  $S\ 88^{\circ}57'37''\ W$ , AND A CHORD LENGTH OF 28.19 FEET, TO A POINT FOR CORNER;

$S\ 86^{\circ}44'51''\ W$ , A DISTANCE OF 542.46 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  $4^{\circ}33'03''$ , A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 50.44 FEET, A CHORD BEARING OF  $S\ 89^{\circ}01'22''\ W$ , AND A CHORD LENGTH OF 50.42 FEET, TO A POINT FOR CORNER;

# DRAFT - EXCERPTS

N 88°42'06" W, A DISTANCE OF 192.63 FEET TO A POINT FOR CORNER;

N 88°42'06" W, A DISTANCE OF 64.99 FEET TO A POINT FOR CORNER;

N 88°42'06" W, A DISTANCE OF 246.18 FEET TO A POINT FOR CORNER;

N 01°19'14" E, A DISTANCE OF 3.27 FEET TO A POINT FOR CORNER;

S 88°43'30" W, A DISTANCE OF 475.49 FEET TO A POINT IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO FARMERSVILLE BANKSHARE RECORDED IN VOLUME 4317, PAGE 2685, D.R.C.C.T.;

THENCE

N 01°19'12" E, ALONG THE EAST LINE OF SAID FARMERSVILLE BANKSHARE TRACT A DISTANCE OF 778.51 FEET TO A POINT IN THE SOUTH R.O.W. LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD;

THENCE

ALONG THE SOUTH R.O.W. LINE OF SAID ST. LOUIS SOUTHWESTERN RAILROAD THE FOLLOWING COURSES AND DISTANCES:

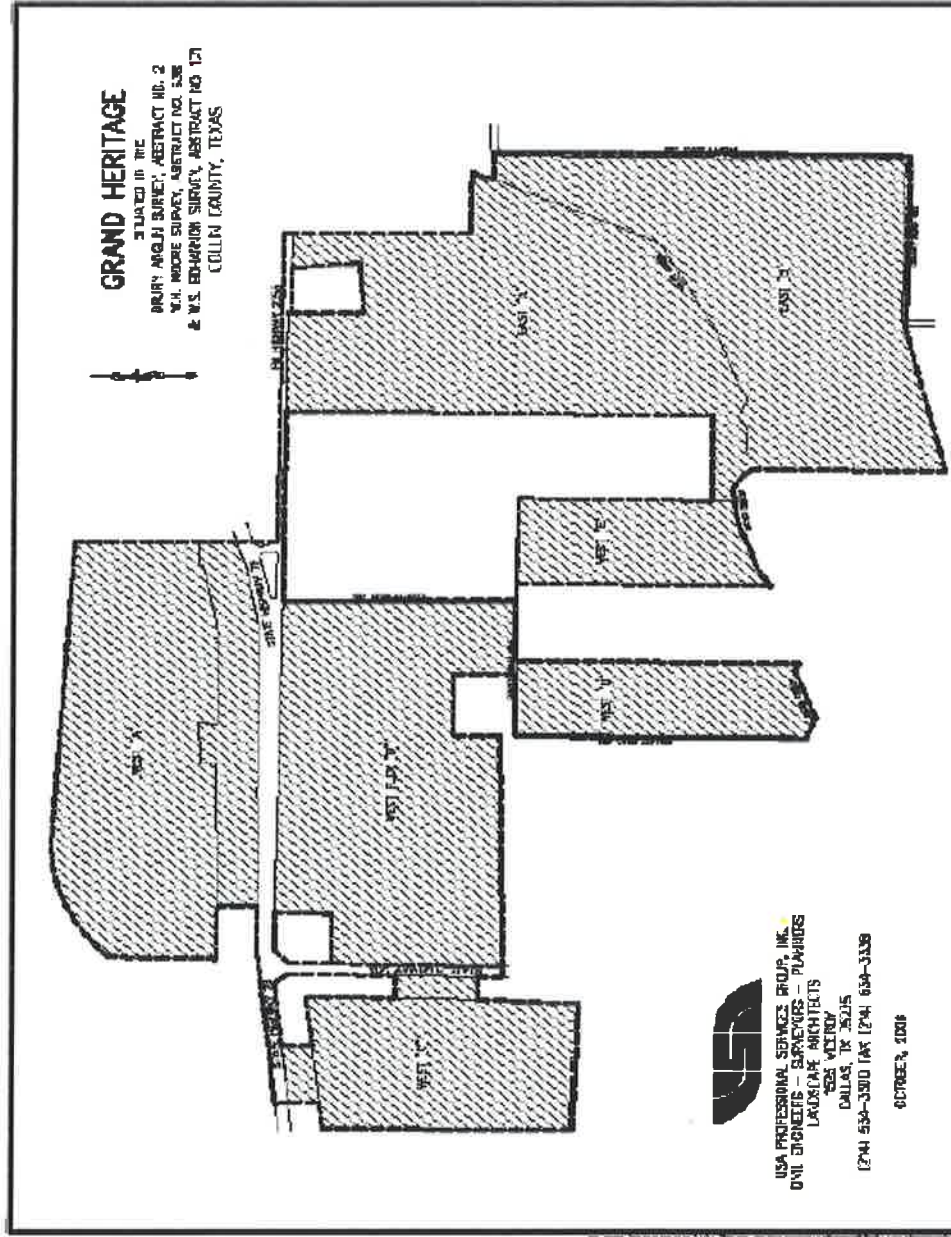
ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 49°33'55", A RADIUS OF 1382.39 FEET, AN ARC LENGTH OF 1195.87 FEET, A CHORD BEARING OF N 68°46'09" E, AND A CHORD LENGTH OF 1158.93 FEET, TO A POINT FOR CORNER;

S 86°26'53" E, A DISTANCE OF 2613.57 FEET TO A POINT FOR CORNER; TO THE POINT OF BEGINNING, AND CONTAINING 92.052 ACRES OF LAND, MORE OR LESS.

# DRAFT - EXCERPTS

## APPENDIX B - MAP

### Reinvestment Zone Boundaries







# CITY OF LAVON

## Agenda Brief

**MEETING:** May 5, 2020

**ITEM:** 6 - E

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**Item:**

Public hearing and consideration of testimony regarding the advisability of certain improvements and the costs thereof for property within Bear Creek Phases 3-5 located in the Heritage Public Improvement District No. 1 (Residential) within the City of Lavon, Texas.

- 1) Presentation of information.
- 2) **PUBLIC HEARING** to receive comments.

**Background:**

In 2004, the City Council created the Heritage Public Improvement District (PID) No. 1 (Residential) related to the Grand Heritage development of which some parts of the original PID were sold to Bloomfield Homes, L.P. Bloomfield Homes, L.P. also purchased 87.56 acres situated adjacent to the PID.

Upon the petition of the owner, the City Council on April 7, 2020 added 87.56 acres and amended the boundaries of the Heritage PID No. 1 (Residential). The Heritage PID No. 1 (Residential) was created to allow for the financing the design, acquisition and construction of initial improvements. With the addition of new land to the PID, the City Council authorized additional improvements.

Pursuant to the Texas Local Government Code, a public hearing was called to receive comments regarding the advisability of certain "Bear Creek Improvements" as they relate to property within Bear Creek Phases 3-5, also identified as Zone 4 in the Heritage PID No. 1 (Residential).

- Attachments:**
- 1) Notice of Public Hearing
  - 2) Map of the Heritage Public Improvement District No. 1 (Residential)

**NOTICE OF PUBLIC HEARING REGARDING  
ADVISABILITY OF IMPROVEMENTS RELATED TO  
BEAR CREEK PHASES 3-5 LOCATED IN HERITAGE  
PUBLIC IMPROVEMENT DISTRICT NO. 1  
(RESIDENTIAL)**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Lavon, Texas ("Lavon"), will hold a public hearing to accept public comments and discuss the advisability of certain "Bear Creek Improvements" as they relate to property within "Bear Creek Phases 3-5", which property is located within and is a part of Heritage Public Improvement District No. 1 (Residential) (the "District").

**Time and Place of the Hearing.** The public hearing will start at or after 7:00 p.m. on May 5, 2020 at Lavon City Hall, 120 School Road, Lavon, Texas 75166 or telephonically at toll-free 844-854-2222, access code 856485 if warranted.

**General Nature of the Bear Creek Improvements.** The Bear Creek Improvements include the design, acquisition, and construction of public improvement projects authorized by Chapter 372, Texas Local Government Code (the "Act") that are necessary for development of the property within Bear Creek Phases 3-5, which public improvements will include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within Bear Creek Phases 3-5 payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District (such portion, the "Bear Creek Improvements"). The Bear Creek Improvements shall promote the interests of the City and confer a special benefit on the land within Bear Creek Phases 3-5.

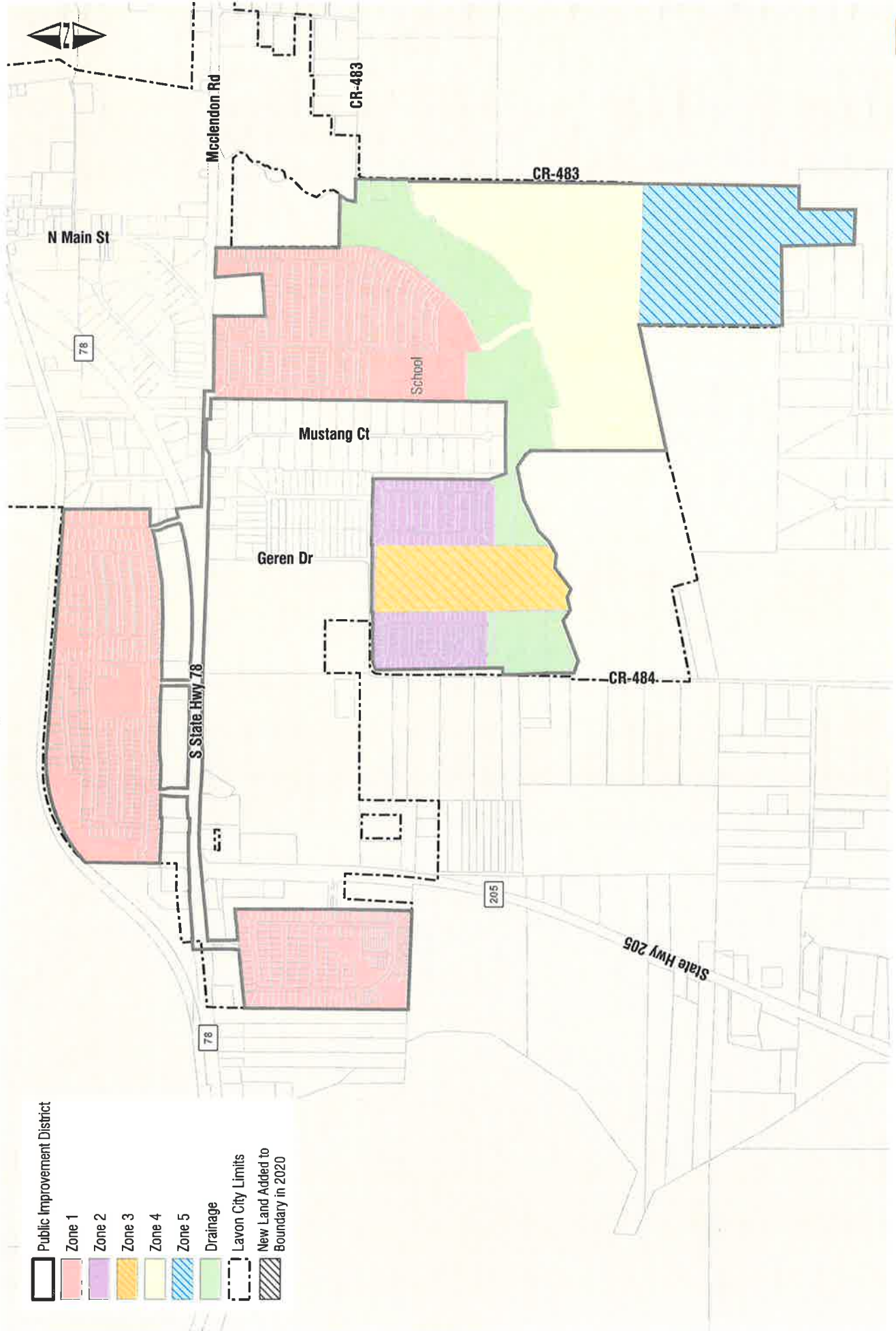
**Estimated Cost of the Bear Creek Improvements.** The estimated cost to design, acquire and construct the Bear Creek Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$14,000,000.

**Boundaries of Bear Creek Phases 3-5.** Bear Creek Phases 3-5 includes approximately 92.267 acres located to the south of the bridge across Bear Creek and Presidents Blvd, east of FM 483, west of FM 484, south and north of Meadow Creek Estates, and all as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection. A map of the boundaries of Bear Creek Phases 3-5 may also be obtained by accessing the Public Notices posted on the website of the City of Lavon located at [www.cityoflavon.com](http://www.cityoflavon.com), or by calling 972-843-4220.

**Proposed Method of Assessment in Bear Creek Phases 3-5.** The proposed method of assessment will be identical to the proposed method of assessment previously approved by the City for the District. A report will be prepared showing the special benefits accruing to the property within Bear Creek Phases 3-5 and how the costs of the Bear Creek Improvements are assessed to the property within Bear Creek Phases 3-5 on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on the portions of the property similarly benefited.

**Proposed Apportionment of Cost between Bear Creek Phases 3-5 and Lavon.** Lavon shall not be obligated to provide any funds to finance the Bear Creek Improvements. The cost of the Bear Creek Improvements will be paid from assessments to be levied only on property within Bear Creek Phases 3-5 or bonds to be issued by the City, which bonds will be repaid from assessments to be levied on Bear Creek Phases 3-5 and from other sources of funds, if any, available to the City.

GRAND HERITAGE PUBLIC IMPROVEMENT DISTRICT



- Public Improvement District
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Drainage
- Lavon City Limits
- New Land Added to Boundary in 2020



## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 6 - F

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**Item:**

Discussion and action regarding Resolution No. 2020-05-03 declaring the advisability of certain authorized improvements and the costs thereof to be financed by Bear Creek Phases 3-5 located in the Heritage Public Improvement District No. 1 (Residential) within the City of Lavon pursuant to Chapter 372 Texas Local Government Code.

**Background:**

The City Council may determine that it is advisable to authorize that the costs of certain improvements to be financed by Bear Creek Phases 3-5 located in the Heritage Public Improvement District No. 1 (Residential).

Bear Creek Phases 3-5, located south of Bear Creek Phase 2 and Bear Creek, consists of approximately 92.267 acres. A bridge at Presidents Boulevard, near NeSmith Elementary School, connects Phase 2 and Phase 3. A final plat has been approved for an amenity center to be constructed northeast of the bridge.

Additional improvements benefitting Bear Creek Phases 3-5, in the amount of \$14,000,000 have been identified and certified. The cost of the improvements will be funded by assessments levied on the benefitted properties in Bear Creek Phases 3-5.

The finding does not affect assessments previously levied in Heritage PID No. 1 (Residential).

**Attachments:**

- 1) Proposed Resolution
- 2) Preliminary Plat of Bear Creek, Phases 3, 4 and 5

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2020-05-03**

Advisability of Improvements and Costs - Bear Creek, Ph 3-5 (Heritage PID No. 1, Zone 4)

**RESOLUTION OF THE CITY OF LAVON, TEXAS, DECLARING THE ADVISABILITY OF CERTAIN AUTHORIZED IMPROVEMENTS AND THE COSTS THEREOF TO BE FINANCED BY BEAR CREEK PHASES 3-5 LOCATED IN THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) WITHIN THE CITY OF LAVON PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”) authorizes the governing body (the “City Council”) of the City of Lavon, Texas (the “City”) to create a public improvement district within the City or the extraterritorial jurisdiction of the City; and

**WHEREAS**, the City has previously created Heritage Public Improvement District No. 1 (Residential) (the “Original District”) pursuant to Resolution No. 2004-10-01 adopted on October 28, 2004 (the “Creation Resolution”), which Creation Resolution established the District containing approximately 434.171 acres (the “Original District Land”); and

**WHEREAS**, on April 7, 2020, the City Council adopted Resolution No. 2020-04-07 (the “Addition Resolution”) adding certain land containing approximately 87.56 acres (the “Additional District Land”) to the Original District and amending the boundaries of Heritage Public Improvement District No. 1 (Residential) to include the 521.731 acres of Original District Land and Additional District Land (such area, containing the Original District Land and the Additional District Land being referred to herein as the “District”); and

**WHEREAS**, the City authorized the creation of the Original District to allow for financing the design, acquisition and construction of those improvements identified in the Creation Resolution (the “Initial Improvements”) and authorized the addition of the Additional District Land to finance certain other public improvements authorized by the Act for the benefit of the property within the Additional District Land (the “Additional Improvements” and, together with the Initial Improvements, the “Authorized Improvements”); and

**WHEREAS**, pursuant to the Addition Resolution, the City Council found and determined that the estimated cost of the Additional Improvements was approximately \$14,000,000; and

**WHEREAS**, a portion of the costs of the Initial Improvements were intended to benefit approximately 92.267 acres of land included in the Original District known as “Bear Creek Phases #3-5”, which land is more particularly described on Exhibit A hereto and depicted on Exhibit B hereto (“Bear Creek Phases 3-5”), and the City intends to declare the advisability of additional public improvements as they relate to Bear Creek Phases 3-5 (the “Bear Creek Improvements”) and the estimated costs thereof, which costs are estimated to be \$14,000,000 (the “Bear Creek Costs”); and

**WHEREAS**, after providing all notices required by the Act, the City, on May 5, 2020, conducted a public hearing pursuant to Section 372.012 of the Act on the advisability of the Bear Creek Improvements (as such term is defined herein); and

**WHEREAS**, the City Council adjourned and closed the public hearing.

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: Pursuant to the requirements of the Act, the City Council, after considering the evidence and testimony presented at the public hearing on May 5, 2020, hereby finds and declares:

- (a) Advisability of the Bear Creek Improvements. It is advisable to provide the Bear Creek Improvements (as defined herein) to Bear Creek Phases 3-5 as described in this Resolution. The Bear Creek Improvements are necessary to serve Bear Creek Phases 3-5, will promote the interests of the City and will confer a special benefit on the District, including Bear Creek Phases 3-5.
- (b) General Nature of the Bear Creek Improvements. The general nature of the proposed Bear Creek Improvements include the design, acquisition, and construction of public improvement projects authorized by Chapter 372, Texas Local Government Code (the “Act”) that are necessary for development of the property within Bear Creek Phases 3-5, which public improvements will include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to property within Bear Creek Phases 3-5; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District (such portion, the “Bear Creek Improvements”).
- (c) Estimated Cost of the Bear Creek Improvements. The estimated cost to design, acquire and construct the Bear Creek Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$14,000,000. the costs of which shall be borne solely by land within Bear Creek Phases 3-5.
- (d) Boundaries. Solely for reference, the boundaries of Bear Creek Phases 3-5 are set forth in Exhibit A, and depicted on Exhibit B, each attached hereto. The boundaries of the District shall remain as described in the Addition Resolution.

- (e) Proposed Method of Assessment. The City shall levy assessments on each lot or tract within Bear Creek Phases 3-5 identical to the proposed method of assessment approved by the City for the District. A report will be prepared showing the special benefits accruing to the property within Bear Creek Phases 3-5 and how the costs of the Bear Creek Improvements are assessed to the property within Phases 3-5 on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on the portions of the property similarly benefited.
  
- (f) Apportionment of Cost between the City and the District. All of the costs of the Bear Creek Improvements will be paid from assessments to be levied on Bear Creek Phases 3-5 within the District or bonds to be issued by the City, which bonds will be repaid from assessments to be levied on Bear Creek Phases 3-5 within the District and from other sources of funds, if any, available to the City. All assessments levied or to be levied on a property within Bear Creek Phases 3-5 shall be apportioned the basis of the special benefit accruing to such property relating to the Bear Creek Improvements.

SECTION 5. The City's staff is directed to give notice of the declaration of the advisability of the Bear Creek Improvements by publishing a copy of this Resolution once in a newspaper of general circulation within the City.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

**PASSED AND APPROVED ON MAY 5, 2020.**

**APPROVED:**

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Vicki Sanson, Mayor

**ATTEST:**

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Kim Dobbs, City Administrator

**EXHIBIT A**

**LEGAL DESCRIPTION OF BEAR CREEK PHASES 3-5**

BEING A 92.267 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NUMBER 2, CITY OF LA VON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 92.296 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO WORLD LAND DEVELOPERS, LP AS RECORDED IN COUNTY CLERK FILE NUMBER 20070913001271380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 92.267 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF GRAND HERITAGE-EAST A2 AN ADDITION TO THE CITY OF LA VON, COLLIN COUNTY, TEXAS AND THE NORTHWEST CORNER OF A REMAINDER OF AN 18.459 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO WORLD LAND DEVELOPERS, LP, AS RECORDED IN COUNTY CLERKS FILE NUMBER. 20070913001271380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; SAID POINT BEING ON THE EAST LINE OF COMMUNITY ISD ELEMENTARY ADDITION, AS RECORDED IN VOLUME 2008, PAGE 164, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST LINE OF SAID COMMUNITY ISD ELEMENTARY ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 47 MINUTES 34 SECONDS WEST, A DISTANCE OF 195.02 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 43 MINUTES 16 SECONDS, A RADIUS OF 500.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 58.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 58.65 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 47.26 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 12 MINUTES 26 SECONDS WEST, A DISTANCE OF 10.07 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 120.88 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 41

MINUTES 00 SECONDS, A RADIUS OF 440.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 58.96 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 59.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE **POINT OF BEGINNING**, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID WORLD LAND DEVELOPERS, LP TRACT 1;

THENCE, NORTH 63 DEGREES 56 MINUTES 26 SECONDS EAST, ALONG THE COMMON SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 82.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF A 31.269 ACRE TRACT OF LAND CONVEYED AS TRACT 1 BY DEED TO THE CITY OF LAVON RECORDED IN COUNTY CLERK'S FILE NO. 20060725001041390, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 38 MINUTES 23 SECONDS, A RADIUS OF 360.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 171.99 FEET;

THENCE, ALONG THE COMMON EAST LINE OF WORLD LAND DEVELOPERS, LP TRACT 1 AND THE WEST LINE OF CITY OF LAVON TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 173.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 38 DEGREES 24 MINUTES 38 SECONDS EAST, A DISTANCE OF 79.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 23 MINUTES 10 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 23 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 335.45 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 339.42 FEET TO A POINT FOR CORNER AT A NORTHEAST ELL CORNER OF WORLD LAND DEVELOPERS, LP TRACT 1 AND THE SOUTHWEST CORNER OF SAID CITY OF LA VON TRACT 1;

THENCE, ALONG THE COMMON NORTH LINE OF WORLD LAND DEVELOPERS, LP TRACT 1 AND THE SOUTH LINE OF CITY OF LAVON TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 315.26 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 11 MINUTES 19 SECONDS, A RADIUS OF 245.03 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF 219.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.47 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 51 MINUTES 49 SECONDS, A RADIUS OF 465.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 29 MINUTES 28 SECONDS EAST, A DISTANCE OF 152.40 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 153.09 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 131.07 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 16 MINUTES 33 SECONDS, A RADIUS OF 465.00 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 123.61 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 123.98 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF 451.43 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 10 SECONDS, A RADIUS OF 535.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 35.04 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 35.04 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 109.36 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 13 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.34 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 97.03 FEET TO A POINT FOR CORNER;

NORTH 42 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 66.37 FEET TO A POINT FOR CORNER;

NORTH 54 DEGREES 35 MINUTES 32 SECONDS EAST, A DISTANCE OF 55.78 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 52.54 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 26.51 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 09 MINUTES 12 SECONDS EAST, PASSING AT A DISTANCE OF 190.00 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR WITNESS AND CONTINUING A TOTAL DISTANCE OF 222.78 FEET TO A POINT FOR A NORTHEAST CORNER OF WORLD LAND DEVELOPERS, LP TRACT 1 AND THE SOUTHEAST CORNER OF SAID CITY OF LAVON TRACT 1, SAID POINT LYING IN COUNTY ROAD NO. 483 AND BEING ON THE EAST LINE OF A 50.64 ACRE TRACT CONVEYED BY DEED TO MICHAEL J BOX RECORDED IN VOLUME 5420, PAGE 485, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1, THE WEST LINE OF WEST LINE OF SAID 50.64 ACRES AND IN THE GENERAL DIRECTION OF SAID COUNTY ROAD NO. 483, A DISTANCE OF 2441.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTHEAST CORNER OF SAID WORLD LAND DEVELOPERS, LP TRACT 1;

THENCE, NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1, THE NORTH LINE OF A 56.22 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO ORLIN S. SVENSON RECORDED IN VOLUME 2651, PAGE 33, OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS AND IN THE GENERAL DIRECTION OF SAID COUNTY ROAD NO. 483, A DISTANCE OF 1475.42 FEET TO A 1/2" IRON ROD FOUND FOR A SOUTHERLY CORNER OF SAID WORLD LAND DEVELOPERS, LP TRACT 1, THE NORTHWEST CORNER OF SAID 56.22 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 70 ACRE TRACT OF LAND CONVEYED AS TRACT 1 BY DEED TO ROY BRIAN WEBB AND ANDREA KAY CAMPBELL RECORDED IN VOLUME 4761, PAGE 200, OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS;

THENCE, NORTH 03 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 7.42 FEET TO A 1/2" IRON ROD FOUND FOR A SOUTHERLY CORNER OF SAID

WORLD LAND DEVELOPERS, LP TRACT 1 AND THE NORTH CORNER OF SAID 70 ACRE TRACT;

THENCE, SOUTH 76 DEGREES 49 MINUTES 14 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1, THE NORTH LINE OF SAID 70 ACRE TRACT AND WITH THE GENERAL DIRECTION OF AN OLD TREE LINE, A DISTANCE OF 1357.98 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WORLD LAND DEVELOPERS, LP TRACT 1 AND BEING THE COMMON SOUTHEAST CORNER OF 75.249 ACRE TRACT OF LAND CONVEYED TO ROCKWALL RETAIL INVESTORS, LLC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20170921001268790, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST, ALONG THE COMMON LINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1 AND THE EAST LINE OF SAID 75.249 ACRE TRACT, A DISTANCE OF 1159.24 POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID WORLD LAND DEVELOPERS, LP TRACT 1 AND THE SOUTHWEST CORNER OF A 19.779 ACRE TRACT OF LAND CONVEYED AS TRACT 2 BY DEED TO THE CITY OF LA VON RECORDED IN COUNTY CLERK'S FILE NO. 20060725001041390, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE NORTHLINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1 AND THE SOUTH LINE OF SAID CITY OF LA VON TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 65 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 131.58 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 03 MINUTES 21 SECONDS EAST, A DISTANCE OF 35.21 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 56.57 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 53 MINUTES 04 SECONDS EAST, A DISTANCE OF 49.16 FEET TO A POINT FOR CORNER;

NORTH 81 DEGREES 40 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.22 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 56.51 FEET TO POINT FOR CORNER;

NORTH 76 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 69.98 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 91.46 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HA VINO A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 17 SECONDS, A RADIUS OF 1165.00 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 01 MINUTES 04 SECONDS EAST, A DISTANCE OF 235.56 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 235.96 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 55 MINUTES 19 SECONDS, A RADIUS OF 1060.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 40 MINUTES 35 SECONDS EAST, A DISTANCE OF 311.93 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 313.07 FEET TO A POINT FOR CORNER AND THE BEGINNING OF ANON-TAN GENT CURVE TO THE RIGHT HA VINO A CENTRAL ANGLE OF 50 DEGREES 33 MINUTES 55 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 51.25 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 52.95 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 13.37 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 80.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 86 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 95.68 FEET TO FOR THE SOUTHEAST CORNER OF SAID CITY OF LA VON TRACT 2 AND A NORTHERLY ELL CORNER OF SAID WORLD LAND DEVELOPERS, LP TRACT 1 SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HA VINO A CENTRAL ANGLE OF 33 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 560.00 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 37 MINUTES 07 SECONDS WEST, A DISTANCE OF 323.57 FEET;

THENCE, ALONG THE EAST LINE OF SAID CITY OF LA VON TRACT 2 AND THE WEST LINE OF SAID WORLD LAND DEVELOPERS, LP TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

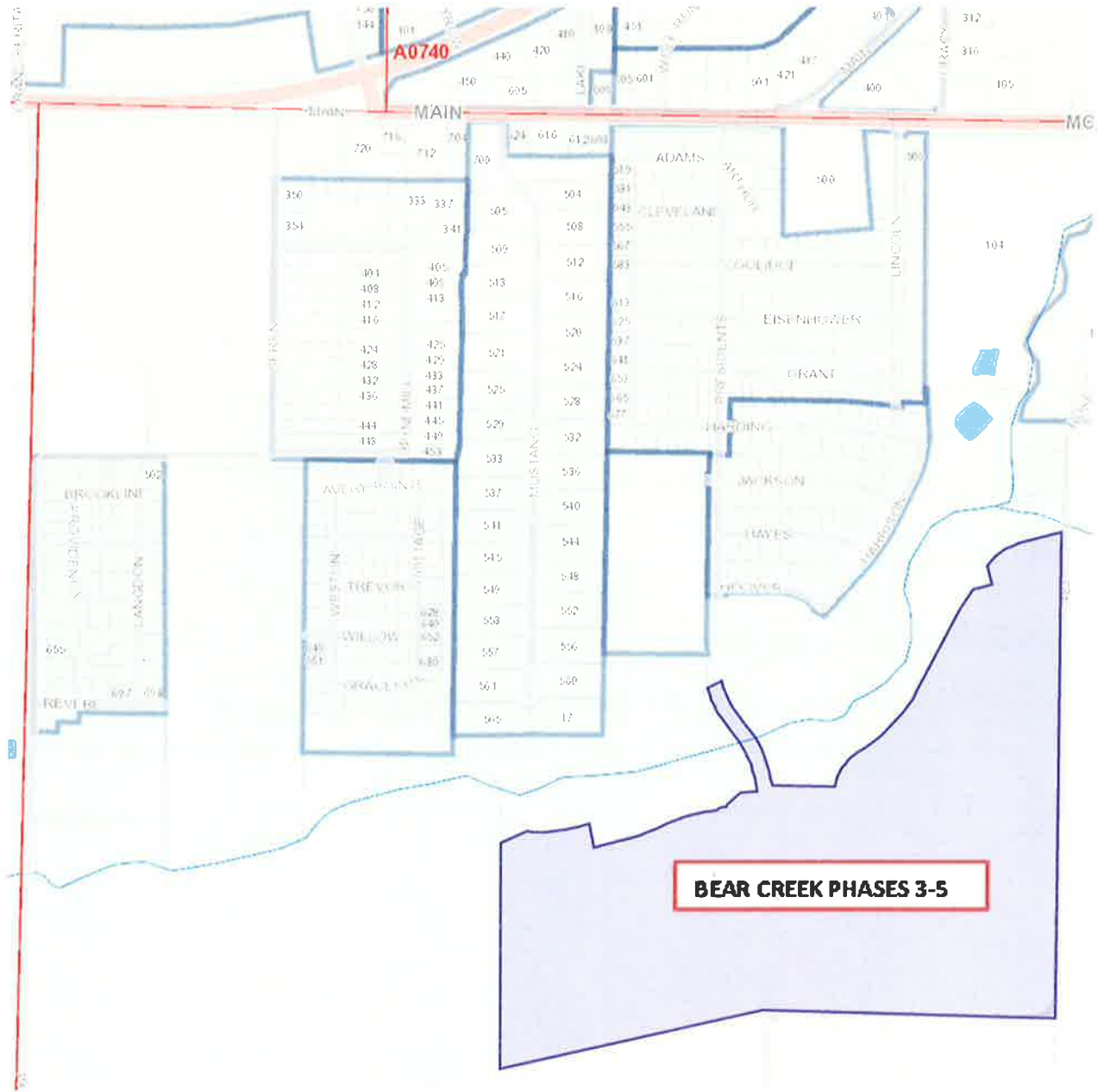
ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 328.25 FEET TO A POINT FOR CORNER;

NORTH 38 DEGREES 24 MINUTES 38 SECONDS WEST, A DISTANCE OF 79.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 48 MINUTES 36 SECONDS, A RADIUS OF 440.00 FEET, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 189.04 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 190.53 FEET TO A THE **POINT OF BEGINNING** AND CONTAINING 92.267 ACRES LAND, MORE OR LESS.

**EXHIBIT B**

**DEPICTION OF BOUNDARIES OF BEAR CREEK PHASES 3-5**







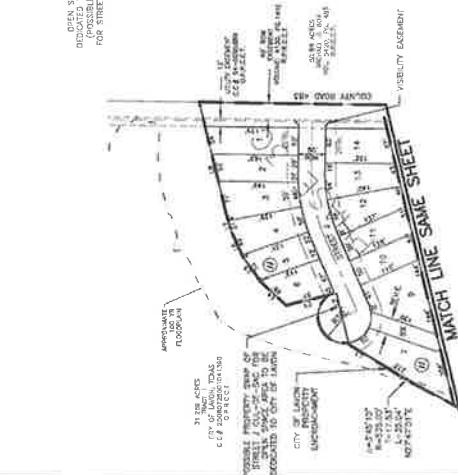
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.
10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO RECORDS OF ANY EXISTING UTILITIES IN THE AREA OF THIS SURVEY.

**PRELIMINARY PLAT**  
**OF**  
**BEAR CREEK**  
**PLATS 3, 4, & 5**  
 90.882 ACRES / 454 LOTS / 4 OPEN SPACES  
 OUT OF THE  
 D, ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
 CITY OF LAVON, COLLIN COUNTY, TEXAS

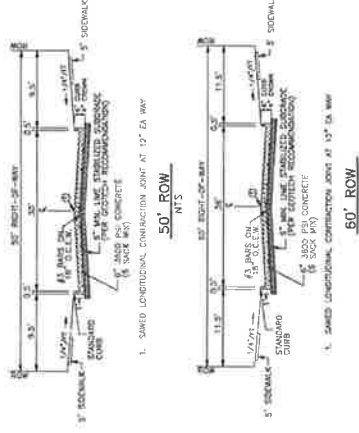
**DEVELOPER:**  
 DOUGLAS PROPERTIES, INC.  
 2309 AVENUE K  
 SUITE 100  
 PLANO, TEXAS 75074  
 PHONE 972-472-1658

**OWNER:**  
 WORLD LAND DEVELOPERS, L.P.  
 2101 CEDAR SPRINGS ROAD,  
 SUITE 600  
 SOUTHLAKE, TEXAS 75092  
 DALLAS, TEXAS 75201  
 PHONE 214-880-8595

**ENGINEER:**  
**JACOBS**  
 189 BRUNNEN STREET, SUITE 1000  
 DALLAS, TEXAS 75201  
 PHONE 214-428-0171  
 Jacobs Engineering Group, Inc.  
 License No. 00000000000000000000



| LINE | PROPERTY                    | DEVELOPER    | AREA   |
|------|-----------------------------|--------------|--------|
| 1    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 2    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 3    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 4    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 5    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 6    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 7    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 8    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 9    | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |
| 10   | WORLD LAND DEVELOPERS, L.P. | 90.882 ACRES | 257.73 |





THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.

THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.

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*[Handwritten Signature]*  
CITY ENGINEER  
CITY OF LAYTON, TEXAS

**PRELIMINARY PLAN**  
OF  
**BEAR CREEK**  
PHASE 3, 4 & 5  
90.982 ACRES / 454 LOTS / 4 OPEN SPACES  
OUT OF THE  
D. ANGLIN SURVEY, ABSTRACT NO. 2  
IN THE  
CITY OF LAYTON, COLLIN COUNTY, TEXAS

**DEVELOPER:** WORLD LAND DEVELOPERS, LP  
1080 F. HWY 114, #210  
SOUTHPLAKE, TEXAS 76092  
PHONE 817-416-1572

**OWNER:** DOUGLAS PROPERTIES, INC.  
2309 AVENUE K  
SUITE 100  
PLANO, TEXAS 75074  
PHONE 972-472-1058

**ENGINEER:** JACOBS  
1900 BURNING TREE SUITE 1000  
DALLAS, TX 75201-3130  
PHONE 214-388-6475  
FAX 214-388-6475  
www.jacobs.com

JULY 2018 SCALE: N/A SHEET 4 OF 8  
PROJECT NO. WFK06110

THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.

THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.

THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.

THE CITY OF LAYTON, TEXAS HAS REVIEWED THE PRELIMINARY PLAN FOR THE BEAR CREEK PHASE 3, 4 & 5 AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES.



## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 6 - G

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**Item:**

Discussion and action regarding Resolution No. 2020-05-04 determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a preliminary service plan and assessment plan, including a proposed assessment roll; calling and noticing a public hearing for May 19, 2020 to consider an ordinance levying assessments on certain property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

**Background:**

A preliminary service plan and assessment plan have been prepared for the portion of the Heritage Public Improvement District (PID) No. 1 (Residential) identified as Zone 2, Zone 3 and Zone 4.

Zone 2 consists of Traditions at Grand Heritage and Traditions at Grand Heritage West, which are platted and built out additions. Zone 2 was included in the original Heritage PID No. 1 (Residential). Assessment amounts that were previously levied in Zone 2 will not be affected by the proposed resolution.

Zone 3 consists of Traditions at Grand Heritage, Phase 2, which is a platted addition with recently completed infrastructure. Zone 3 is situated adjacent to and in between Traditions at Grand Heritage and Traditions at Grand Heritage West. The final plat of Phase 2 has not yet been recorded and there are no homes constructed in the addition at this time. Zone 3 was not originally included in the Heritage PID No. 1 (Residential) and is a part of the 87.56 acres recently added.

Zone 4 consists of the Bear Creek Amenity Center and Bridge and Bear Creek Phases 3, 4 and 5, all of which were included in the original Heritage PID No. 1 (Residential). The final plat of the Bear Creek Amenity Center and Bridge and Bear Creek Phase 3 have been approved and infrastructure installation is in progress.

**Attachments:** 1) Proposed Resolution and preliminary service and assessment plan

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2020-05-04**

**A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING A PROPOSED ASSESSMENT ROLL; CALLING AND NOTICING A PUBLIC HEARING FOR MAY 19, 2020 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON CERTAIN PROPERTY LOCATED WITHIN THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

**RECITALS**

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

**WHEREAS**, the City has previously created Heritage Public Improvement District No. 1 (Residential) (the "Original District") pursuant to Resolution No. 2004-10-01 adopted on October 28, 2004 (the "Creation Resolution"), which Creation Resolution established the District containing approximately 434.171 acres (the "Original District Land"); and

**WHEREAS**, on March 13, 2020, the owners (the "Petitioners") of certain real property delivered to the City of Lavon, Texas a petition (the "Petition") to add certain land containing approximately 87.56 acres (the "Additional District Land") owned by the Petitioners to the Original District; and

**WHEREAS**, on April 7, 2020 the City Council conducted a public hearing to consider the Petition; and

**WHEREAS**, on April 7, 2020, the City Council approved Resolution No. 2020-04-07 (the "Addition Resolution"), authorizing the addition of the Additional Land to the Original District and amending the boundaries of the Original District to include the Additional District Land (such area, containing the Original District Land and the Additional District Land being referred to herein as the "District"); and

**WHEREAS**, the City authorized the creation of the Original District to allow for financing the design, acquisition and construction of those improvements identified in the Creation Resolution (the “Initial Improvements”); and

**WHEREAS**, on April 7, 2020, the City Council approved Resolution No. 2020-04-07 authorizing the addition of the Additional District Land to finance certain other public improvements authorized by the Act for the benefit of the property within the Additional District Land (the “Additional Improvements”); and

**WHEREAS**, on May 5, 2020 the City Council conducted a public hearing to consider the advisability of additional public improvements to be constructed for the benefit of an approximately 92.267 acres of land included in the Original District known as “Bear Creek Phases 3-5” (depicted as Zone 4 on the Map of the District and Zones (the “District Map”) attached hereto as Exhibit A) and the costs thereof (the “Bear Creek Improvements” and, together with the Initial Improvements and the Additional Improvements, the “Authorized Improvements”);

**WHEREAS**, on May 5, 2020, the City Council approved Resolution No. 2020-05-03 declaring the advisability of the Bear Creek Improvements, the costs of the Bear Creek Improvements, and addressing other matters as required by Section 372.009 of the Act; and

**WHEREAS**, assessments on the property within the area of the District depicted as Zone 2 on the District Map were levied by the City under Ordinance No. 2006-06-11 approved by City Council on June 27, 2006 (the “2006 Assessment Ordinance”), with collection of the assessments commencing in 2017; and

**WHEREAS**, the City has determined to re-levy assessments on the property in Zone 2 to ensure procedures required for the levy of assessments required under the Act have been complied with; and

**WHEREAS**, assessments on the property within the area of the District depicted as Zone 4 on the District Map were levied by the City under the 2006 Assessment Ordinance, but such levy terminated as of December 31, 2012 in accordance with the 2006 Assessment Ordinance, and assessments must be re-levied in Zone 4 in order to commence collection of assessments; and

**WHEREAS**, the City Council and the City staff have been presented a “Heritage Public Improvement District No. 1 (Residential) Preliminary Amended and Restated Service and Assessment Plan,” including the proposed assessment roll attached thereto (the “Proposed Assessment Roll”), dated April 29, 2020 (collectively, the “Preliminary SAP”), a copy of which is attached hereto as Exhibit B and is incorporated herein for all purposes; and

**WHEREAS**, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District and the Proposed Assessment Roll states the assessments proposed to be levied or re-levied against parcels of land in the District for costs of the Authorized Improvements as determined by the method of assessment chosen by the City; and

**WHEREAS**, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the “City Secretary”) and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the “Assessment Hearing”) be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AS FOLLOWS:**

**SECTION 1.** THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit B** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

**SECTION 3.** THAT the City Council hereby determines that the total costs of the Authorized Improvements constituting Zone 2 Specific Benefit Improvements, Zone 3 Specific Benefit Improvements and Zone 4 Specific Benefit Improvements (each as defined in the Preliminary SAP) to be financed by the District are as set forth in Exhibit B-2, Exhibit B-3 and Exhibit B-4 of the Preliminary SAP, which costs do not include the payment of expenses incurred in the administration of the District. Annual expenses incurred in the administration of the District are shown in the Proposed Assessment Roll.

**SECTION 4.** THAT the City Council’s final determination and approval of the costs of the Zone 2 Specific Benefit Improvements, Zone 3 Specific Benefit Improvements and Zone 4 Specific Benefit Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** THAT the Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District for the costs of the Zone 2 Specific Benefit Improvements, Zone 3 Specific Benefit Improvements and Zone 4 Specific Benefit Improvements as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

**SECTION 6.** THAT the City Council expressly defers the levy of assessments against property within future zones for zone-specific improvements that will benefit only the property within each subsequent zone until such time as the costs of such zone-specific improvements can be determined with certainty.

**SECTION 7.** THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

**SECTION 8.** THAT the City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be **held on May 19, 2020 at 7:00 p.m. at the Lavon City Hall, 120 School Road, Lavon, Texas.** In the event that the City Council will be unable to meet at City Hall on May 19, 2020, the City will post on its website, **www.cityoflavon.com**, information for persons to attend the meeting by telephone, teleconference or other electronic means. At the Assessment Hearing the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying and re-levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 9.** THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on May 19, 2020, in substantially the form attached hereto as **Exhibit C** and incorporated herein for all purposes, in a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act, which date is to be not later than May 8, 2020.

**SECTION 10.** THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on May 19, 2020 as required by Section 372.016(c) of the Act.

**SECTION 11.** THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act and the Act) to place the public hearing on the agenda for the May 19, 2020 meeting of the City Council.

**SECTION 12.** THAT this Resolution shall become effective from and after its date of passage in accordance with law.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas  
on the 5<sup>th</sup> day of May 2020.

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Vicki Sanson  
Mayor

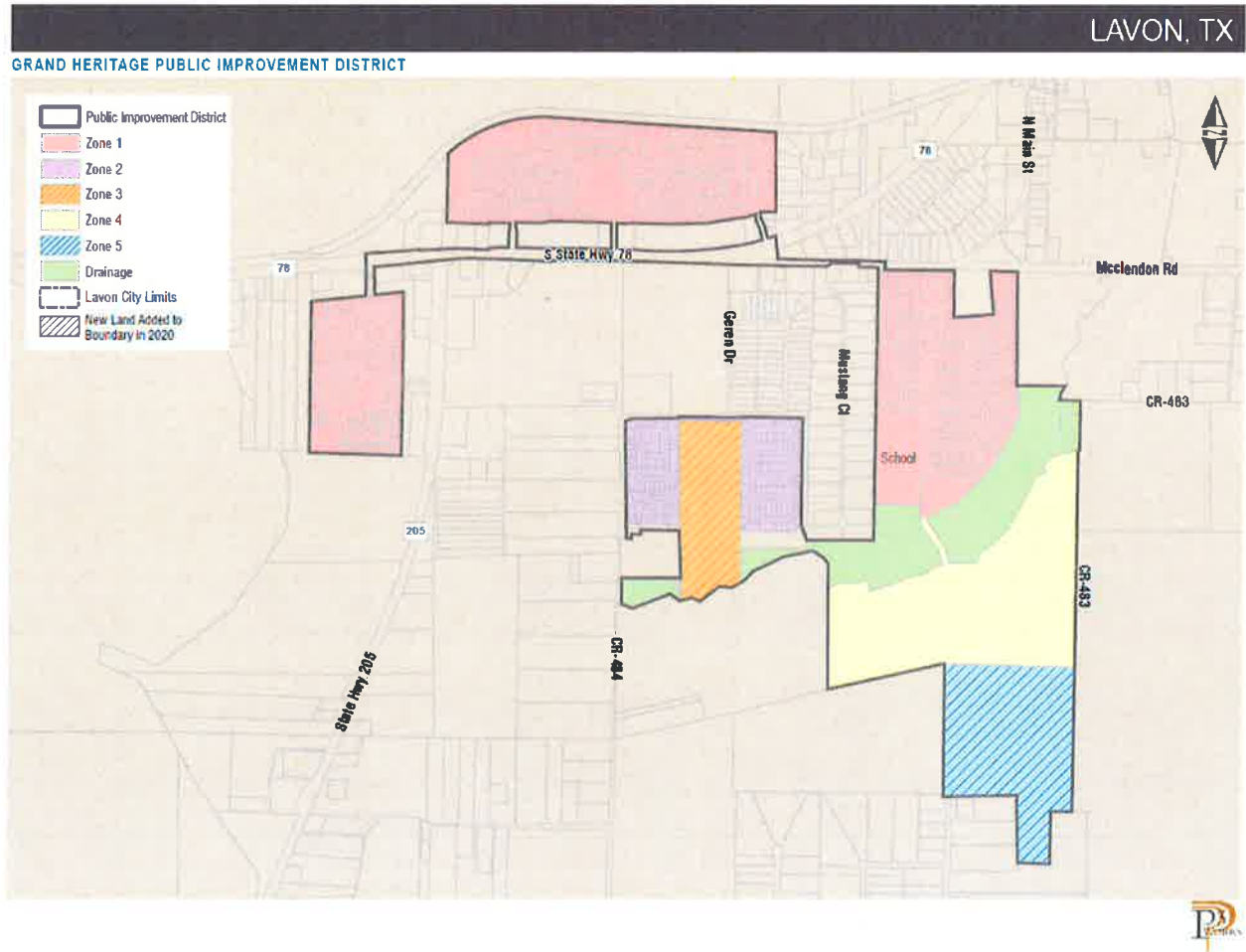
ATTEST:

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Kim Dobbs  
City Administrator/City Secretary

# EXHIBIT A

## MAP OF DISTRICT AND ZONES



**EXHIBIT B**

**PRELIMINARY SERVICE AND ASSESSMENT PLAN**

# Heritage Public Improvement District No. 1 (Residential)

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PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

VERSION 3.1 APRIL 29, 2020



AUSTIN, TX | KELLER, TX

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## INTRODUCTION

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

On October 28, 2004, the City Council of the City of Lavon, Texas passed and approved Resolution No. 2004-10-01 authorizing the establishment of Heritage Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, which authorization was effective upon publication as required by the PID Act.

Upon application of the then current property owners, the property within the District was zoned by Planned Development Ordinance No. 2004-09-05, adopted by the City Council on September 30, 2004. The Planned Development Ordinance designates the property within the District for residential use and includes development standards based on Lot size. Lot size is designated by measuring Lot width at the front building restriction line.

On June 27, 2006, the City Council approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 2006-06-11. The Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

The term “Service and Assessment Plan” shall include all updated and amendments approved by the City prior to the approval of this Amended and Restated Service and Assessment Plan.

On March 17, 2020, the City Council approved Resolution No. 2020-03-05 accepting a petition amending the boundary of the District to include Zone 3 and Zone 5 and calling for a public hearing.

On April 7, 2020, the City Council approved Resolution No. 2020-04-07 adding the land in Zone 3 and Zone 5 to the District. Additionally, on April 7, 2020 the City Council approved Resolution No.

2020-04-08 calling for a public hearing to consider the advisability of certain Authorized Improvements within Zone 4 and the costs thereof to be financed by the District.

On May 5, 2020, the City Council approved Resolution No. 2020-05-TBD approving the additional Authorized Improvements and costs thereof within Zone 4 to be financed by the District. Additionally, on May 5, 2020 the City Council approved Resolution No. 2020-05-TBD approving the preliminary Amended and Restated Service and Assessment Plan and calling a public hearing on the re-levy of Assessments in Zone 2 and Zone 4 and the levy of Assessments in Zone 3 of the District.

On May 21, 2020, the City Council approved the Amended and Restated Service and Assessment Plan, re-levied the Zone 2 Assessments, and levied the Zone 3 Assessments and Zone 4 Assessments to finance the Authorized Improvements to be constructed for the benefit of the Zone 2 Assessed Property, Zone 3 Assessed Property, and Zone 4 Assessed Property by approving the 2020 Assessment Ordinance. The City Council may levy Zone 5 Assessments at a later date.

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

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

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Zone 1 is included as **Exhibit E-1**. The Assessment Roll for Zone 2 is included as **Exhibit F-1**. The Assessment Roll for Zone 3 is included as **Exhibit G-1**. The Assessment Roll for Zone 4 is included as **Exhibit H-1**.

## SECTION I: DEFINITIONS

**“2006 Assessment Ordinance”** means the Assessment Ordinance approved by the City Council on June 27, 2006.

**“2006 Parcels”** means the portion of Zone 1 platted in 2006 as shown on the plats attached as **Exhibit A-2: “Grand Heritage Club,”** accepted on April 11, 2006 (referred to in the Service and Assessment Plan as “Grand Heritage Club”); “Replat Grand Heritage Club Lots 1, 2 & 3, Block O,” accepted on August 5, 2019; and Heritage East A Phase 1 Addition, accepted on May 16, 2006 (referred to in the Service and Assessment Plan as “Heritage East A-1”);

**“2008 Parcels”** means the portion of Zone 1 platted in 2008 as shown on the plats attached as **Exhibit A-3: “Grand Heritage East A2,”** accepted on August 5, 2008; “Grand Heritage – West C,” accepted on June 9, 2008; and “Grand Heritage – West C,” accepted on December 11, 2008, which replatted a portion of the Grand Heritage West C.

**“2016 Parcels”** means the portion of Zone 2 platted in 2016 as shown on the plat attached as **Exhibit A-4,** titled “Traditions at Grand Heritage,” accepted on September 29, 2016, also referred to as Grand Heritage Traditions 97.

**“2017 Parcels”** means the portion of Zone 2 platted in 2017 as shown on the plat attached as **Exhibit A-5,** titled “Traditions at Grand Heritage West,” accepted on October 17, 2017, also referred to as Grand Heritage Traditions 84.

**“2020 Assessment Ordinance”** means the Ordinance No. 2020-05-TBD approved by the City Council on May 21, 2020.

**“Actual Costs”** mean with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of an Owner, including : (1) the costs incurred by or on behalf of the Original Owner or Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs incurred by or on behalf of the Original Owner or Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges and (6) costs to implement, administer, and manage the above-

described activities including, but not limited to, a construction management fee of up to four percent (4%) of construction costs if managed by or on behalf of the owners or developers.

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

**“Additional Interest Rate”** means an interest rate charged on the Assessments not to exceed 0.50% of the actual interest rate charged on any PID Bonds pursuant to Section 372.018 of the PID Act.

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

**“Amended and Restated Service and Assessment Plan”** means this Heritage Public Improvement District No. 1 (Residential) Amended and Restated Service and Assessment Plan, approved by the City on May 19, 2020 by the 2020 Assessment Ordinance, as amended and updated from time to time.

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

**“Annual Installment”** means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

**“Annual Installment of the General Benefit Portion”** means, with respect to each Assessed Parcel in Zone 1, each annual payment of the General Benefit Portion, as shown on the Zone 1 Assessment Roll attached hereto as **Exhibit E-1**, or an Annual Service Plan Update, and calculated as provided in **Section VI**.

**“Annual Installment of the Specific Benefit Portion”** means, with respect to each Assessed Parcel in Zone 1, each annual payment of the Specific Benefit Portion, as shown on the Zone 1 Assessment Roll attached hereto as **Exhibit E-1**, or an Annual Service Plan Update, and calculated as provided in **Section VI**.

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

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

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

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

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

**“Assessment Roll”** means any assessment roll for the Assessed Property within the District, including the Zone 1 Assessment Roll, the Zone 2 Assessment Roll, the Zone 3 Assessment Roll, and the Zone 4 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, or any Annual Service Plan Update.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit I-2** and described in **Section III.A, Section III.B, Section III.C** and **Section III.D**.

**“City”** means the City of Lavon, Texas.

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

**“County”** means Collin County, Texas.

**“Delinquent Collection Costs”** mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Amended and Restated Service and Assessment Plan

including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“**District**” means Heritage Public Improvement District No. 1 (Residential) located within the corporate limits of the City, and more specifically described in **Exhibit N** and depicted on **Exhibit A-1**.

“**District Formation and Bond Issuance Costs**” means the costs associated with forming the District and issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, 1<sup>st</sup> year’s Annual Collection Costs, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the establishment of the District and/or the issuance of PID Bonds.

“**Equivalent Units**” means the number of dwelling units built or expected to be built on an Assessed Parcel multiplied by the following factors:

|                  |                        |
|------------------|------------------------|
| Land Use Class 1 | 1.00 per dwelling unit |
| Land Use Class 2 | 1.20 per dwelling unit |
| Land Use Class 3 | 0.60 per dwelling unit |

The computation of the Equivalent Units as to an Assessed Parcel shall be calculated by the Administrator and confirmed by the City Council, based on the information available regarding the use of the Assessed Parcel and the estimate as confirmed shall be conclusive as long as there is a reasonable basis for such determination. Land Use Class 4 does not have Equivalent Units and is allocated as described in **Section V**.

“**General Benefit Improvements**” means the portion of the Authorized Improvements that are labeled as General Benefit Improvements in the Service and Assessment Plan.

“**General Benefit Portion**” means, with respect to the Zone 1 Assessment, that portion allocated to General Benefit Improvements that benefit the property in Zone 1.

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

“**Land Use Class 1**” means Lots identified as Lot Type 1, Lot Type 3, Lot Type 6, Lot Type 7, or Lot Type 8 on any Assessment Roll.

“**Land Use Class 2**” means Lots identified as Lot Type 2 or Lot Type 4 on any Assessment Roll.

“**Land Use Class 3**” means Lots identified as Lot Type 5 on any Assessment Roll.

“**Land Use Class 4**” means Lots identified as Lot Type 9 on any Assessment Roll.

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

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. lot size, home product, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Equivalent Units of the Lot as calculated by the Administrator and confirmed by the City Council.

**“Lot Type 1”** means a Lot within the 2006 Parcels within Zone 1 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 1 is attached as **Exhibit M-1**.

**“Lot Type 2”** means a Lot within the 2006 Parcels within Zone 1 marketed to homebuilders as a 60’ Lot. Lot Type 2 belongs to Land Use Class 2. The homebuyer disclosure for Lot Type 2 is attached as **Exhibit M-2**.

**“Lot Type 3”** means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 3 is attached as **Exhibit M-3**.

**“Lot Type 4”** means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 2. The homebuyer disclosure for Lot Type 4 is attached as **Exhibit M-4**.

**“Lot Type 5”** means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 3. The homebuyer disclosure for Lot Type 5 is attached as **Exhibit M-5**.

**“Lot Type 6”** means a Lot within the 2016 Parcels within Zone 2 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 6 is attached as **Exhibit M-6**.

**“Lot Type 7”** means a Lot within the 2017 Parcels within Zone 2 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 7 is attached as **Exhibit M-7**.

**“Lot Type 8”** means a Lot within Zone 3 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 8 is attached as **Exhibit M-8**.

**“Lot Type 9”** means a Lot within Zone 4 Phase 3 that belongs to Land Use Class 4.

**“Lot Type 10”** means a Lot within Zone 4 Phase 4 that belongs to Land Use Class 4.

**“Lot Type 11”** means a Lot within Zone 4 Phase 5 that belongs to Land Use Class 4.

**“Maximum Assessment”** means \$9,500 for each Lot in Land Use Class 1, \$11,400 for each Lot in Land Use Class 2, \$5,700 for each Lot in Land Use Class 3, and \$23,296.70 for each Lot in Land Use Class 4.

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

**“Notice of Assessment Termination”** means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit K**.

**“Original Owner”** means World Land Developers, LP, a Texas limited partnership.

**“Owner”** means Bloomfield Homes, L.P., and any successors or assigns thereof that own the property and intends to develop the property in the District for the ultimate purpose of transfer to end users.

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

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

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

**“Planned Development Ordinance”** means Ordinance No. 2004-09-05, adopted by City Council on September 30, 2004.

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

**“Prepayment Costs”** means interest, including Additional Interest payable under an Indenture, and Annual Collection Costs to the date of Prepayment.

**“Service and Assessment Plan”** means the Heritage Public Improvement District No. 1 Service and Assessment Plan, approved by the City on June 27, 2006 by Ordinance No. 2006-06-11, as amended and updated prior to City Council approval of this Amended and Restated Service and Assessment Plan.

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

**“Specific Benefit Improvements”** mean the portion of the Authorized Improvements that primarily benefit the property within the Zone in which it is built.

**“Specific Benefit Portion”** means, with respect to the Zone 1 Assessments, that portion allocated to Specific Benefit Improvements.

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

**“Unplatted Parcel”** means a parcel of land for which a final subdivision plat has not been recorded in the real property records of Collin County, Texas.

**“Zone”** means a distinct portion of the District as shown on a plat or multiple plats that will be developed or has been developed in a similar time frame.

**“Zone 1”** means the Parcels depicted on the plats on **Exhibit A-2** and **Exhibit A-3**. Zone 1 includes the 2006 Parcels and the 2008 Parcels.

**“Zone 1 Annual Installment”** means the Annual Installment of the Zone 1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

**“Zone 1 Assessed Property”** means any Parcel within Zone 1 against which a Zone 1 Assessment is levied.

**“Zone 1 Assessment”** means an Assessment levied against a Parcel within Zone 1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Zone 1 Assessment Roll”** means the Assessment Roll for the Zone 1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Zone 1 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit E-1**.

**“Zone 1 Bonds”** means those certain “City of Lavon, Texas Special Assessment Revenue Bonds, Series 2013 (Heritage Public Improvement District No. 1 (Residential)), issued to fund a portion of Zone 1 Projects or refinance a portion of the Zone 1 Promissory Note, that are secured by actual revenues received by or on behalf of the City from the collection of Zone 1 Assessments, or the Annual Installments thereof, and any PID Bonds issued to refund or refinance any outstanding Zone 1 Bonds.

**“Zone 1 General Benefit Improvements”** means that portion of the General Benefit Improvements allocated to Zone 1 in the Service and Assessment Plan.

**“Zone 1 Projects”** means collectively: (1) the pro rata portion of the General Benefit Improvements allocable to Zone 1; and (2) the Zone 1 Specific Benefit Improvements.

**“Zone 1 Promissory Note”** means that certain “Temporary Reimbursement Note” effective January 9, 2007, entered into by and between the City and Original Owner, whereby all or a portion of the Actual Costs not paid to the Original Owner from Zone 1 Bonds will be paid to the

Original Owner from Assessments to reimburse the Original Owner for Actual Costs paid by the Original Owner, plus interest, that are eligible to be paid with Assessments.

**“Zone 1 Specific Benefit Improvements”** means the Authorized Improvements which only benefit the Zone 1 Assessed Property as shown on **Exhibit B-1** and described and depicted on **Exhibit I-1**.

**“Zone 2”** means the Parcels depicted on the plats on **Exhibit A-4** and **Exhibit A-5**. Zone 2 includes the 2016 Parcels and the 2017 Parcels.

**“PID Reimbursement Agreement”** means that certain “PID Reimbursement Agreement – Heritage Public Improvement District No. 1 (Residential)” approved by Resolution No. [REDACTED] on May 19, 2020 entered into by and between the City and Owner.

**“Zone 2 Annual Installment”** means the Annual Installment of the Zone 2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

**“Zone 2 Assessed Property”** means any Parcel within Zone 2 against which a Zone 2 Assessment is levied.

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

**“Zone 2 Assessment Roll”** means the Assessment Roll for the Zone 2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 2 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

**“Zone 2 Specific Benefit Improvements”** means the Authorized Improvements which only benefit the Zone 2 Assessed Property, as shown on **Exhibit B-2** and described in **Section III.B**.

**“Zone 3”** means the Parcels depicted on the preliminary plat on **Exhibit A-6**.

**“Zone 3 Annual Installment”** means the Annual Installment of the Zone 3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

**“Zone 3 Assessed Property”** means any Parcel within Zone 3 against which a Zone 3 Assessment is levied.

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

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

**“Zone 3 Initial Parcel”** means all of the property within Zone 3 as generally shown on the preliminary plat on **Exhibit A-6**.

**“Zone 3 Specific Benefit Improvements”** means the Authorized Improvements which only benefit the Zone 3 Assessed Property as shown on **Exhibit B-3** and described in **Section III.C**.

**“Zone 4”** means the Parcels depicted on the preliminary plat on **Exhibit A-7**.

**“Zone 4 Annual Installment”** means the Annual Installment of the Zone 4 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

**“Zone 4 Assessed Property”** means any Parcel within Zone 4 against which a Zone 4 Assessment is levied.

**“Zone 4 Assessment”** means an Assessment levied against a Parcel within Zone 4 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Zone 4 Assessment Roll”** means the Assessment Roll for the Zone 4 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 4 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

**“Zone 4 Initial Parcel”** means all of the property within Zone 4 as generally shown on the preliminary plat on **Exhibit A-7**.

**“Zone 4 Phase 3”** means the Lots within the first phase of construction within Zone 4.

**“Zone 4 Phase 4”** means the Lots within the second phase of construction within Zone 4.

**“Zone 4 Phase 5”** means the Lots within the third phase of construction within Zone 4.

“**Zone 4 Specific Benefit Improvements**” means the Authorized Improvements which only benefit the Zone 4 Assessed Property as shown on **Exhibit B-4** and described in **Section III.D**.

“**Zone 4 Trigger Date**” means the earlier of (i) date of issuance of a letter of substantial completion of the construction of the Authorized Improvements benefitting the Lots within Zone 4 Phase 3, Zone 4 Phase 4, or Zone 4 Phase 5 issued by the City; (ii) the date of acceptance of the final plat of such Lots by the City; or (iii) October 1, 2021. If the Trigger Date occurs before January 1 of the then current year, then Assessments will be due January 31 of the following year. If the Trigger Date occurs on or after January 1 of the then current year, then the Assessments will be due on the second January 31<sup>st</sup> after the final plat is filed or the letter of substantial completion has been issued by the City.

“**Zone 5**” means the area generally depicted on Exhibit A-1 labeled as Zone 5. Zone 5 does not currently have an Assessment levied against it.

“**Zone 5 Specific Benefit Improvements**” anticipated to include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to such property. The Zone 5 Specific Benefit Improvements will be determined in a future Annual Service Plan Update.

## SECTION II: THE DISTRICT

The District is located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit N** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,760 single-family homes.

Zone 1 contains the 2006 Parcels, depicted on the plats on **Exhibit A-2**, which includes 407 single family homes that are Lot Type 1 (3 of which have prepaid their Zone 1 Assessment in full or have been removed from the Assessment Roll), and 182 single-family homes that are Lot Type 2 (5 of which have prepaid their Zone 1 Assessment in full or have been removed from the Assessment Roll); and the 2008 Parcels, depicted on the plats on **Exhibit A-3**, which includes 105 single family homes that are Lot Type 3, 108 single family homes that are Lot Type 4, and 64 single family homes that are Lot Type 5.

Zone 2 contains the 2016 Parcels, depicted on the plats on **Exhibit A-4**, which includes 97 single family homes that are Lot Type 6; and the 2017 Parcels, depicted on the plats on **Exhibit A-5**, which includes 84 single family homes that are Lot Type 7.

Zone 3 is anticipated to include 111 single family homes that are Lot Type 8

Zone 4 contains Zone 4 Phase 3, which is anticipated to include 161 single family homes that are Lot Type 9; Zone 4 Phase 4, which is anticipated to include 139 single family homes that are Lot Type 10; and Zone 4 Phase 5, which is anticipated to include 155 single family homes that are Lot Type 11.

Zone 5 is anticipated to include 147 single family homes but is not being developed at this time.

### **SECTION III: AUTHORIZED IMPROVEMENTS AND DISTRICT FORMATION AND BOND ISSUANCE COSTS**

The City, based on information provided by the Original Owner and the Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with City standards and specifications and, upon dedication to and acceptance by the City, will be owned and operated by the City. The budget for the Zone 1 Specific Benefit Improvements and General Benefit Improvements is shown on **Exhibit B-1**. The budget for the Zone 2 Specific Benefit Improvements is shown in **Exhibit B-2**. The budget for the Zone 3 Specific Benefit Improvements is shown in **Exhibit B-3**. The budget for the Zone 4 Specific Benefit Improvements is shown on **Exhibit B-4**.

#### **A. Zone 1 Specific Benefit Improvements and Zone 1 General Benefit Improvements**

All Zone 1 Special Benefit Improvements were designed and constructed in accordance with City standards and specifications and were dedicated to the City on August 8, 2019. See **Exhibit I-1** which contains Exhibit B and Exhibit C from the Service and Assessment Plan, describing and depicting the originally anticipated Zone 1 Specific Benefit Improvements and General Benefit Improvements.

#### **B. Zone 2 Specific Benefit Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone 2.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 2.

- *Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 2.

- *Roads*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 2.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 2 Specific Benefit Improvements.

### **C. Zone 3 Specific Benefit Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone 3.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 3.

- *Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 3.

- *Roads*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 3.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 3 Specific Benefit Improvements.

#### **D. Zone 4 Specific Benefit Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone 4.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 4.

- *Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 4.

- *Roads*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 4.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 4 Specific Benefit Improvements.

**SECTION IV: SERVICE PLAN**

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District. Annual debt service payments for the Zone 1 Bonds are set forth on **Exhibit L**.

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

**SECTION V: ASSESSMENT PLAN**

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

This section of this Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements

and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

#### **A. Assessment Methodology**

The City Council, acting in its legislative capacity based on information provided by the Original Owner and Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined the following.

##### *1. Zone 1, Zone 2, and Zone 3*

For the purpose of allocating Assessments, property in Zone 1, Zone 2 and Zone 3 is classified into one of three categories as follows:

- (i) Land Use Class 1
- (ii) Land Use Class 2, and
- (iii) Land Use Class 3.

The costs of the Authorized Improvements are allocated to these property classes on a combination of a per unit allocation and an allocation on the basis of minimum Lot area. Lot area and per unit are both common means of allocating costs of the Authorized Improvements. A combination of these two techniques may result in an allocation that better represent the benefit from the improvements than either approach individually. Larger and more expensive homes generate more use of roads and other improvements, but the increase in use is not directly proportional to the increase in size or value (as a general rule, larger and more expensive homes will be built on larger Lots). Allocation of Actual Costs based on a combination of Lot size and per unit should reflect the greater use of improvements reflected in these studies.

The average size of a Lot in Land Use Class 2 is estimated to be 1.4 times the average size of a Lot in Land Use Class 1. By allocating Assessments using a combination of Lot area and per unit factors, the Assessment per finally subdivided Lot on Land Use Class 2 is 1.2 times the Assessment per finally subdivided Lot of Land Use Class 1 property. Land Use Class 3 Lots have the same features as Land Use Class 2 except the size of each of these Lots is smaller, having approximately one-half of the size of the standard Land Use Class

2 Lot. The Equivalent Unit of each of the Land Use Class 3 Lots is calculated to equal one-half of the Equivalent Units assigned to the standard Land Use Class 2 Lot. This results in equivalent Assessment factors for each property class as follows:

|                       |      |
|-----------------------|------|
| Land Use Class 1 Lots | 1.00 |
| Land Use Class 2 Lots | 1.20 |
| Land Use Class 3 Lots | 0.60 |

The equivalent Assessment factors are simply the ratio of the Actual Costs as allocated to each property class. Each Assessment is allocated to each Lot on the basis of these equivalent Assessment factors.

## 2. Zone 4

Zone 4 Assessments will be allocated equally to each Lot in Zone 4.

### B. Assessments

The Zone 1 Assessments are levied on the Zone 1 Assessed Property in the amounts shown on the Zone 1 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Zone 1 Annual Installments are shown on **Exhibit E-2**.

The Zone 2 Assessments are levied on the Zone 2 Assessed Property in the amounts shown on the Zone 2 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Zone 2 Annual Installments are shown on **Exhibit F-2**.

The Zone 3 Assessments will be levied on the Zone 3 Assessed Property in the amounts shown on the Zone 3 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Zone 3 Annual Installments are shown on **Exhibit G-2**. Upon division or subdivision of the Zone 3 Initial Parcel, the Zone 3 Assessment will be reallocated pursuant to **Section VI**.

The Zone 4 Assessments will be levied on the Zone 4 Assessed Property in the amounts shown on the Zone 4 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Zone 4 Annual Installments are shown on **Exhibit H-2**. Upon division or subdivision of the Zone 4 Initial Parcel, the Zone 4 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Land Use Class is shown on **Exhibit J**. In no case will the Assessment for Land Use Class 1, Land Use Class 2, Land Use Class 3, or Land Use Class 4 Parcels exceed the corresponding Maximum Assessment.

### C. Termination of a Portion of Assessments Levied by 2006 Assessment Ordinance

Trigger Date, as defined in the Service and Assessment Plan, means “with respect to each Unplatted Parcel, and each General Benefit Portion and Specific Benefit Portion related thereto, the earlier of (i) the date of issuance of Bonds secured by such Portion of (ii) the date of recording

of the final subdivision plat for the Assessed Parcel in the real property records of Collin County, Texas.”

Pursuant to Section V.C. of the Service and Assessment Plan, “if the Trigger Date has not occurred with respect to a Portion [of the Assessment levied by the 2006 Assessment Ordinance] by December 31, 2012, such Portion shall terminate.” Zone 1 Assessments allocated to the 2006 Parcels and 2008 Parcels met the Trigger Date, but the Parcels in the remainder of Zone 1 did not meet the Trigger Date, and therefore the portion of the Assessment levied by the 2006 Assessment Ordinance not allocated to Zone 1 has terminated.

#### **D. Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Original Owner and Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Zone 1*
  - The estimated costs of the Zone 1 Projects at the time the 2006 Assessment Ordinance was approved equaled \$17,996,965, as shown on **Exhibit B-1**; and
  - The Zone 1 Assessed Property receives special benefit from the Zone 1 Projects equal to or greater than the Actual Cost of the Zone 1 Projects; and
  - With the adoption of the 2006 Assessment Ordinance, the Zone 1 Assessed Property was allocated 100% of the Zone 1 Assessment levied for the Zone 1 Projects, which equals \$8,532,900.<sup>1</sup>
  - The special benefit ( $\geq$  \$17,996,965) received by the Zone 1 Assessed Property from the Zone 1 Projects is greater than or equal to the amount of the Zone 1 Assessment (\$8,532,900) levied on the Zone 1 Assessed Property for the Zone 1 Projects; and
  - At the time the City Council approved the Service and Assessment Plan and 2006 Assessment Ordinance, the Original Owner owned 100% of the Zone 1 Assessed Property. The Original Owner acknowledged that the Zone 1 Projects confer a special benefit on the Zone 1 Assessed Property and consented to the imposition of the Zone 1 Assessments to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits

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<sup>1</sup> The total amount levied in the 2006 Assessment Ordinance was \$16,347,600, of which a total of \$8,532,900 was allocated to Zone 1 Assessed Property.

described herein and the 2006 Assessment Ordinance; (2) the Service and Assessment Plan and the 2006 Assessment Ordinance; and (3) the levying of Zone 1 Assessment on the Zone 1 Assessed Property.

▪ *Zone 2*

- The costs of the Zone 2 Specific Benefit Improvements equal \$3,913,587 as shown on **Exhibit B-2**; and
- The Zone 2 Assessed Property receives special benefit from the Zone 2 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 2 Specific Benefit Improvements; and
- The Zone 2 Assessed Property will be allocated 100% of the Zone 2 Assessment levied for the Zone 2 Specific Benefit Improvements, which equals \$1,665,000 as shown on the Zone 2 Assessment Roll attached hereto as **Exhibit F-1**;
- The special benefit ( $\geq$  \$3,913,587) received by the Zone 2 Assessed Property from the Zone 2 Specific Benefit Improvements is equal to or greater than the amount of the Zone 2 Assessment (\$1,665,000) levied on the Zone 2 Assessed Property for the Zone 2 Specific Benefit Improvements; and

▪ *Zone 3*

- The costs of the Zone 3 Specific Benefit Improvements equal \$2,700,401 as shown on **Exhibit B-3**; and
- The Zone 3 Assessed Property receives special benefit from the Zone 3 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 3 Specific Benefit Improvements; and
- The Zone 3 Initial Parcel will be allocated 100% of the Zone 3 Assessment levied for the Zone 3 Specific Benefit Improvements, which equals \$1,050,000 as shown on the Zone 3 Assessment Roll attached hereto as **Exhibit G-1**;
- The special benefit ( $\geq$  \$2,700,401) received by the Zone 3 Assessed Property from the Zone 3 Specific Benefit Improvements is equal to or greater than the amount of the Zone 3 Assessment (\$1,050,000) levied on the Zone 3 Initial Parcel for the Zone 3 Specific Benefit Improvements; and
- At the time the City Council approved the Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 3 Assessed Property. The Owner acknowledged that the Zone 3 Specific Benefit Improvements confer a special benefit on the Zone 3 Assessed Property and consented to the imposition

of the Zone 3 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the Amended and Restated Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Zone 3 Assessment on the Zone 3 Assessed Property.

▪ **Zone 4**

- The estimated costs of the Zone 4 Specific Benefit Improvements equal \$10,600,674 as shown on **Exhibit B-4**; and
- The Zone 4 Assessed Property receives special benefit from the Zone 4 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 4 Specific Benefit Improvements; and
- The Zone 4 Initial Parcel will be allocated 100% of the Zone 4 Assessment levied for the Zone 4 Specific Benefit Improvements, which equals \$10,600,000 as shown on the Zone 4 Assessment Roll attached hereto as **Exhibit H-1**;
- The special benefit ( $\geq$  \$10,600,674) received by the Zone 4 Assessed Property from the Zone 4 Specific Benefit Improvements is equal to or greater than the amount of the Zone 4 Assessment (\$10,600,000) levied on the Zone 4 Initial Parcel for the Zone 4 Specific Benefit Improvements; and
- At the time the City Council approved the Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 4 Assessed Property. The Owner acknowledged that the Zone 4 Specific Benefit Improvements confer a special benefit on the Zone 4 Assessed Property and consented to the imposition of the Zone 4 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the Amended and Restated Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Zone 4 Assessment on the Zone 4 Assessed Property.

**E. Annual Collection Costs**

The Annual Collection Costs shall be paid for annually by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as

Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

## SECTION VI: TERMS OF THE ASSESSMENTS

### A. Reallocation of Assessments in Zone 1, Zone 2, and Zone 3

#### 1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Zone 1 Assessed Property, Zone 2 Assessed Property, or Zone 3 Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Equivalent Units of the newly divided Assessed Property

D = the sum of the Equivalent Units for all of the newly divided Assessed Properties

The calculation of the Equivalent Units of an Assessed Property shall be performed by the Administrator based on information from the Original Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

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

#### 2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Zone 1 Assessed Property, Zone 2 Assessed Property, or Zone 3 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Equivalent Units according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Equivalent Units of all newly subdivided Lots with same Lot Type

D = the sum of the Equivalent Units for all of the newly subdivided Lots excluding Non-Benefitted Property

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

Prior to the recording of a subdivision plat, the Owner shall provide the City estimated Equivalent Units as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated Equivalent Units for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property may not exceed the Maximum Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

### *3. Upon Consolidation*

If two or more Lots or Parcels within Zone 1, Zone 2, or Zone 3 are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.D.**

## **B. Reallocation of Assessments in Zone 4**

### *1. Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Zone 4 Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the estimated number of Lots of the newly divided Assessed Property excluding Non-Benefitted Property

D = the estimated number of Lots within all newly divided Assessed Properties excluding Non-Benefitted Property

If the Assessment calculated above exceeds the Maximum Assessment, a Mandatory Prepayment will be required as described in **Section VI.D**. The number of Lots of an Assessed Property shall be determined by the Administrator based on information available from the Owner, homebuilders, the City, or any other available information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Amended and Restated Service and Assessment Plan approved by the City Council.

*2. Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Zone 4 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Assessed Property

B = the Assessment for the Assessed Property prior to subdivision

C = the estimated number of Lots within the newly subdivided Assessed Property excluding Non-Benefitted Property

D = the estimated number of Lots within all of the newly subdivided Assessed Property excluding Non-Benefitted Property

If the Assessment calculated above exceeds the Maximum Assessment, a Mandatory Prepayment will be required as described in **Section VI.D**. The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Amended and Restated Service and Assessment Plan approved by the City Council.

### 3. *Upon Consolidation*

If two or more Lots or Parcels within Zone 4 are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

## **C. Mandatory Prepayment of Assessments**

If an Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to the transfer. If the owner of an Assessed Property causes the Assessed Property to become Non-Benefitted Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

## **D. True-Up of Assessments if Maximum Assessment Exceeded at Plat**

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval

of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts.

#### **E. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council/Commissioner's Court shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund, relating to the PID Bonds, that are not expected to be used for purposes of the Project Fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

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

#### **F. Prepayment of Assessments**

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

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

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

## **G. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E-2** shows the estimated Zone 1 Annual Installments, **Exhibit F-2** shows the estimated Zone 2 Annual Installments, **Exhibit G-2** shows the estimated Zone 3 Annual Installments, and **Exhibit H-2** shows the estimated Zone 4 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the filing of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Collin Central Appraisal District for each tax identification number.

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

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and

shall be delinquent if not paid prior to February 1 of the following year. The next Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2021.

Failure of an owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

#### **H. Prepayment as a Result of an Eminent Domain Proceeding or Taking**

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of a Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner or shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the portion of the \$100 Assessment that would have been allocated to the Taken Property prior to its reallocation is \$10 and the owner receives \$8 as compensation for the Taken Property as a result of the Taking, the owner shall be required to pay \$8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the owner receives \$20 in compensation for the Taken Property, the owner shall be required to pay \$10 as a Prepayment of the Assessment.

Notwithstanding the previous paragraphs, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against both the Taken Property and Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

## SECTION VII: ASSESSMENT ROLL

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

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

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

The Zone 4 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 4 Assessment Roll and Zone 4 Annual Installments for each Parcel as part of each Annual Service Plan Update.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

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

### **B. Amendments**

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

### **C. Administration and Interpretation**

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

heard. Decisions by the City Council shall be final and binding on the owners and their successors and assigns.

**D. Severability**

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

DRAFT

## EXHIBITS

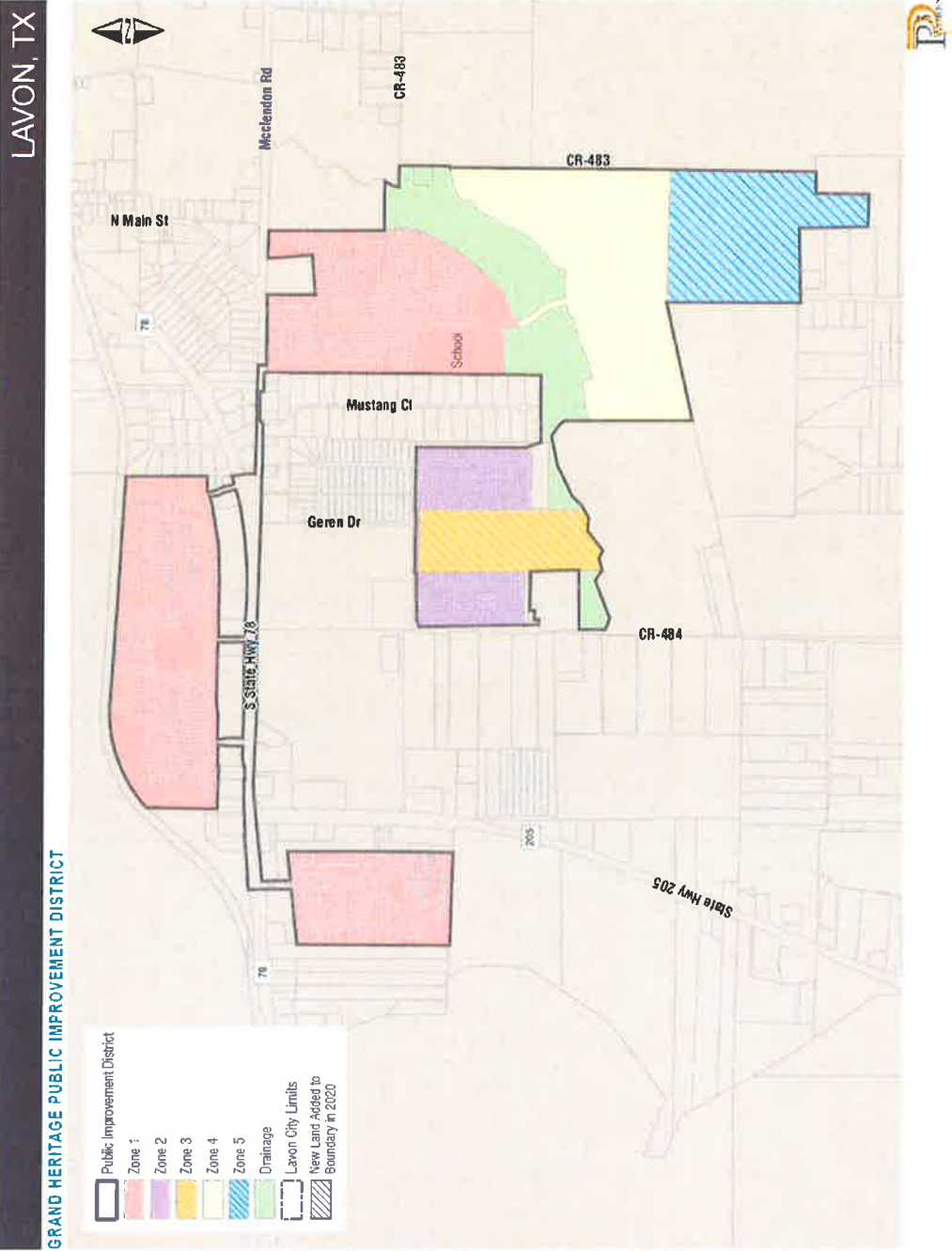
The following Exhibits are attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes:

|                    |  |
|--------------------|--|
| <b>Exhibit A-1</b> | Map of the District and Zones  |
| <b>Exhibit A-2</b> | Plats of 2006 Parcels in Zone 1  |
| <b>Exhibit A-3</b> | Plats of 2008 Parcels in Zone 1  |
| <b>Exhibit A-4</b> | Plat of 2016 Parcels in Zone 2   |
| <b>Exhibit A-5</b> | Plat of 2017 Parcels in Zone 2   |
| <b>Exhibit A-6</b> | Preliminary Plat of Parcels in Zone 3  |
| <b>Exhibit A-7</b> | Preliminary Plat of Parcels in Zone 4  |
| <b>Exhibit B-1</b> | Zone 1 General Benefit Improvements and Specific Benefit Improvements  |
| <b>Exhibit B-2</b> | Zone 2 Specific Benefit Improvements   |
| <b>Exhibit B-3</b> | Zone 3 Specific Benefit Improvements   |
| <b>Exhibit B-4</b> | Zone 4 Specific Benefit Improvements   |
| <b>Exhibit C</b>   | Service Plan   |
| <b>Exhibit D</b>   | Sources and Uses of Funds  |
| <b>Exhibit E-1</b> | Zone 1 Assessment Roll   |
| <b>Exhibit E-2</b> | Zone 1 Annual Installments   |
| <b>Exhibit E-3</b> | Prepayments and Other Parcels Removed from the Zone 1 Assessment Roll  |
| <b>Exhibit F-1</b> | Zone 2 Assessment Roll   |
| <b>Exhibit F-2</b> | Zone 2 Annual Installments   |
| <b>Exhibit G-1</b> | Zone 3 Assessment Roll   |
| <b>Exhibit G-2</b> | Zone 3 Annual Installments   |
| <b>Exhibit H-1</b> | Zone 4 Assessment Roll   |
| <b>Exhibit H-2</b> | Zone 4 Annual Installments   |
| <b>Exhibit I</b>   | Maps of Zone 2 Specific Benefit Improvements, Zone 3 Specific Benefit Improvements, and Zone 4 Specific Benefit Improvements |
| <b>Exhibit J</b>   | Maximum Assessment per Unit  |
| <b>Exhibit K</b>   | Form of Notice of PID Assessment Termination   |
| <b>Exhibit L</b>   | Debt Service Schedules for Zone 1 Bonds  |
| <b>Exhibit M-1</b> | Homebuyer Disclosures for Lot Type 1   |
| <b>Exhibit M-2</b> | Homebuyer Disclosures for Lot Type 2   |
| <b>Exhibit M-3</b> | Homebuyer Disclosures for Lot Type 3   |
| <b>Exhibit M-4</b> | Homebuyer Disclosures for Lot Type 4   |

- Exhibit M-5** Homebuyer Disclosures for Lot Type 5
- Exhibit M-6** Homebuyer Disclosures for Lot Type 6
- Exhibit M-7** Homebuyer Disclosures for Lot Type 7
- Exhibit M-8** Homebuyer Disclosures for Lot Type 8
- Exhibit N** District Legal Description

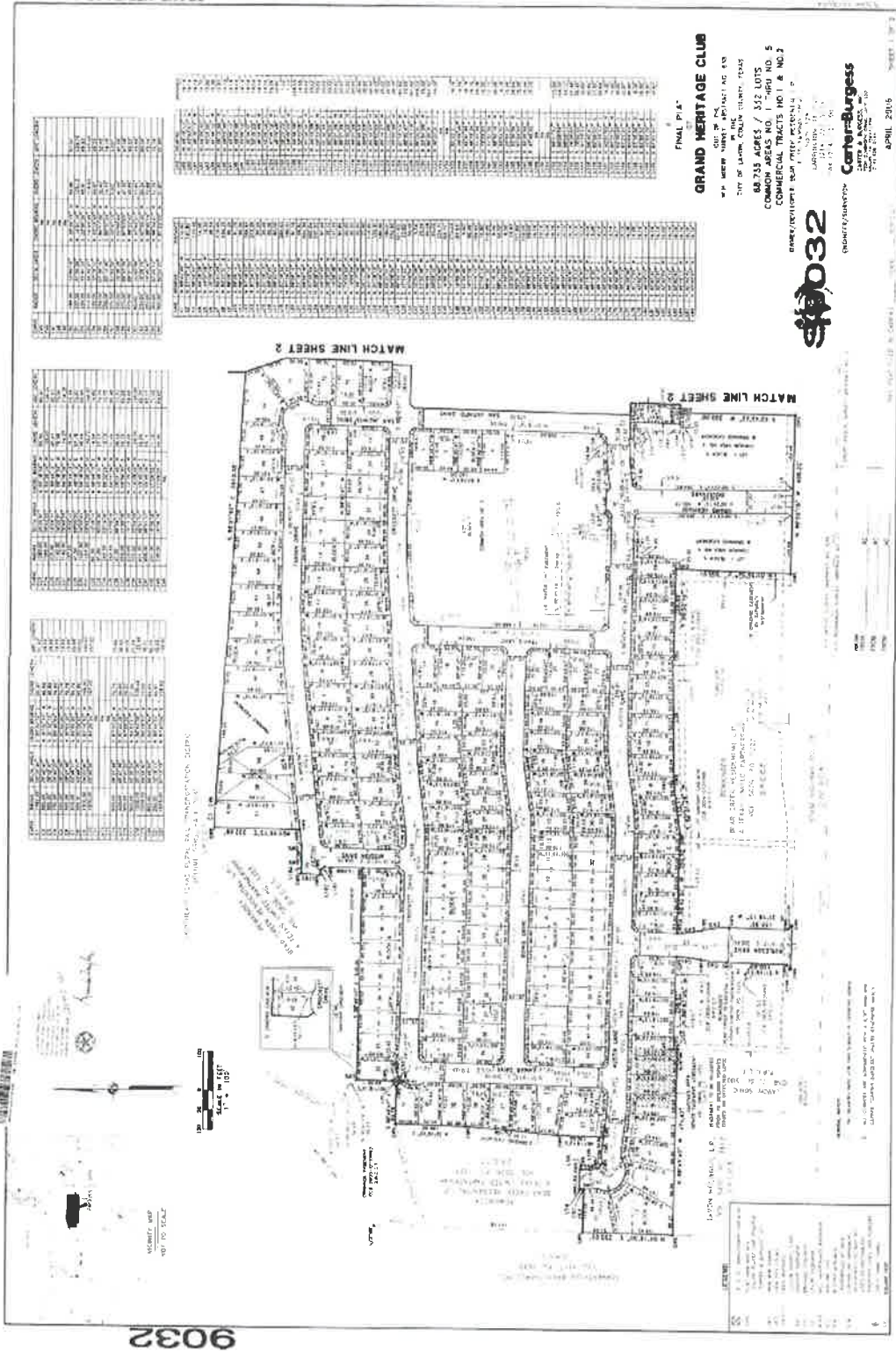
DRAFT

# EXHIBIT A-1 – MAP OF THE DISTRICT AND ZONES



HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

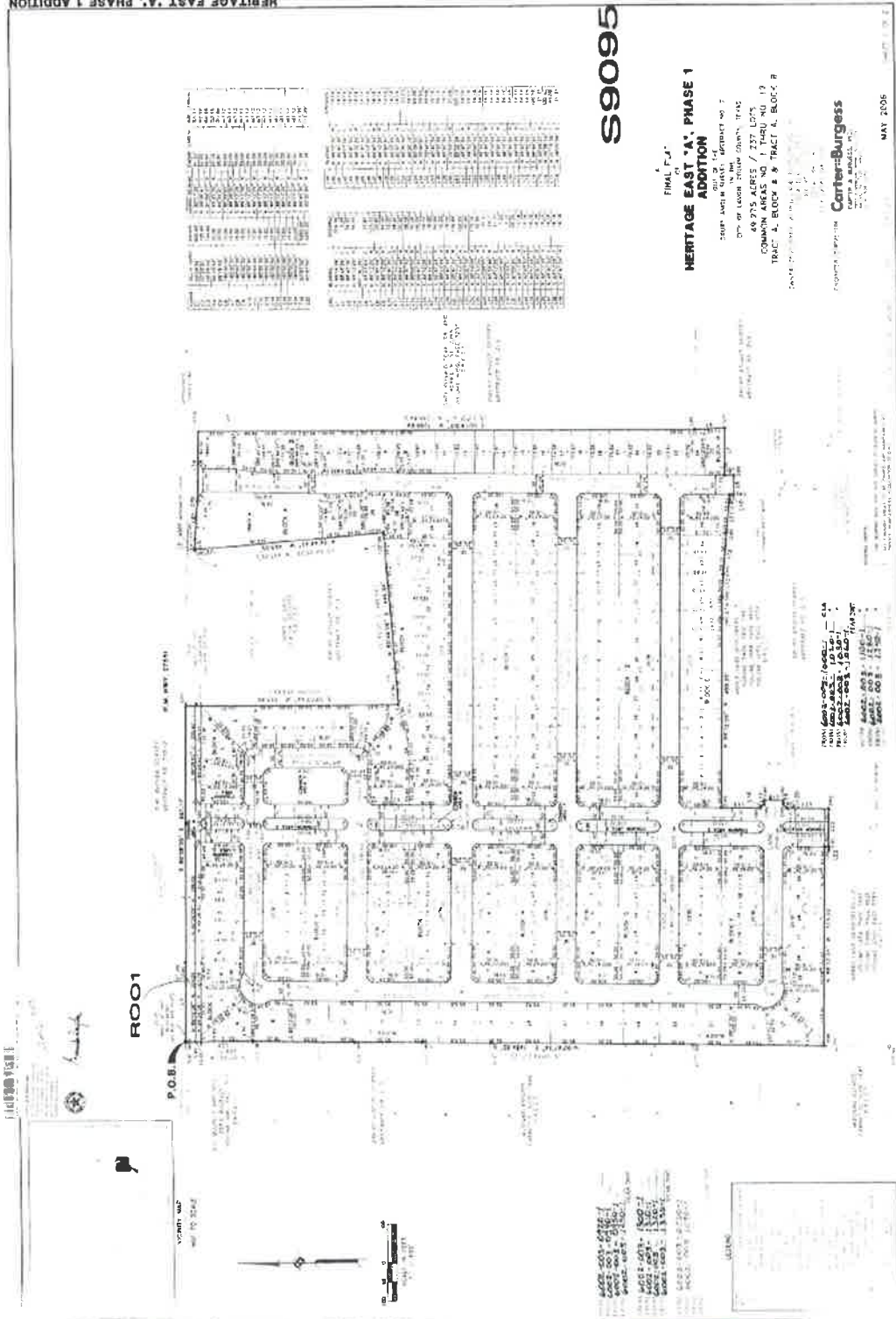
**EXHIBIT A-2 – PLATS OF 2006 PARCELS IN ZONE 1**



**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**







9095

S9095

FINAL P.L. 1  
**HERITAGE EAST 'A', PHASE 1  
 ADDITION**  
 60.275 ACRES / 237 LOTS  
 COMMON AREAS NO. 1 THRU NO. 13  
 TRACT 4, BLOCK 8 & TRACT 4, BLOCK 9  
 COUNTY OF HENRI, MISSOURI  
 ENGINEERED BY  
**Carver-Burgess**  
 1111 S. 10th Street, Suite 200  
 St. Louis, MO 63104  
 (314) 433-1111  
 MAY 2005

**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



EXHIBIT A-3 – PLATS OF 2008 PARCELS IN ZONE 1



HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

9591



GRAPHIC SCALE  
1" = 100'

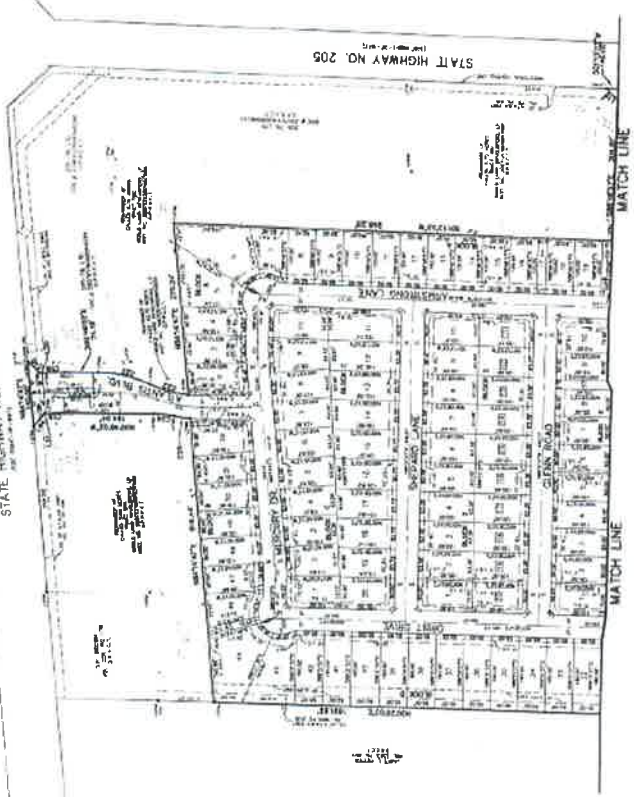
STATE HIGHWAY NO. 78

STATE HIGHWAY NO. 205



VICINITY MAP - N'S

**NOTES**  
1. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED IN THE FIELD.  
2. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.  
3. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.  
4. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.  
5. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.



| LOT NO. | AREA (SQ. FT.) | AREA (SQ. YD.) |
|---------|----------------|----------------|
| 1       | 10,000         | 727.37         |
| 2       | 10,000         | 727.37         |
| 3       | 10,000         | 727.37         |
| 4       | 10,000         | 727.37         |
| 5       | 10,000         | 727.37         |
| 6       | 10,000         | 727.37         |
| 7       | 10,000         | 727.37         |
| 8       | 10,000         | 727.37         |
| 9       | 10,000         | 727.37         |
| 10      | 10,000         | 727.37         |
| 11      | 10,000         | 727.37         |
| 12      | 10,000         | 727.37         |
| 13      | 10,000         | 727.37         |
| 14      | 10,000         | 727.37         |
| 15      | 10,000         | 727.37         |
| 16      | 10,000         | 727.37         |
| 17      | 10,000         | 727.37         |
| 18      | 10,000         | 727.37         |
| 19      | 10,000         | 727.37         |
| 20      | 10,000         | 727.37         |
| 21      | 10,000         | 727.37         |
| 22      | 10,000         | 727.37         |
| 23      | 10,000         | 727.37         |
| 24      | 10,000         | 727.37         |
| 25      | 10,000         | 727.37         |
| 26      | 10,000         | 727.37         |
| 27      | 10,000         | 727.37         |
| 28      | 10,000         | 727.37         |
| 29      | 10,000         | 727.37         |
| 30      | 10,000         | 727.37         |
| 31      | 10,000         | 727.37         |
| 32      | 10,000         | 727.37         |
| 33      | 10,000         | 727.37         |
| 34      | 10,000         | 727.37         |
| 35      | 10,000         | 727.37         |
| 36      | 10,000         | 727.37         |
| 37      | 10,000         | 727.37         |
| 38      | 10,000         | 727.37         |
| 39      | 10,000         | 727.37         |
| 40      | 10,000         | 727.37         |
| 41      | 10,000         | 727.37         |
| 42      | 10,000         | 727.37         |
| 43      | 10,000         | 727.37         |
| 44      | 10,000         | 727.37         |
| 45      | 10,000         | 727.37         |
| 46      | 10,000         | 727.37         |
| 47      | 10,000         | 727.37         |
| 48      | 10,000         | 727.37         |
| 49      | 10,000         | 727.37         |
| 50      | 10,000         | 727.37         |
| 51      | 10,000         | 727.37         |
| 52      | 10,000         | 727.37         |
| 53      | 10,000         | 727.37         |
| 54      | 10,000         | 727.37         |
| 55      | 10,000         | 727.37         |
| 56      | 10,000         | 727.37         |
| 57      | 10,000         | 727.37         |
| 58      | 10,000         | 727.37         |
| 59      | 10,000         | 727.37         |
| 60      | 10,000         | 727.37         |
| 61      | 10,000         | 727.37         |
| 62      | 10,000         | 727.37         |
| 63      | 10,000         | 727.37         |
| 64      | 10,000         | 727.37         |
| 65      | 10,000         | 727.37         |
| 66      | 10,000         | 727.37         |
| 67      | 10,000         | 727.37         |
| 68      | 10,000         | 727.37         |
| 69      | 10,000         | 727.37         |
| 70      | 10,000         | 727.37         |
| 71      | 10,000         | 727.37         |
| 72      | 10,000         | 727.37         |
| 73      | 10,000         | 727.37         |
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| 75      | 10,000         | 727.37         |
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| 80      | 10,000         | 727.37         |
| 81      | 10,000         | 727.37         |
| 82      | 10,000         | 727.37         |
| 83      | 10,000         | 727.37         |
| 84      | 10,000         | 727.37         |
| 85      | 10,000         | 727.37         |
| 86      | 10,000         | 727.37         |
| 87      | 10,000         | 727.37         |
| 88      | 10,000         | 727.37         |
| 89      | 10,000         | 727.37         |
| 90      | 10,000         | 727.37         |
| 91      | 10,000         | 727.37         |
| 92      | 10,000         | 727.37         |
| 93      | 10,000         | 727.37         |
| 94      | 10,000         | 727.37         |
| 95      | 10,000         | 727.37         |
| 96      | 10,000         | 727.37         |
| 97      | 10,000         | 727.37         |
| 98      | 10,000         | 727.37         |
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| 100     | 10,000         | 727.37         |



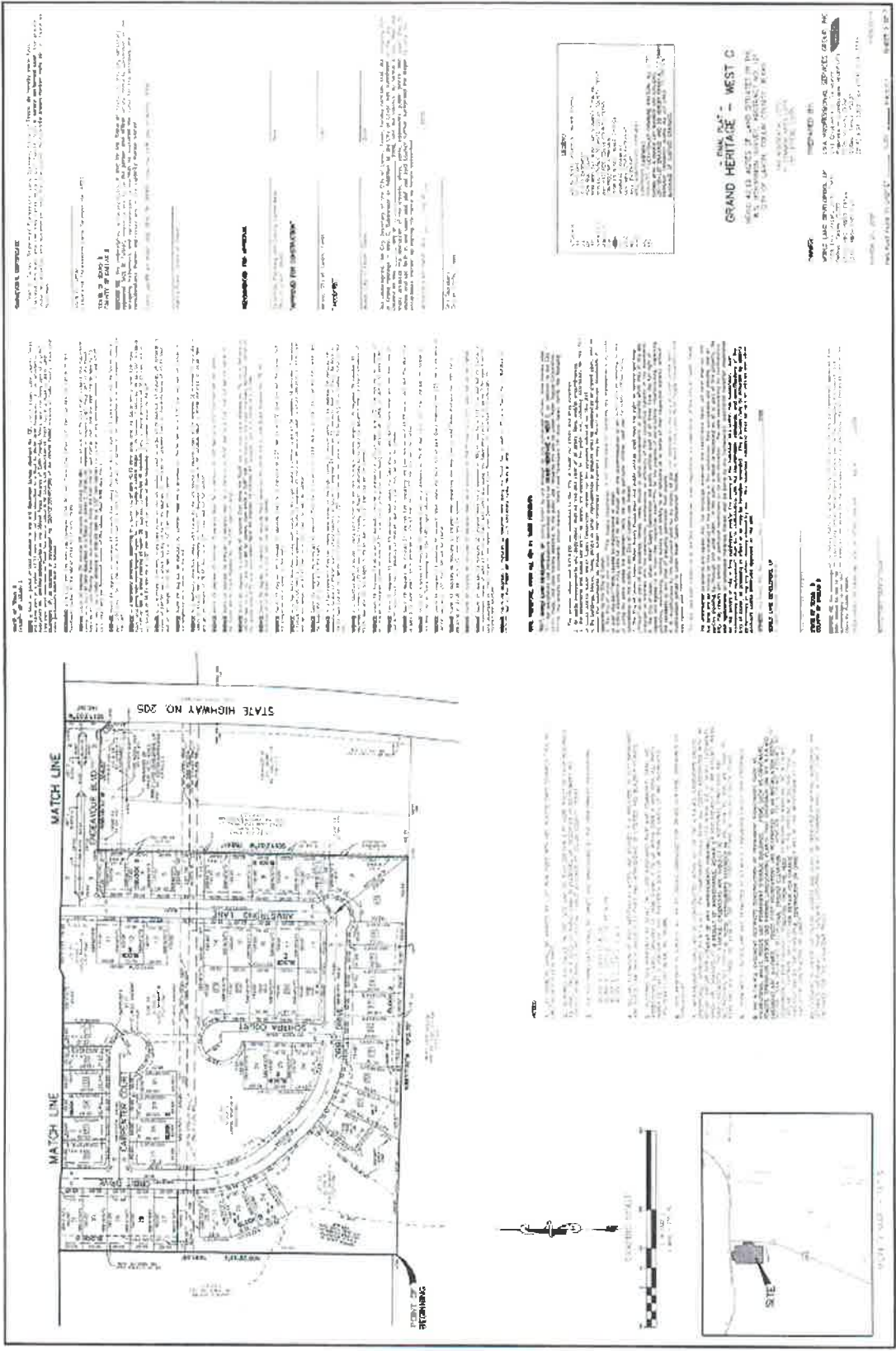
S9591

GRAND HERITAGE - WEST C



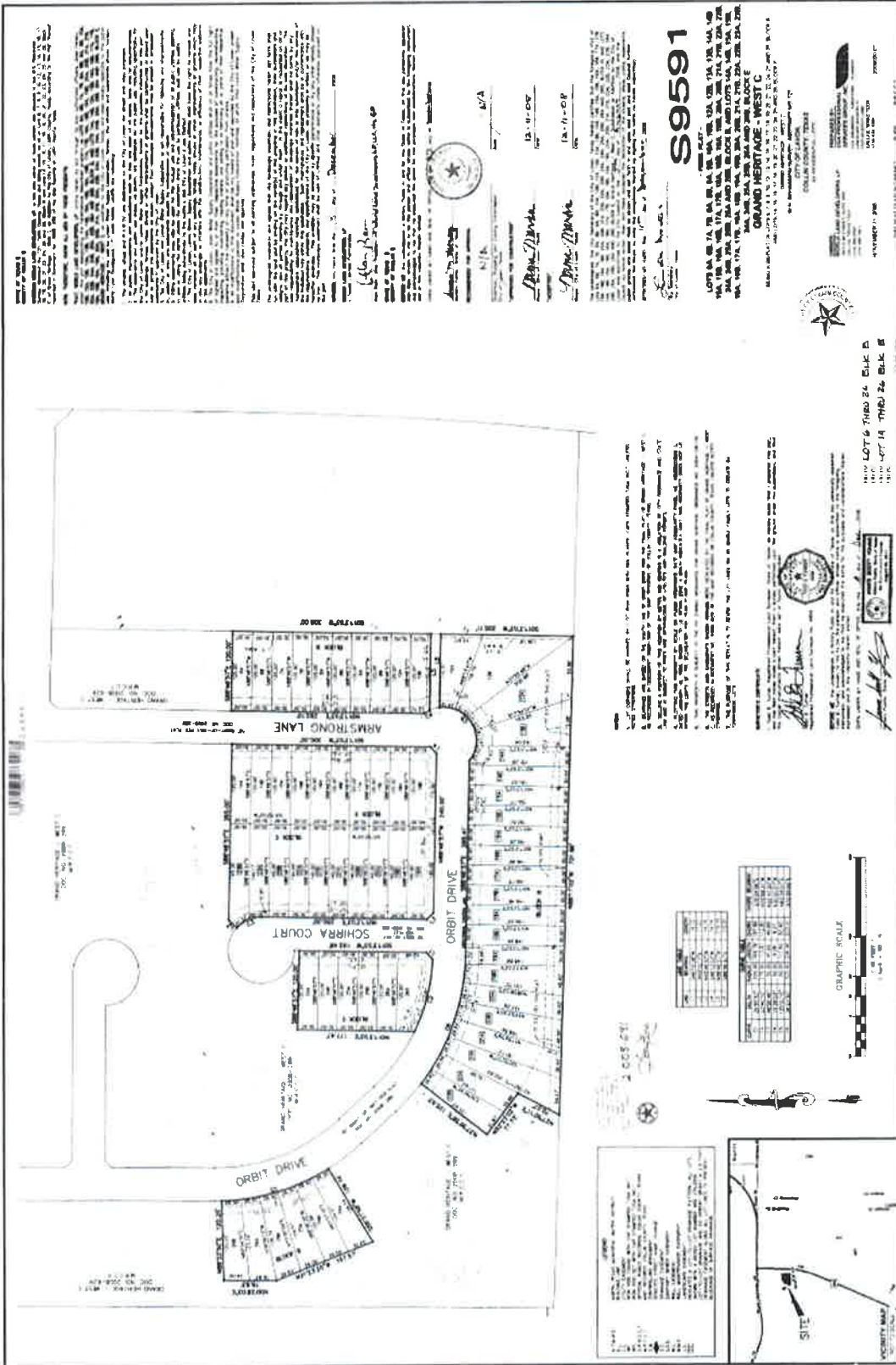
PREPARED BY:  
GRAND HERITAGE DEVELOPMENT GROUP, INC.  
10000 WILSON ROAD, SUITE 100  
DURHAM, NC 27704  
PHONE: 919-487-1000  
FAX: 919-487-1001  
WWW.GHDC.COM

HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



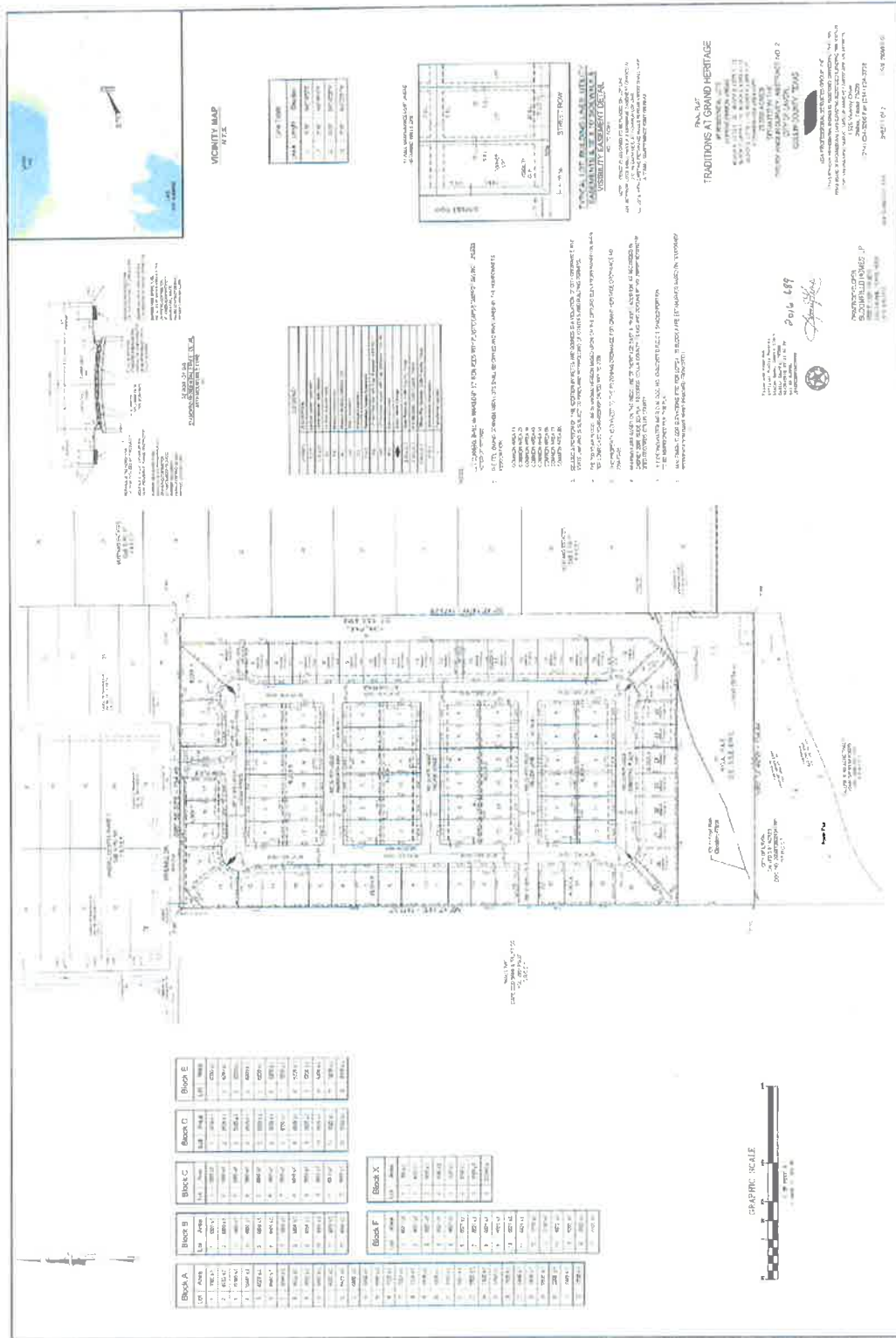
**HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

9591-1-1



**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

# EXHIBIT A-4 – PLAT OF 2016 PARCELS IN ZONE 2



PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

RECEIVED  
 2016 SEP 20 10:00 AM  
 PLANNING DEPARTMENT



PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

RECEIVED  
 2016 SEP 20 10:00 AM  
 PLANNING DEPARTMENT



PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

PLANNING DEPARTMENT  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

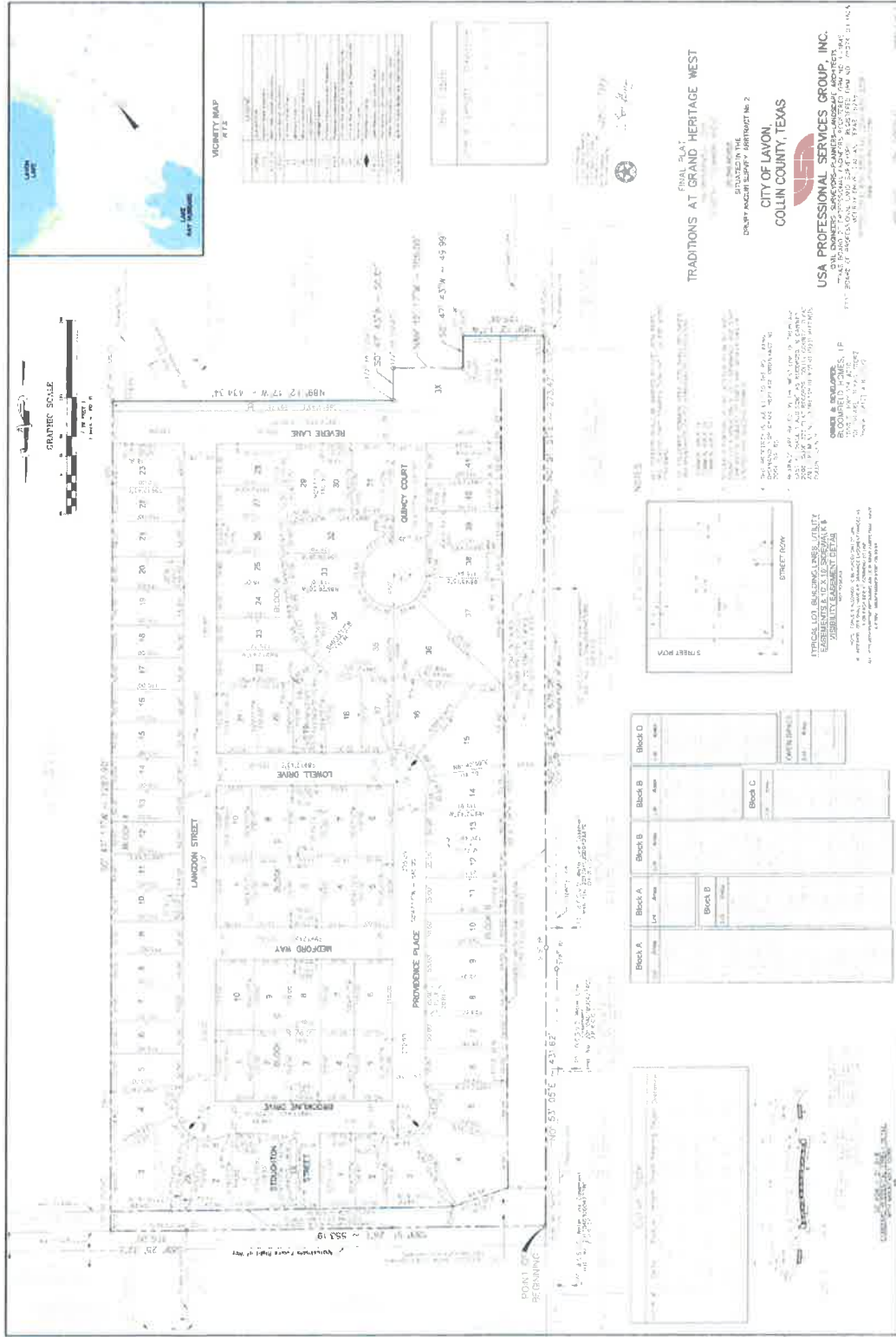
TRADITIONS AT GRAND HERITAGE  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.234.3100 FAX: 303.234.3101  
 WWW.DENVER.GOV

2016 650  
 2016 SEP 20 10:00 AM  
 PLANNING DEPARTMENT

RECEIVED  
 2016 SEP 20 10:00 AM  
 PLANNING DEPARTMENT

HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

# EXHIBIT A-5 – PLAT OF 2017 PARCELS IN ZONE 2




HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN





**EXHIBIT A-7 - PRELIMINARY PLAT OF PARCELS IN ZONE 4**

**PRELIMINARY PLAT  
FOR  
BEAR CREEK  
PHASE 3, 4, & 5  
CITY OF LAVON, COLLIN COUNTY, TX  
JULY 2018**

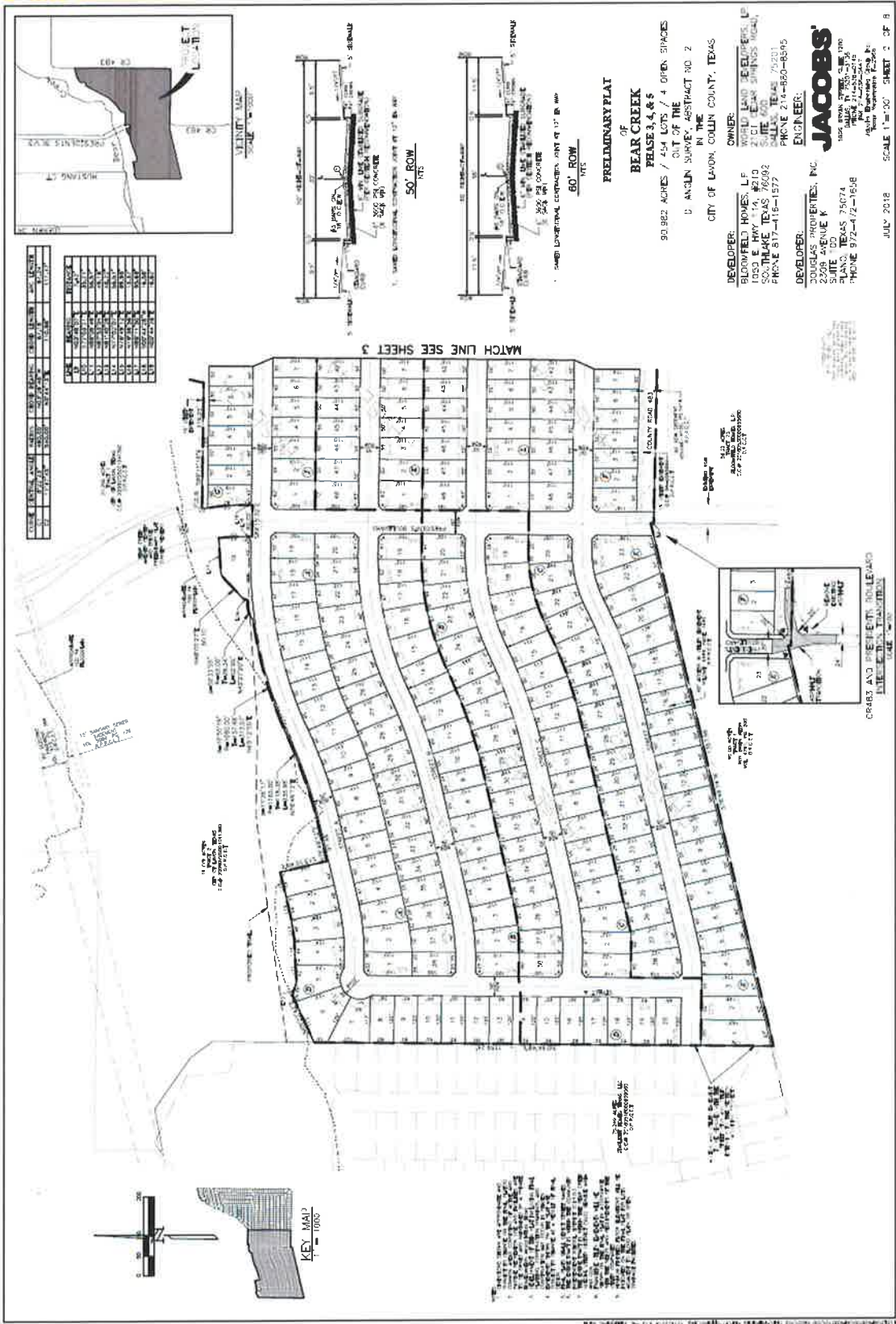


VICINITY MAP  
1" = 1000'

**PRELIMINARY PLAT**  
BEAR CREEK  
PHASE 3, 4, & 5  
CITY OF LAVON, COLLIN COUNTY, TX  
JULY 2018

**JACOBS**

**PRELIMINARY PLAT**



**PRELIMINARY PLAT**  
**OF**  
**BEAR CREEK**  
**PHASE 3, 4, & 5**  
 90.962 ACRES / 454 LOTS / 4 OPEN SPACES  
 OUT OF THE  
 IN THE  
 CITY OF LAYON, COLLIN COUNTY, TEXAS

**DEVELOPER:** WORLD LAND DEVELOPERS, LP  
 1000 E HWY 174, #210  
 SOUTHPLAKE, TEXAS 76092  
 PHONE 817-116-1577

**OWNER:** BLOOMFIELD HOMES, L.P.  
 1000 E HWY 174, #210  
 SOUTHPLAKE, TEXAS 76092  
 PHONE 817-116-1577

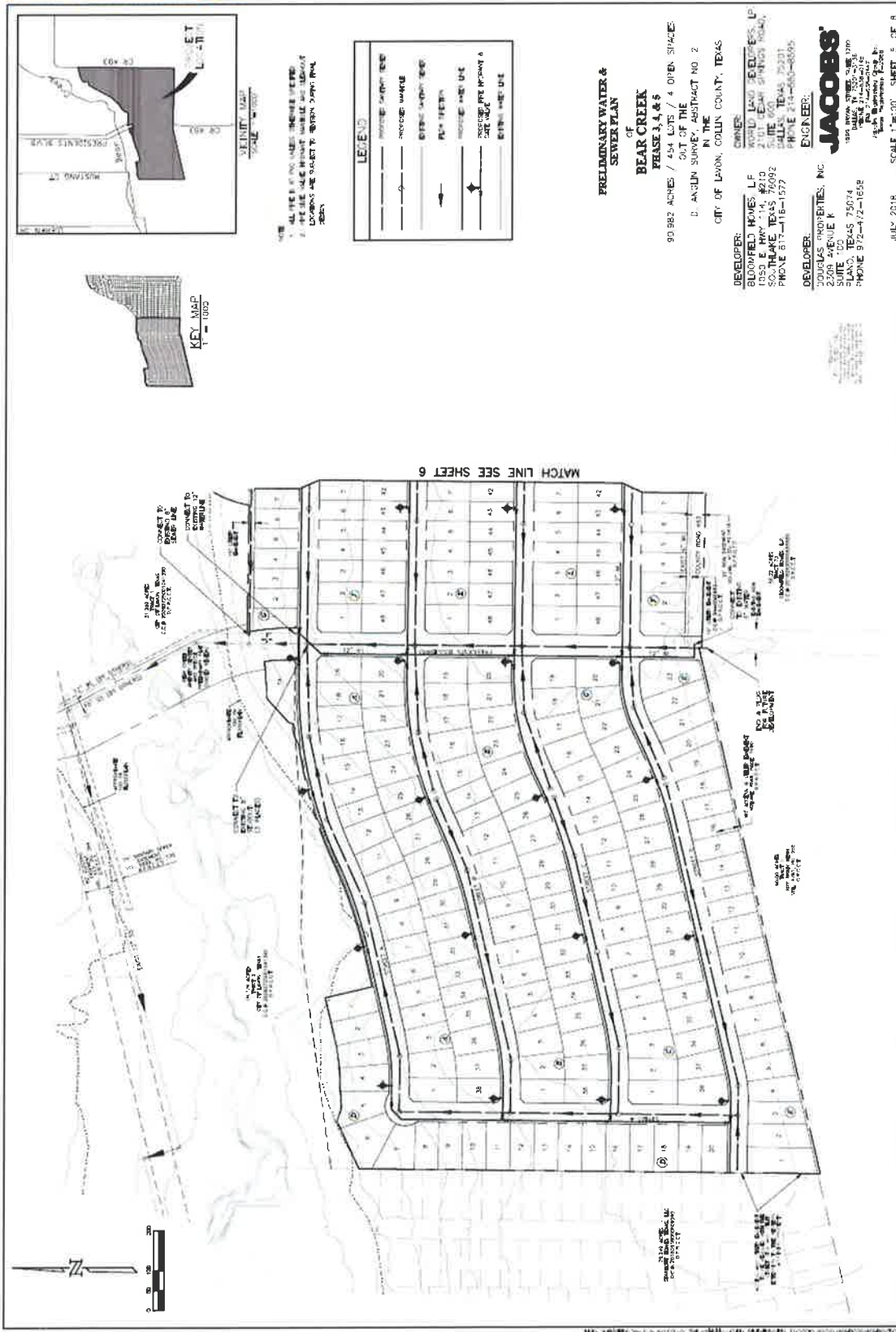
**ENGINEER:** JACOBS  
 2208 AVENUE K  
 SUITE 200  
 PLANO, TEXAS 75074  
 PHONE 972-412-1508

JULY 2018 SCALE 1"=50' SHEET 2 OF 8  
 PROJECT NO. WPC08110

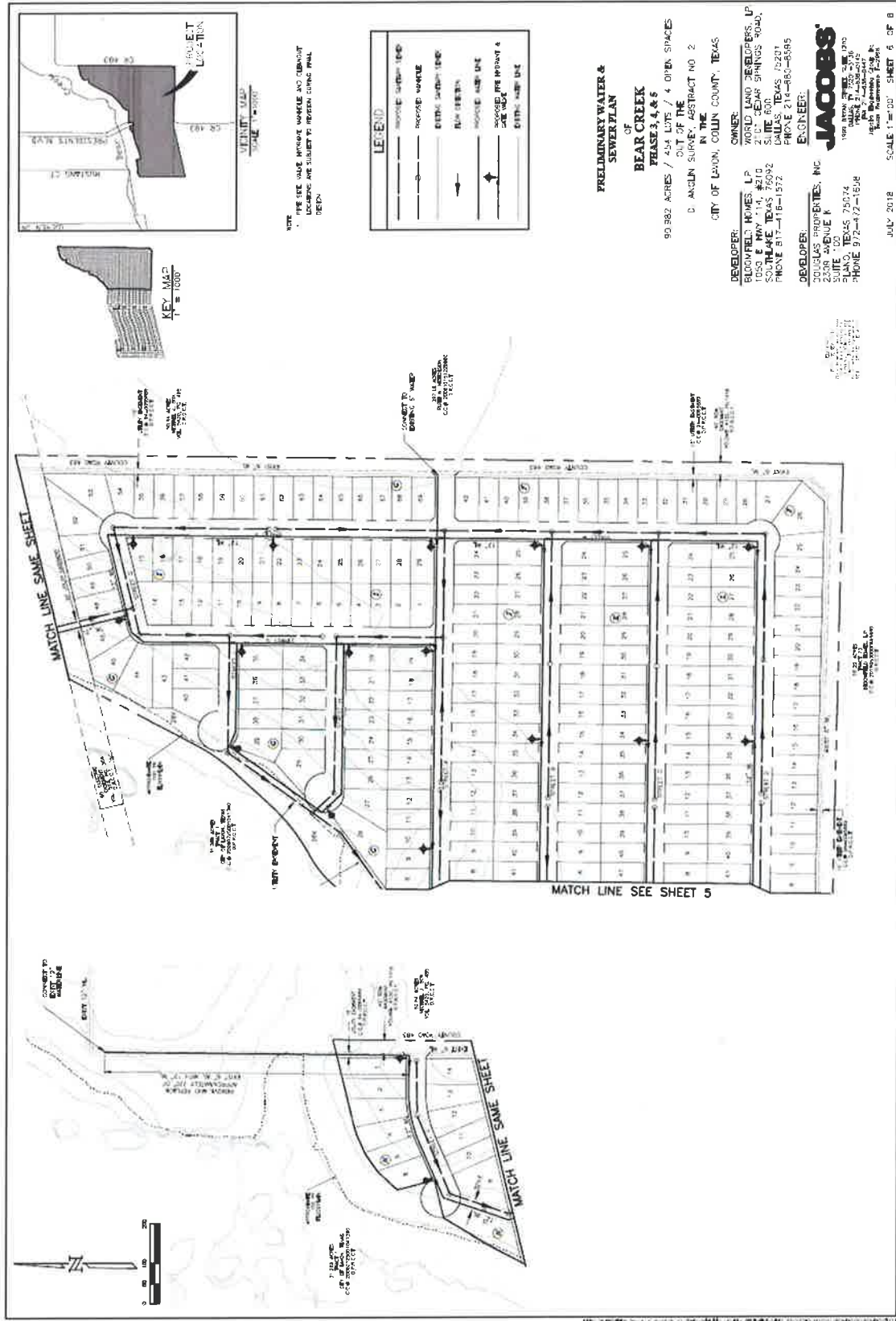
**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**







HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



**PRELIMINARY WATER & SEWER PLAN OF BEAR CREEK PHASE 3, 4, & 5**

99.982 ACRES / 454 LOTS / 4 OPEN SPACES  
 OUT OF THE  
 D. ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
 CITY OF LAVON, COLLIN COUNTY, TEXAS

**OWNER:**  
 BEAR CREEK PHASE 3, 4, & 5  
 2000 TEXAS SPRINGS ROAD,  
 SUITE 600  
 DALLAS, TEXAS 75201  
 PHONE 972-416-1572

**DEVELOPER:**  
 DOUGLAS PROPERTIES, INC.  
 2308 AVENUE K  
 PLANO, TEXAS 75074  
 PHONE 972-417-1504

**ENGINEER:**  
**JACOBS**  
 1500 BURNING TREE DRIVE  
 SUITE 200  
 FORT WORTH, TEXAS 76104  
 PHONE 817-339-2211

JULY 2018 SCALE 1"=100' SHEET 5 OF 8  
 PROJECT NO. WPC8110

**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



**HERITAGE PID NO. 1 (RESIDENTIAL)  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



**PRELIMINARY DRAINAGE PLAN**  
**OF**  
**BEAR CREEK**  
**PHASE 3, 4, & 5**  
 90.982 ACRES / 454 LOTS / 4 OPEN SPACES  
 OUT OF THE  
 C. ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
 CITY OF LAVON, COLLIN COUNTY, TEXAS

**DEVELOPER:**  
 DOUGLAS PROPERTIES, INC.  
 5000 WEST 10TH STREET, SUITE 1000  
 FARGO, TEXAS 75074  
 PHONE 972-472-1528

**ENGINEER:**  
**JACOBS**  
 1800 BROWN STREET, SUITE 1000  
 FARGO, TEXAS 75074  
 PHONE 972-472-1528

**OWNER:**  
 CITY OF LAVON, TEXAS  
 2100 TEXAS STREET, SUITE 200  
 SOUTH LAKE TEXAS 76092  
 DALLAS, TEXAS 75201  
 PHONE 817-416-1972

**DATE:** JULY 2018

**SCALE:** 1"=100'

**SHEET 8 OF 8**

**HERITAGE PID NO. 1 (RESIDENTIAL)  
 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

## EXHIBIT B-1 – ZONE 1 GENERAL BENEFIT IMPROVEMENTS AND SPECIFIC BENEFIT IMPROVEMENTS

### Actual Costs of the Zone 1 General Benefit Improvements and Specific Benefit Improvements<sup>1</sup>

|  |                      |
|--|----------------------|
| <i>General Benefit Improvements</i>        |                      |
| SH 78 Improvements                         | \$ 80,353            |
| Trunk Sewer, Lift Station and Offsite Main | 680,392              |
| Temporary Package Plant                    | 817,083              |
| Fire Station Participation                 | -                    |
| Police Station Participation               | -                    |
| City Equipment Contribution                | -                    |
| Road Improvements to Amenity Center        | 180,000              |
| Road Improvements to School                | 160,000              |
| Road Improvements to Fire Station          | 50,000               |
| School Site Acquisition                    | -                    |
| Fire Station Acquisition                   | -                    |
| Public Works Site Acquisition              | -                    |
| Open Space Acquisition                     | 250,000              |
| City Hall Acquisition                      | -                    |
| Off-site Easement Acquisition              | 3,000                |
| Engineering and Construction Staking       | 105,089              |
| Construction Management                    | -                    |
| Construction Inspection                    | 47,846               |
| Contingency                                | -                    |
| Establishment of PID No. 1                 | 1,875,852            |
| Bond Issuance Costs                        | 1,126,795            |
| <b>Total General Benefit Improvements</b>  | <b>\$ 5,376,410</b>  |
| <i>Specific Benefit Improvements</i>       |                      |
| Roads                                      | \$ 7,380,000.0       |
| Wastewater and Drainage                    | 5,340,000            |
| Engineering and Construction Staking       | 1,890,000            |
| Construction Management                    | 360,000              |
| Construction Inspection                    | 1,110,000            |
| Contingency                                | 1,605,000            |
| Bond Issuance Costs                        | -                    |
| Interest                                   | 311,965              |
| <b>Total Specific Benefit Improvements</b> | <b>\$ 17,996,965</b> |
| <b>Total Improvements</b>                  | <b>\$ 23,373,375</b> |

*Notes:*

<sup>1</sup> Amended Zone 1 costs based on the 2013 SAP Update

**EXHIBIT B-2 – ZONE 2 SPECIFIC BENEFIT IMPROVEMENTS**

|   | Total               |        | 2016 Parcels        |        | 2017 Parcels        |   |
|---|---------------------|--------|---------------------|--------|---------------------|---|
|   | \$                  | %      | \$                  | %      | \$                  | % |
| <i>Zone 2 Specific Benefit Improvements</i> |                     |        |                     |        |                     |   |
| Sanitary Sewer                              | \$ 355,593          | 64.74% | \$ 230,214          | 35.26% | \$ 125,380          |   |
| Drainage                                    | 658,575             | 36.10% | 237,715             | 63.90% | 420,860             |   |
| Roads <sup>1</sup>                          | 2,460,481           | 55.34% | 1,361,630           | 44.66% | 1,098,851           |   |
| Soft Costs <sup>2</sup>                     | 438,938             | 38.13% | 167,374             | 61.87% | 271,564             |   |
|   | <b>\$ 3,913,587</b> |        | <b>\$ 1,996,932</b> |        | <b>\$ 1,916,655</b> |   |

**Notes:**

<sup>1</sup> Includes grading and erosion control

<sup>2</sup> Includes Payment/performance/maintenance bonds, plans & inspection fees, materials testing fees, and engineering & surveying.

**EXHIBIT B-3 – ZONE 3 SPECIFIC BENEFIT IMPROVEMENTS**

|   | Total               |
|---|---------------------|
| <i>Zone 3 Specific Benefit Improvements</i> |                     |
| Sanitary Sewer                              | 288,465             |
| Drainage                                    | 365,081             |
| Roads <sup>1</sup>                          | 1,637,219           |
| Soft Costs <sup>2</sup>                     | 409,636             |
|   | <b>\$ 2,700,401</b> |

*Notes:*

<sup>1</sup> Includes grading and erosion control

<sup>2</sup> Includes Payment/performance/maintenance bonds, plans & inspection fees, materials testing fees, and engineering & surveying.

## EXHIBIT B-4 – ZONE 4 SPECIFIC BENEFIT IMPROVEMENTS

|   | Phase 3              |        | Phase 4             |        | Phase 5             |        | Pres Blvd Bridge    |                     |
|---|----------------------|--------|---------------------|--------|---------------------|--------|---------------------|---------------------|
| Total                                       | %                    | Cost   | %                   | Cost   | %                   | Cost   | %                   | Cost                |
| <b>Zone 4 Specific Benefit Improvements</b> |                      |        |                     |        |                     |        |                     |                     |
| Sanitary Sewer                              | \$ 1,991,725         | 32.74% | \$ 652,100          | 28.26% | \$ 562,950          | 31.52% | \$ 627,750          | 7.48%               |
| Drainage                                    | 2,168,392            | 35.35% | 766,500             | 27.56% | 597,700             | 30.74% | 666,500             | 6.35%               |
| Roads                                       | 5,265,757            | 26.60% | 1,400,700           | 22.97% | 1,209,300           | 25.61% | 1,348,500           | 24.83%              |
| Soft Costs <sup>1</sup>                     | 1,174,800            | 36.00% | 422,895             | 30.26% | 355,493             | 33.74% | 396,413             | 0.00%               |
|   | <b>\$ 10,600,674</b> |        | <b>\$ 3,242,195</b> |        | <b>\$ 2,725,443</b> |        | <b>\$ 3,039,163</b> | <b>\$ 1,593,874</b> |

**Notes:**

<sup>1</sup> Equals 15% contingency of the total of the other costs.

## EXHIBIT C – SERVICE PLAN

| Zone 1 Installments                               |                 |            |            |            |            |            |
|---|-----------------|------------|------------|------------|------------|------------|
| Annual Installment Due                            |                 | 1/31/2021  | 1/31/2022  | 1/31/2023  | 1/31/2024  | 1/31/2025  |
| Annual Debt Service on Zone 1 Bonds               |                 |            |            |            |            |            |
| Principal   |                 | \$ 248,721 | \$ 258,671 | \$ 269,019 | \$ 279,785 | \$ 291,339 |
| Interest  |                 | \$ 320,356 | \$ 310,407 | \$ 300,059 | \$ 289,293 | \$ 277,739 |
| Total Debt Service                                | (1)             | \$ 569,078 | \$ 569,078 | \$ 569,078 | \$ 569,078 | \$ 569,078 |
| Annual Collection Costs                           | (2)             | \$ 31,539  | \$ 32,170  | \$ 32,814  | \$ 33,470  | \$ 34,139  |
| Total Annual Installment Due                      | (3) = (1) + (2) | \$ 600,617 | \$ 601,248 | \$ 601,892 | \$ 602,548 | \$ 603,217 |
| Total Debt Service on Zone 1 Bonds                |                 | \$ 569,078 | \$ 569,078 | \$ 569,078 | \$ 569,078 | \$ 569,078 |
| Zone 2 Installments                               |                 |            |            |            |            |            |
| Annual Installment Due                            |                 | 1/31/2021  | 1/31/2022  | 1/31/2023  | 1/31/2024  | 1/31/2025  |
| Annual Debt Service on Zone 2 Bonds               |                 |            |            |            |            |            |
| Principal   |                 | \$ 30,000  | \$ 35,000  | \$ 35,000  | \$ 35,000  | \$ 35,000  |
| Interest  |                 | \$ 93,255  | \$ 91,845  | \$ 90,200  | \$ 88,555  | \$ 86,910  |
| Total   | (1)             | \$ 123,255 | \$ 126,845 | \$ 125,200 | \$ 123,555 | \$ 121,910 |
| Annual Collection Costs                           | (2)             | \$ 8,086   | \$ 8,247   | \$ 8,412   | \$ 8,581   | \$ 8,752   |
| Total Annual Installment Due                      | (3) = (1) + (2) | \$ 131,341 | \$ 135,092 | \$ 133,612 | \$ 132,136 | \$ 130,662 |
| Annual Payments Under PID Reimbursement Agreement |                 | \$ 123,255 | \$ 126,845 | \$ 125,200 | \$ 123,555 | \$ 121,910 |
| Zone 3 Installments                               |                 |            |            |            |            |            |
| Annual Installment Due                            |                 | 1/31/2021  | 1/31/2022  | 1/31/2023  | 1/31/2024  | 1/31/2025  |
| Annual Debt Service on Zone 3 Bonds               |                 |            |            |            |            |            |
| Principal   |                 | \$ 15,000  | \$ 15,000  | \$ 20,000  | \$ 20,000  | \$ 20,000  |
| Interest  |                 | \$ 49,350  | \$ 48,645  | \$ 47,940  | \$ 47,000  | \$ 46,060  |
| Total   | (1)             | \$ 64,350  | \$ 63,645  | \$ 67,940  | \$ 67,000  | \$ 66,060  |
| Annual Collection Costs                           | (2)             | \$ 5,099   | \$ 5,201   | \$ 5,305   | \$ 5,411   | \$ 5,519   |
| Total Annual Installment Due                      | (3) = (1) + (2) | \$ 69,449  | \$ 68,846  | \$ 73,245  | \$ 72,411  | \$ 71,579  |
| Annual Payments Under PID Reimbursement Agreement |                 | \$ 64,350  | \$ 63,645  | \$ 67,940  | \$ 67,000  | \$ 66,060  |
| Zone 4 Installments                               |                 |            |            |            |            |            |
| Annual Installment Due                            |                 | 1/31/2021  | 1/31/2022  | 1/31/2023  | 1/31/2024  | 1/31/2025  |
| Annual Debt Service on Zone 4 Bonds               |                 |            |            |            |            |            |
| Principal   |                 | \$ -       | \$ 165,000 | \$ 170,000 | \$ 180,000 | \$ 190,000 |
| Interest  |                 | \$ -       | \$ 513,040 | \$ 505,054 | \$ 496,826 | \$ 488,114 |
| Total   | (1)             | \$ -       | \$ 678,040 | \$ 675,054 | \$ 676,826 | \$ 678,114 |
| Annual Collection Costs                           | (2)             | \$ 51,476  | \$ 52,505  | \$ 53,556  | \$ 54,627  | \$ 55,719  |
| Total Annual Installment Due                      | (3) = (1) + (2) | \$ 51,476  | \$ 730,545 | \$ 728,610 | \$ 731,453 | \$ 733,833 |
| Annual Payments Under PID Reimbursement Agreement |                 | \$ -       | \$ 678,040 | \$ 675,054 | \$ 676,826 | \$ 678,114 |

## EXHIBIT D – SOURCES AND USES OF FUNDS

|  | Zone 1                    | Zone 2              | Zone 3              | Zone 4               |
|--|---------------------------|---------------------|---------------------|----------------------|
| Sources of Funds                           |                           |                     |                     |                      |
| 2006 Assessment Ordinance                  | \$ 8,532,900 <sup>1</sup> | \$ - <sup>2</sup>   | \$ -                | \$ -                 |
| 2020 Assessment Ordinance                  | -                         | 1,665,000           | 1,050,000           | 10,600,000           |
| Developer Contribution                     | 14,840,475                | 2,248,587           | 1,650,401           | 674                  |
| <b>Total Sources</b>                       | <b>\$ 23,373,375</b>      | <b>\$ 3,913,587</b> | <b>\$ 2,700,401</b> | <b>\$ 10,600,674</b> |
| Uses of Funds                              |                           |                     |                     |                      |
| General Benefit Improvements <sup>3</sup>  | \$ 5,376,410              | \$ -                | \$ -                | \$ -                 |
| Specific Benefit Improvements <sup>3</sup> | 17,996,965                | 3,913,587           | 2,700,401           | 10,600,674           |
| <b>Total Uses</b>                          | <b>\$ 23,373,375</b>      | <b>\$ 3,913,587</b> | <b>\$ 2,700,401</b> | <b>\$ 10,600,674</b> |

**Notes:**

<sup>1</sup> The total 2006 Assessment Ordinance levy was \$16,347,600. Collections were triggered to begin on the 2006 Parcels starting with the Annual Installment due 1/31/2008, to which \$5,939,400 of the original levy is apportioned. Collections were triggered to begin on the 2008 Parcels starting with the Annual Installment due 1/31/2010, to which \$2,593,500 of the original levy is apportioned. The remaining \$7,814,700 of the Original Levy went stale as of 12/31/2012.

<sup>2</sup> All but the Zone 1 portion of the 2006 Assessment Ordinance levy was terminated on 12/31/2012. Assessments in the amount of \$1,655,773 is being re-levied on the Zone 2 Parcels per the 2020 Assessment Ordinance.

<sup>3</sup> The General Benefit Improvements and Specific Benefit Improvements for Zone 1 include the PID Formation and Bond Issuance Costs for the Zone 1 Bonds, issued in 2013.

## EXHIBIT E-1 – ZONE 1 ASSESSMENT ROLL

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment  |                          |                              | Annual Installment Due 1/31/2021 |
|-------------|--------------|----------|------|-------------------------|--------------------------|------------------------------|----------------------------------|
|             |              |          |      | General Benefit Portion | Specific Benefit Portion | Total Outstanding Assessment |                                  |
| 2610854     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610863     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610864     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610865     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610866     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610867     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610868     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610869     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610870     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610871     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610872     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610956     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610957     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610958     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610959     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610960     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610961     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610962     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610963     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610964     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610965     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610966     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610967     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610968     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610969     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610970     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610971     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610972     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610973     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610974     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610975     | 2006         | 1        | (b)  | \$ -                    | \$ -                     | \$ -                         | \$ -                             |
| 2610976     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610977     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610978     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610979     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610980     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610981     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610982     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610983     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610984     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610985     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610986     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610987     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610988     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610989     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610990     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610991     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610992     | 2006         | 1        | (g)  | \$ -                    | \$ -                     | \$ -                         | \$ -                             |
| 2610993     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2610994     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2610995     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2610996     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2610997     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2610998     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2610999     | 2006         | 1        | (c)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2611000     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611001     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611002     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611003     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611004     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611005     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611006     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611007     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611008     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611009     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611010     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611011     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611012     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611013     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611014     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611015     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611016     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611017     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611018     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611019     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611020     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611021     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611022     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611023     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611024     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611025     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611026     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611027     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611028     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611029     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611030     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611031     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611032     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611033     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611034     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611035     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611036     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611037     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611038     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611039     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611040     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611041     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611042     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611043     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611044     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2611045     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611046     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611047     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611048     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611049     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611050     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611051     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611052     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611053     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611054     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611055     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611056     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611057     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611058     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611059     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611060     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611061     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611062     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611063     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611064     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611065     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611066     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611067     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611068     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611069     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611070     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611071     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611072     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611073     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611074     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611075     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611076     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611077     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611078     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611079     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611080     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611081     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611082     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611083     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611084     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611085     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611086     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611087     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611088     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611089     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611090     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611091     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611092     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611093     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611094     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2611095     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611096     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611097     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611098     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611099     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611100     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611101     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611102     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611103     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611104     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611105     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611106     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611107     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611108     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611109     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611110     | 2006         | 1        | (f)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2611111     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611112     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611113     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611114     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611115     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611116     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611117     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611118     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611119     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611120     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611121     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611122     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611123     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611124     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611125     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611126     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611127     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611128     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611129     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611130     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611131     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611132     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611133     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611134     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611135     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611136     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611137     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611138     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611139     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611140     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611141     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611142     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611143     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611144     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2611145     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611146     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611147     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611148     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611149     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611150     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611151     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611152     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611153     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611154     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611155     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611156     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611157     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611158     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611159     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611160     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611161     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611162     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611163     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611164     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611165     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611166     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611167     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611168     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611169     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611170     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611171     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611172     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2611173     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611174     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611175     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611176     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611177     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611178     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611179     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611180     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2611181     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612323     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612325     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612326     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612327     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612328     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612329     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612330     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612331     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612332     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612333     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612334     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612335     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612339     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612340     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612341     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612342     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612343     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612344     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612345     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612346     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612347     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612348     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612349     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612350     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612351     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612352     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612353     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612354     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612355     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612356     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612357     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612358     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612359     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612360     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612361     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612362     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612363     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612364     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612365     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612366     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612367     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612368     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612369     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612370     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612371     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612372     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612373     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612374     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612375     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612376     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612377     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612378     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612379     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612380     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612381     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612382     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612383     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612384     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612385     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612386     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612387     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612388     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612389     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment  |                          |                              | Annual Installment Due 1/31/2021 |
|-------------|--------------|----------|------|-------------------------|--------------------------|------------------------------|----------------------------------|
|             |              |          |      | General Benefit Portion | Specific Benefit Portion | Total Outstanding Assessment |                                  |
| 2612390     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612391     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612392     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612393     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612394     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612395     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612396     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612397     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612398     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612399     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612400     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612401     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612402     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612403     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612404     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612405     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612406     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612407     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612408     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612409     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612410     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612411     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612412     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612413     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612414     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612415     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612416     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612417     | 2006         | 1        |      | \$ 2,839.97             | \$ 4,353.87              | \$ 7,193.84                  | \$ 678.60                        |
| 2612420     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612421     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612422     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612423     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612424     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612425     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612426     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612427     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612428     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612429     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612430     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612431     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612432     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612433     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612434     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612435     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612436     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612437     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612438     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612439     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612440     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |
| 2612441     | 2006         | 2        |      | \$ 3,407.97             | \$ 5,224.62              | \$ 8,632.59                  | \$ 814.32                        |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612442     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612443     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612444     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612445     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612446     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612447     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612448     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612449     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612450     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612451     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612452     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612453     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612454     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612457     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612458     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612459     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612460     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612461     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612462     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612463     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612464     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612465     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612466     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612467     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612468     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612469     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612470     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612471     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612472     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612473     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612474     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612475     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612476     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612477     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612478     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612479     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612480     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612481     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612482     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612483     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612484     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612485     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612486     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612487     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612488     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612489     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612490     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612491     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612492     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612493     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612494     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612495     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612496     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612497     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612498     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612499     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612500     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612501     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612502     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612503     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612504     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612505     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612506     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612507     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612508     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612509     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612510     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612511     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612512     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612513     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612514     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612515     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612516     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612517     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612518     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612519     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612520     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612521     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612522     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612523     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612524     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612525     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612526     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612527     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612528     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612529     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612530     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612531     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612532     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612533     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612534     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612535     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612536     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612537     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612538     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612539     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612540     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612541     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612542     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612543     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612544     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612545     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612546     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612547     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612548     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612549     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612550     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612551     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612552     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612553     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612554     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612555     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612556     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612557     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612558     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612559     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612560     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612561     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612562     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612563     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612564     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612565     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612566     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612567     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612568     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612569     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612570     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612571     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612572     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612573     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612574     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612575     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612576     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612577     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612578     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612579     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612580     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612581     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612582     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612583     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612584     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612585     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612586     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612587     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612588     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612589     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612590     | 2006         | 2        | (a)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612591     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612592     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612593     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612594     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612595     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612596     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612597     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612598     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612599     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612600     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612601     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612602     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612603     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612604     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612605     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612606     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612607     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612608     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612609     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612618     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612619     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612620     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612621     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612622     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612623     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612624     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612625     | 2006         | 1        |      | \$ 2,839.97                | \$ 4,353.87                 | \$ 7,193.84                        | \$ 678.60                           |
| 2612626     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612627     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612628     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612629     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612630     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612631     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612632     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612633     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612634     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612635     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612636     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612637     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612638     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612639     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612640     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612641     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612642     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612643     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612644     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612645     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612646     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612647     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612648     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612649     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612651     | 2006         | 2        | (d)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612652     | 2006         | 2        |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |

| Property ID | Year Platted | Lot Type       | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |                |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2612653     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612654     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612655     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612656     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612657     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612658     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612659     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612660     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612661     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612662     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612663     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612664     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612665     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612666     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612666     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612668     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612669     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612670     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612671     | 2006         | 2              | (e)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612672     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612673     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612674     | 2006         | 2              | (g)  | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612675     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612676     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612677     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612678     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612679     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612680     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612681     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612682     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612683     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612684     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612685     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612686     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612687     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612688     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612689     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612690     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2612691     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2629292     | 2006         | 2              |      | \$ 3,407.97                | \$ 5,224.62                 | \$ 8,632.59                        | \$ 814.32                           |
| 2643946     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643948     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643949     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643950     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643952     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643953     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643954     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643960     | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2643972     | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2643976     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2643977     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |

| Property ID | Year Platted | Lot Type       | Note | Outstanding Assessment  |                          |                              | Annual Installment Due 1/31/2021 |
|-------------|--------------|----------------|------|-------------------------|--------------------------|------------------------------|----------------------------------|
|             |              |                |      | General Benefit Portion | Specific Benefit Portion | Total Outstanding Assessment |                                  |
| 2643978     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643979     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643980     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643981     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643982     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643983     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643984     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643985     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643986     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643987     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643988     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643989     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643990     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643991     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643992     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643993     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643994     | 2008         | Non-Benefitted |      | \$ -                    | \$ -                     | \$ -                         | \$ -                             |
| 2643995     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643996     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643997     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643998     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2643999     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644000     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644001     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644002     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644003     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644004     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644005     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644006     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644007     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644008     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644009     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644010     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644011     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644012     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644013     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644014     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644015     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644016     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644017     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644018     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644019     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644020     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644021     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644022     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644023     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644024     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644025     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644026     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |
| 2644027     | 2008         | 4              |      | \$ 3,575.35             | \$ 5,481.18              | \$ 9,056.53                  | \$ 801.44                        |

| Property ID | Year Platted | Lot Type       | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |                |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2644028     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644029     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644030     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644031     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644032     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644033     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644034     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644035     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644036     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644037     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644038     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644039     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644040     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644041     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644042     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644043     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644044     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644045     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644046     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644047     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644048     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644049     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644050     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644051     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644065     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644066     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644067     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644068     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644069     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644070     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644071     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644072     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644073     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644074     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644076     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644077     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644078     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644079     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644080     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644081     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644082     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644083     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644084     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644085     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644086     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644087     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644088     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644089     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2644090     | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2644091     | 2008         | 4              |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2644092     | 2008         | 4        |      | \$ 3,575.35                | \$ 5,481.18                 | \$ 9,056.53                        | \$ 801.44                           |
| 2646513     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646516     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646517     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646518     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646519     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646520     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646521     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646522     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646523     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646524     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646525     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646526     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646527     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646528     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646529     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646530     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646531     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646532     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646533     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646534     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646535     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646536     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646537     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646538     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646539     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646540     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646541     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646542     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646543     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646544     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646545     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646546     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646547     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646548     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646549     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646550     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646551     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646552     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646553     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646554     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646555     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646556     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646557     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646558     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646559     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646560     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646561     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646562     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646563     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2646564     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646565     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646566     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646567     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646568     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646569     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646570     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646571     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646572     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646573     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646574     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646575     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646576     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646577     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646578     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646579     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646580     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646581     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646582     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646583     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646584     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646585     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646586     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646587     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646588     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646589     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646590     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646591     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646592     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646593     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646594     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646595     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646596     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646597     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646598     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646599     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646600     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646601     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646602     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646603     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646604     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646605     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646606     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646607     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646608     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646609     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646610     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646611     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646612     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646613     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |

| Property ID | Year Platted | Lot Type | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|-------------|--------------|----------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|             |              |          |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2646614     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646615     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646616     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646617     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646618     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2646619     | 2008         | 3        |      | \$ 2,979.49                | \$ 4,567.70                 | \$ 7,547.19                        | \$ 667.87                           |
| 2649746     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649747     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649748     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649749     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649750     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649751     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649752     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649753     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649754     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649755     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649756     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649757     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649758     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649759     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649760     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649761     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649762     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649763     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649764     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649765     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649766     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649767     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649769     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649770     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649771     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649772     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649773     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649774     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649775     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649776     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649777     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649778     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649779     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649780     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649781     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649782     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649783     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649784     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649785     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649786     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649787     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649788     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649789     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649790     | 2008         | 5        |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |

| Property ID  | Year Platted | Lot Type       | Note | Outstanding Assessment     |                             |                                    | Annual Installment<br>Due 1/31/2021 |
|--------------|--------------|----------------|------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
|              |              |                |      | General Benefit<br>Portion | Specific Benefit<br>Portion | Total<br>Outstanding<br>Assessment |                                     |
| 2649791      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649792      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649793      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649794      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649795      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649796      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649797      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649798      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649799      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649800      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649801      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649802      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649803      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649804      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649805      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649806      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649807      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649808      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649809      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2649810      | 2008         | 5              |      | \$ 1,787.71                | \$ 2,740.59                 | \$ 4,528.30                        | \$ 400.72                           |
| 2610853      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610856      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610873      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610945      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610946      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610947      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610948      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610949      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610950      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610951      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610952      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2610953      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612336      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612611      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612612      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612613      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612614      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2612718      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2613993      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2629293      | 2006         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2643947      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2644075      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2644093      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2644096      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2644232      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2646510      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2646620      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2646621      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2646622      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| 2646623      | 2008         | Non-Benefitted |      | \$ -                       | \$ -                        | \$ -                               | \$ -                                |
| <b>Total</b> |              |                |      | <b>\$ 2,563,954.61</b>     | <b>\$ 3,930,697.14</b>      | <b>\$ 6,494,651.75</b>             | <b>\$ 600,617.35</b>                |

***Notes:***

- (a) Prepaid in full in 2009
- (b) Removed from Assessment Roll in 2012
- (c) Prepaid in full in 2012
- (d) Removed from Assessment Roll in 2013
- (e) Prepaid in full in 2016
- (f) Prepaid in full in 2017
- (g) Prepaid in full in 2019

See **Exhibit E-3** for more details.

## EXHIBIT E-2 – ZONE 1 ANNUAL INSTALLMENTS

| Installment Due 1/31 | General Benefit Portion |                        | Specific Benefit Portion |                        | Annual Collection Costs | Total Annual Installment Due |
|----------------------|-------------------------|------------------------|--------------------------|------------------------|-------------------------|------------------------------|
|                      | Principal               | Interest <sup>1</sup>  | Principal                | Interest <sup>1</sup>  |                         |                              |
| 2021                 | \$ 98,190.09            | \$ 126,470.10          | \$ 150,531.41            | \$ 193,886.30          | \$ 31,539.45            | \$ 600,617.35                |
| 2022                 | \$ 102,117.98           | \$ 122,542.21          | \$ 156,553.10            | \$ 187,864.61          | \$ 32,170.24            | \$ 601,248.13                |
| 2023                 | \$ 106,203.02           | \$ 118,457.17          | \$ 162,815.72            | \$ 181,601.98          | \$ 32,813.64            | \$ 601,891.54                |
| 2024                 | \$ 110,453.18           | \$ 114,207.01          | \$ 169,331.48            | \$ 175,086.23          | \$ 33,469.92            | \$ 602,547.81                |
| 2025                 | \$ 115,014.53           | \$ 109,645.66          | \$ 176,324.31            | \$ 168,093.39          | \$ 34,139.31            | \$ 603,217.21                |
| 2026                 | \$ 120,040.43           | \$ 104,619.76          | \$ 184,029.32            | \$ 160,388.38          | \$ 34,822.10            | \$ 603,900.00                |
| 2027                 | \$ 125,593.87           | \$ 99,066.32           | \$ 192,543.08            | \$ 151,874.62          | \$ 35,518.54            | \$ 604,596.44                |
| 2028                 | \$ 131,559.41           | \$ 93,100.78           | \$ 201,688.62            | \$ 142,729.09          | \$ 36,228.91            | \$ 605,306.81                |
| 2029                 | \$ 137,973.06           | \$ 86,687.13           | \$ 211,521.15            | \$ 132,896.56          | \$ 36,953.49            | \$ 606,031.39                |
| 2030                 | \$ 144,873.19           | \$ 79,787.00           | \$ 222,099.46            | \$ 122,318.24          | \$ 37,692.56            | \$ 606,770.46                |
| 2031                 | \$ 152,115.89           | \$ 72,544.30           | \$ 233,202.97            | \$ 111,214.73          | \$ 38,446.41            | \$ 607,524.31                |
| 2032                 | \$ 159,913.64           | \$ 64,746.55           | \$ 245,157.39            | \$ 99,260.31           | \$ 39,215.34            | \$ 608,293.24                |
| 2033                 | \$ 168,111.44           | \$ 56,548.75           | \$ 257,725.13            | \$ 86,692.57           | \$ 39,999.65            | \$ 609,077.54                |
| 2034                 | \$ 176,726.21           | \$ 47,933.98           | \$ 270,932.11            | \$ 73,485.60           | \$ 40,799.64            | \$ 609,877.54                |
| 2035                 | \$ 186,225.25           | \$ 38,434.94           | \$ 285,494.71            | \$ 58,923.00           | \$ 41,615.63            | \$ 610,693.53                |
| 2036                 | \$ 196,234.86           | \$ 28,425.33           | \$ 300,840.05            | \$ 43,577.66           | \$ 42,447.95            | \$ 611,525.84                |
| 2037                 | \$ 206,782.48           | \$ 17,877.71           | \$ 317,010.20            | \$ 27,407.51           | \$ 43,296.90            | \$ 612,374.80                |
| 2038                 | \$ 61,266.51            | \$ 6,763.15            | \$ 93,924.25             | \$ 10,368.21           | \$ 44,162.84            | \$ 216,484.96                |
| 2039                 | \$ 64,559.58            | \$ 3,470.08            | \$ 98,972.68             | \$ 5,319.78            | \$ 45,046.10            | \$ 217,368.22                |
| <b>Total</b>         | <b>\$ 2,563,954.61</b>  | <b>\$ 1,391,327.94</b> | <b>\$ 3,930,697.14</b>   | <b>\$ 2,132,988.79</b> | <b>\$ 720,378.63</b>    | <b>\$ 10,739,347.11</b>      |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT E-3 – PREPAYMENTS AND OTHER PARCELS REMOVED FROM ZONE 1 ASSESSMENT ROLL**

| Property ID          | Zone | Year Platted | Lot Type   | Year Removed | Prepayment | Original Assessment | Outstanding Assessment at Time of Removal | Recording Number of Lien Release |
|----------------------|------|--------------|------------|--------------|------------|---------------------|---|----------------------------------|
| 2612590              | 1    | 2006         | Lot Type 2 | 2009         | Yes        | \$ 11,400.00        | \$ 11,219.30                              | 20190227000204640                |
| 2610975 <sup>1</sup> | 1    | 2006         | Lot Type 1 | 2012         | No         | \$ 9,500.00         | \$ 9,086.38                               | N/A                              |
| 2610999              | 1    | 2006         | Lot Type 1 | 2012         | Yes        | \$ 9,500.00         | \$ 9,086.38                               | 20190226000198790                |
| 2612651 <sup>2</sup> | 1    | 2006         | Lot Type 2 | 2013         | No         | \$ 11,400.00        | \$ 10,785.02                              | N/A                              |
| 2612671              | 1    | 2006         | Lot Type 2 | 2016         | Yes        | \$ 11,400.00        | \$ 9,924.67                               | 20190226000198750                |
| 2611110              | 1    | 2006         | Lot Type 1 | 2017         | Yes        | \$ 9,500.00         | \$ 8,017.19                               | 20190226000198740                |
| 2610992              | 1    | 2006         | Lot Type 1 | 2019         | Yes        | \$ 9,500.00         | \$ 7,479.28                               | 20190211000143190                |
| 2612674              | 1    | 2006         | Lot Type 2 | 2019         | Yes        | \$ 11,400.00        | \$ 8,975.12                               | 20190211000143260                |

**Notes:**

<sup>1</sup> Property ID 2610975 was removed from the Zone 1 Assessment Roll in the 2013 Annual Service Plan Update by the previous Administrator.

<sup>2</sup> Property ID 2612651 was replatted as a homeowner's association Lot and became non-benefitted and was removed in the 2014 Annual Service Plan Update by the previous Administrator.

**EXHIBIT F-1 –ZONE 2 ASSESSMENT ROLL**

| Property ID | Year Platted | Lot Type | Total Outstanding<br>Assessment | Annual Installment Due<br>1/31/2021 |
|-------------|--------------|----------|---------------------------------|-------------------------------------|
| 2743415     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743416     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743417     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743418     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743419     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743420     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743421     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743422     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743423     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743424     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743425     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743426     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743427     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743428     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743429     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743430     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743431     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743432     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743433     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743434     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743435     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743436     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743437     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743438     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743439     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743440     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743441     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743442     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743443     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743444     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743445     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743446     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743447     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743448     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743449     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743450     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743451     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743452     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743453     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743454     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743455     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743456     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743457     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743458     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743459     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743460     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743461     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743462     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743463     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |
| 2743464     | 2016         | 6        | \$ 9,226.80                     | \$ 633.11                           |

| Property ID | Year Platted | Lot Type       | Total Outstanding Assessment | Annual Installment Due 1/31/2021 |
|-------------|--------------|----------------|------------------------------|----------------------------------|
| 2743465     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743466     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743467     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743468     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743469     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743470     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743471     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743472     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743473     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743474     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743475     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743476     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743477     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743478     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743479     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743480     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743481     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743482     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743483     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743484     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743485     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743486     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743487     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743488     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743489     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743490     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743491     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743492     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743493     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743494     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743495     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743496     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743497     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743498     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743499     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743500     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743501     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743502     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743503     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743504     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743505     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743506     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743507     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743508     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743509     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743510     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743511     | 2016         | 6              | \$ 9,226.80                  | \$ 633.11                        |
| 2743512     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743513     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743514     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |

| Property ID | Year Platted | Lot Type       | Total Outstanding Assessment | Annual Installment Due 1/31/2021 |
|-------------|--------------|----------------|------------------------------|----------------------------------|
| 2743515     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743516     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743517     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743518     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2743519     | 2016         | Non-Benefitted | \$ -                         | \$ -                             |
| 2768882     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768883     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768884     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768885     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768886     | 2017         | Non-Benefitted | \$ -                         | \$ -                             |
| 2768888     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768889     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768890     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768891     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768892     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768893     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768894     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768895     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768896     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768897     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768898     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768899     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768900     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768901     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768902     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768903     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768904     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768905     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768906     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768907     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768908     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768909     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768910     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768911     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768912     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768913     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768914     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768915     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768916     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768917     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768918     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768919     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768920     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768921     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768922     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768923     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768924     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768925     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |
| 2768926     | 2017         | 7              | \$ 9,166.67                  | \$ 832.49                        |

| Property ID  | Year Platted | Lot Type       | Total Outstanding<br>Assessment | Annual Installment Due<br>1/31/2021 |
|--------------|--------------|----------------|---------------------------------|-------------------------------------|
| 2768927      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768928      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768929      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768930      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768931      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768932      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768933      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768934      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768935      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768936      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768937      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768938      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768939      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768940      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768941      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768942      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768943      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768944      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768945      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768946      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768947      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768948      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768949      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768950      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768951      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768952      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768953      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768954      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768955      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768956      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768957      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768958      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768959      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768960      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768961      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768962      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768963      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768964      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768965      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768966      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768967      | 2017         | 7              | \$ 9,166.67                     | \$ 832.49                           |
| 2768968      | 2017         | Non-Benefitted | \$ -                            | \$ -                                |
| 2768969      | 2017         | Non-Benefitted | \$ -                            | \$ -                                |
| <b>Total</b> |              |                | <b>\$ 1,665,000.00</b>          | <b>\$ 131,340.60</b>                |

## EXHIBIT F-2 –ZONE 2 ANNUAL INSTALLMENTS<sup>1</sup>

| Installment Due 1/31 | Principal              | Interest <sup>2</sup>  | Annual Collection Costs | Total Annual<br>Installment Due |
|----------------------|------------------------|------------------------|-------------------------|---------------------------------|
| 2021                 | \$ 30,000.00           | \$ 93,255.00           | \$ 8,085.60             | \$ 131,340.60                   |
| 2022                 | \$ 35,000.00           | \$ 91,845.00           | \$ 8,247.32             | \$ 135,092.32                   |
| 2023                 | \$ 35,000.00           | \$ 90,200.00           | \$ 8,412.26             | \$ 133,612.26                   |
| 2024                 | \$ 35,000.00           | \$ 88,555.00           | \$ 8,580.51             | \$ 132,135.51                   |
| 2025                 | \$ 35,000.00           | \$ 86,910.00           | \$ 8,752.12             | \$ 130,662.12                   |
| 2026                 | \$ 35,000.00           | \$ 85,265.00           | \$ 8,927.16             | \$ 129,192.16                   |
| 2027                 | \$ 45,000.00           | \$ 88,620.00           | \$ 9,105.70             | \$ 142,725.70                   |
| 2028                 | \$ 45,000.00           | \$ 86,505.00           | \$ 9,287.82             | \$ 140,792.82                   |
| 2029                 | \$ 45,000.00           | \$ 84,390.00           | \$ 9,473.57             | \$ 138,863.57                   |
| 2030                 | \$ 45,000.00           | \$ 82,275.00           | \$ 9,663.05             | \$ 136,938.05                   |
| 2031                 | \$ 45,000.00           | \$ 80,160.00           | \$ 9,856.31             | \$ 135,016.31                   |
| 2032                 | \$ 55,000.00           | \$ 83,045.00           | \$ 10,053.43            | \$ 148,098.43                   |
| 2033                 | \$ 55,000.00           | \$ 80,460.00           | \$ 10,254.50            | \$ 145,714.50                   |
| 2034                 | \$ 55,000.00           | \$ 77,875.00           | \$ 10,459.59            | \$ 143,334.59                   |
| 2035                 | \$ 60,000.00           | \$ 75,290.00           | \$ 10,668.78            | \$ 145,958.78                   |
| 2036                 | \$ 60,000.00           | \$ 72,470.00           | \$ 10,882.16            | \$ 143,352.16                   |
| 2037                 | \$ 65,000.00           | \$ 74,650.00           | \$ 11,099.80            | \$ 150,749.80                   |
| 2038                 | \$ 65,000.00           | \$ 71,595.00           | \$ 11,321.80            | \$ 147,916.80                   |
| 2039                 | \$ 70,000.00           | \$ 68,540.00           | \$ 11,548.23            | \$ 150,088.23                   |
| 2040                 | \$ 75,000.00           | \$ 70,250.00           | \$ 11,779.20            | \$ 157,029.20                   |
| 2041                 | \$ 80,000.00           | \$ 66,725.00           | \$ 12,014.78            | \$ 158,739.78                   |
| 2042                 | \$ 80,000.00           | \$ 62,965.00           | \$ 12,255.08            | \$ 155,220.08                   |
| 2043                 | \$ 85,000.00           | \$ 64,205.00           | \$ 12,500.18            | \$ 161,705.18                   |
| 2044                 | \$ 90,000.00           | \$ 60,210.00           | \$ 12,750.18            | \$ 162,960.18                   |
| 2045                 | \$ 90,000.00           | \$ 55,980.00           | \$ 13,005.19            | \$ 158,985.19                   |
| 2046                 | \$ 100,000.00          | \$ 56,750.00           | \$ 13,265.29            | \$ 170,015.29                   |
| 2047                 | \$ 100,000.00          | \$ 52,050.00           | \$ 13,530.60            | \$ 165,580.60                   |
| 2048                 | \$ 50,000.00           | \$ 52,350.00           | \$ 13,801.21            | \$ 116,151.21                   |
| <b>Total</b>         | <b>\$ 1,665,000.00</b> | <b>\$ 2,103,390.00</b> | <b>\$ 299,581.42</b>    | <b>\$ 4,067,971.42</b>          |

<sup>1</sup> Annual Installments were billed for and collected on January 31, 2018, 2019, and 2020 under a prior levy of Assessments on the Parcels within Zone 2.

<sup>2</sup> Interest is calculated at a 4.7% rate.

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

**EXHIBIT G-1 –ZONE 3 ASSESSMENT ROLL**

| Property ID  | Lot Type              | Outstanding Assessment | Annual Installment Due 1/31/2021 |
|--------------|-----------------------|------------------------|----------------------------------|
| 1250096      | Zone 3 Initial Parcel | \$ 1,050,000.00        | \$ 69,449.03                     |
| <b>Total</b> |                       | <b>\$ 1,050,000.00</b> | <b>\$ 69,449.03</b>              |

## EXHIBIT G-2 –ZONE 3 ANNUAL INSTALLMENTS

| Installment Due 1/31 | Principal              | Interest <sup>1</sup> | Annual Collection Costs | Total Annual Installment Due |
|----------------------|------------------------|-----------------------|-------------------------|------------------------------|
| 2021                 | \$ 15,000.00           | \$ 49,350.00          | \$ 5,099.03             | \$ 69,449.03                 |
| 2022                 | \$ 15,000.00           | \$ 48,645.00          | \$ 5,201.01             | \$ 68,846.01                 |
| 2023                 | \$ 20,000.00           | \$ 47,940.00          | \$ 5,305.03             | \$ 73,245.03                 |
| 2024                 | \$ 20,000.00           | \$ 47,000.00          | \$ 5,411.13             | \$ 72,411.13                 |
| 2025                 | \$ 20,000.00           | \$ 46,060.00          | \$ 5,519.35             | \$ 71,579.35                 |
| 2026                 | \$ 20,000.00           | \$ 45,120.00          | \$ 5,629.74             | \$ 70,749.74                 |
| 2027                 | \$ 20,000.00           | \$ 44,180.00          | \$ 5,742.34             | \$ 69,922.34                 |
| 2028                 | \$ 25,000.00           | \$ 43,240.00          | \$ 5,857.18             | \$ 74,097.18                 |
| 2029                 | \$ 25,000.00           | \$ 42,065.00          | \$ 5,974.33             | \$ 73,039.33                 |
| 2030                 | \$ 25,000.00           | \$ 40,890.00          | \$ 6,093.81             | \$ 71,983.81                 |
| 2031                 | \$ 25,000.00           | \$ 39,715.00          | \$ 6,215.69             | \$ 70,930.69                 |
| 2032                 | \$ 25,000.00           | \$ 38,540.00          | \$ 6,340.00             | \$ 69,880.00                 |
| 2033                 | \$ 30,000.00           | \$ 37,365.00          | \$ 6,466.80             | \$ 73,831.80                 |
| 2034                 | \$ 30,000.00           | \$ 35,955.00          | \$ 6,596.14             | \$ 72,551.14                 |
| 2035                 | \$ 30,000.00           | \$ 34,545.00          | \$ 6,728.06             | \$ 71,273.06                 |
| 2036                 | \$ 35,000.00           | \$ 33,135.00          | \$ 6,862.62             | \$ 74,997.62                 |
| 2037                 | \$ 35,000.00           | \$ 31,490.00          | \$ 6,999.87             | \$ 73,489.87                 |
| 2038                 | \$ 35,000.00           | \$ 29,845.00          | \$ 7,139.87             | \$ 71,984.87                 |
| 2039                 | \$ 40,000.00           | \$ 28,200.00          | \$ 7,282.67             | \$ 75,482.67                 |
| 2040                 | \$ 40,000.00           | \$ 26,320.00          | \$ 7,428.32             | \$ 73,748.32                 |
| 2041                 | \$ 40,000.00           | \$ 24,440.00          | \$ 7,576.89             | \$ 72,016.89                 |
| 2042                 | \$ 45,000.00           | \$ 22,560.00          | \$ 7,728.43             | \$ 75,288.43                 |
| 2043                 | \$ 45,000.00           | \$ 20,445.00          | \$ 7,883.00             | \$ 73,328.00                 |
| 2044                 | \$ 50,000.00           | \$ 18,330.00          | \$ 8,040.66             | \$ 76,370.66                 |
| 2045                 | \$ 50,000.00           | \$ 15,980.00          | \$ 8,201.47             | \$ 74,181.47                 |
| 2046                 | \$ 50,000.00           | \$ 13,630.00          | \$ 8,365.50             | \$ 71,995.50                 |
| 2047                 | \$ 55,000.00           | \$ 11,280.00          | \$ 8,532.81             | \$ 74,812.81                 |
| 2048                 | \$ 60,000.00           | \$ 8,695.00           | \$ 8,703.46             | \$ 77,398.46                 |
| 2049                 | \$ 60,000.00           | \$ 5,875.00           | \$ 8,877.53             | \$ 74,752.53                 |
| 2050                 | \$ 65,000.00           | \$ 3,055.00           | \$ 9,055.08             | \$ 77,110.08                 |
| <b>Total</b>         | <b>\$ 1,050,000.00</b> | <b>\$ 933,890.00</b>  | <b>\$ 206,857.84</b>    | <b>\$ 2,190,747.84</b>       |

<sup>1</sup> Interest is calculated at a 4.7% rate.

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

**EXHIBIT H-1 –ZONE 4 ASSESSMENT ROLL**

| Property ID  | Phase | Lot Type              | Outstanding Assessment  | Annual Installment Due 1/31/2021 |
|--------------|-------|-----------------------|-------------------------|----------------------------------|
| 2630457      | N/A   | Zone 4 Initial Parcel | \$ 10,600,000.00        | \$ 51,475.92                     |
| <b>Total</b> |       |                       | <b>\$ 10,600,000.00</b> | <b>\$ 51,475.92</b>              |

## EXHIBIT H-2 –ZONE 4 ANNUAL INSTALLMENTS

| Installment Due 1/31 | Principal               | Interest <sup>1</sup>  | Annual Collection Costs | Total Annual Installment Due |
|----------------------|-------------------------|------------------------|-------------------------|------------------------------|
| 2021                 | \$ -                    | \$ -                   | \$ 51,475.92            | \$ 51,475.92                 |
| 2022                 | \$ 165,000.00           | \$ 513,040.00          | \$ 52,505.44            | \$ 730,545.44                |
| 2023                 | \$ 170,000.00           | \$ 505,054.00          | \$ 53,555.54            | \$ 728,609.54                |
| 2024                 | \$ 180,000.00           | \$ 496,826.00          | \$ 54,626.66            | \$ 731,452.66                |
| 2025                 | \$ 190,000.00           | \$ 488,114.00          | \$ 55,719.19            | \$ 733,833.19                |
| 2026                 | \$ 200,000.00           | \$ 478,918.00          | \$ 56,833.57            | \$ 735,751.57                |
| 2027                 | \$ 205,000.00           | \$ 469,238.00          | \$ 57,970.24            | \$ 732,208.24                |
| 2028                 | \$ 215,000.00           | \$ 459,316.00          | \$ 59,129.65            | \$ 733,445.65                |
| 2029                 | \$ 230,000.00           | \$ 448,910.00          | \$ 60,312.24            | \$ 739,222.24                |
| 2030                 | \$ 240,000.00           | \$ 437,778.00          | \$ 61,518.49            | \$ 739,296.49                |
| 2031                 | \$ 250,000.00           | \$ 426,162.00          | \$ 62,748.86            | \$ 738,910.86                |
| 2032                 | \$ 265,000.00           | \$ 414,062.00          | \$ 64,003.83            | \$ 743,065.83                |
| 2033                 | \$ 275,000.00           | \$ 401,236.00          | \$ 65,283.91            | \$ 741,519.91                |
| 2034                 | \$ 290,000.00           | \$ 387,926.00          | \$ 66,589.59            | \$ 744,515.59                |
| 2035                 | \$ 305,000.00           | \$ 373,890.00          | \$ 67,921.38            | \$ 746,811.38                |
| 2036                 | \$ 320,000.00           | \$ 359,128.00          | \$ 69,279.81            | \$ 748,407.81                |
| 2037                 | \$ 335,000.00           | \$ 343,640.00          | \$ 70,665.40            | \$ 749,305.40                |
| 2038                 | \$ 350,000.00           | \$ 327,426.00          | \$ 72,078.71            | \$ 749,504.71                |
| 2039                 | \$ 365,000.00           | \$ 310,486.00          | \$ 73,520.29            | \$ 749,006.29                |
| 2040                 | \$ 385,000.00           | \$ 292,820.00          | \$ 74,990.69            | \$ 752,810.69                |
| 2041                 | \$ 405,000.00           | \$ 274,186.00          | \$ 76,490.51            | \$ 755,676.51                |
| 2042                 | \$ 420,000.00           | \$ 254,584.00          | \$ 78,020.32            | \$ 752,604.32                |
| 2043                 | \$ 440,000.00           | \$ 234,256.00          | \$ 79,580.72            | \$ 753,836.72                |
| 2044                 | \$ 465,000.00           | \$ 212,960.00          | \$ 81,172.34            | \$ 759,132.34                |
| 2045                 | \$ 485,000.00           | \$ 190,454.00          | \$ 82,795.78            | \$ 758,249.78                |
| 2046                 | \$ 510,000.00           | \$ 166,980.00          | \$ 84,451.70            | \$ 761,431.70                |
| 2047                 | \$ 535,000.00           | \$ 142,296.00          | \$ 86,140.73            | \$ 763,436.73                |
| 2048                 | \$ 560,000.00           | \$ 116,402.00          | \$ 87,863.55            | \$ 764,265.55                |
| 2049                 | \$ 585,000.00           | \$ 89,298.00           | \$ 89,620.82            | \$ 763,918.82                |
| 2050                 | \$ 615,000.00           | \$ 60,984.00           | \$ 91,413.23            | \$ 767,397.23                |
| 2051                 | \$ 645,000.00           | \$ 31,218.00           | \$ 93,241.50            | \$ 769,459.50                |
| <b>Total</b>         | <b>\$ 10,600,000.00</b> | <b>\$ 9,707,588.00</b> | <b>\$ 2,181,520.60</b>  | <b>\$ 22,489,108.60</b>      |

<sup>1</sup> Interest is calculated at 4.84% rate.

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

## EXHIBIT I-1 – ORIGINALLY ANTICIPATED ZONE 1 SPECIFIC BENEFIT IMPROVEMENTS AND ZONE 1 GENERAL BENEFIT IMPROVEMENTS

### Exhibit B

#### Actual and Estimated Costs of the Improvement Project

##### *General Benefit Improvements*

|   |           |                  |
|---|-----------|------------------|
| S.H. 78 improvements <sup>90%-1; 10%-2</sup>  | \$        | 85,000           |
| Trunk sewer, lift station, and offsite main <sup>95%-1; 5%-2</sup>                        | \$        | 714,000          |
| Temporary package plant <sup>2</sup>  | \$        | 800,000          |
| Fire station participation <sup>3</sup>   | \$        | 125,000          |
| Police station participation <sup>3</sup>   | \$        | 270,000          |
| City equipment contribution <sup>3</sup>  | \$        | 60,000           |
| Road improvements to amenity center <sup>1</sup>  | \$        | 180,000          |
| Road improvements to school <sup>80%-1; 20%-2</sup>                                       | \$        | 160,000          |
| Road improvements to fire station <sup>1</sup>  | \$        | 50,000           |
| Acquisition of public property:   |           |                  |
| School site (approximately 12 acres) <sup>5</sup>   | \$        | 560,000          |
| Fire station (approximately 1 acre) <sup>4</sup>  | \$        | 55,000           |
| Public works site (approximately 1 acre) <sup>5</sup>                                     | \$        | 10,000           |
| Open space (approximately 51.048 acres) <sup>5</sup>                                      | \$        | 250,000          |
| City Hall site (approximately 2 acres) <sup>5</sup>                                       | \$        | 325,000          |
| Off-site easement <sup>1</sup>  | \$        | 3,000            |
| Engineering and construction staking <sup>90%-1; 10%-2</sup>                              | \$        | 70,000           |
| Construction management <sup>90%-3</sup>  | \$        | 12,000           |
| Construction inspection <sup>90%-3</sup>  | \$        | 40,000           |
| Contingency   | \$        | 58,000           |
| Establishment of PID No. 1 (legal, planning, consulting and engineering) <sup>90%-3</sup> | \$        | 1,500,000        |
| Costs related to issuance of Bonds  | \$        | 1,126,795        |
| <b>Total General Benefit Improvements</b>   | <b>\$</b> | <b>6,453,795</b> |

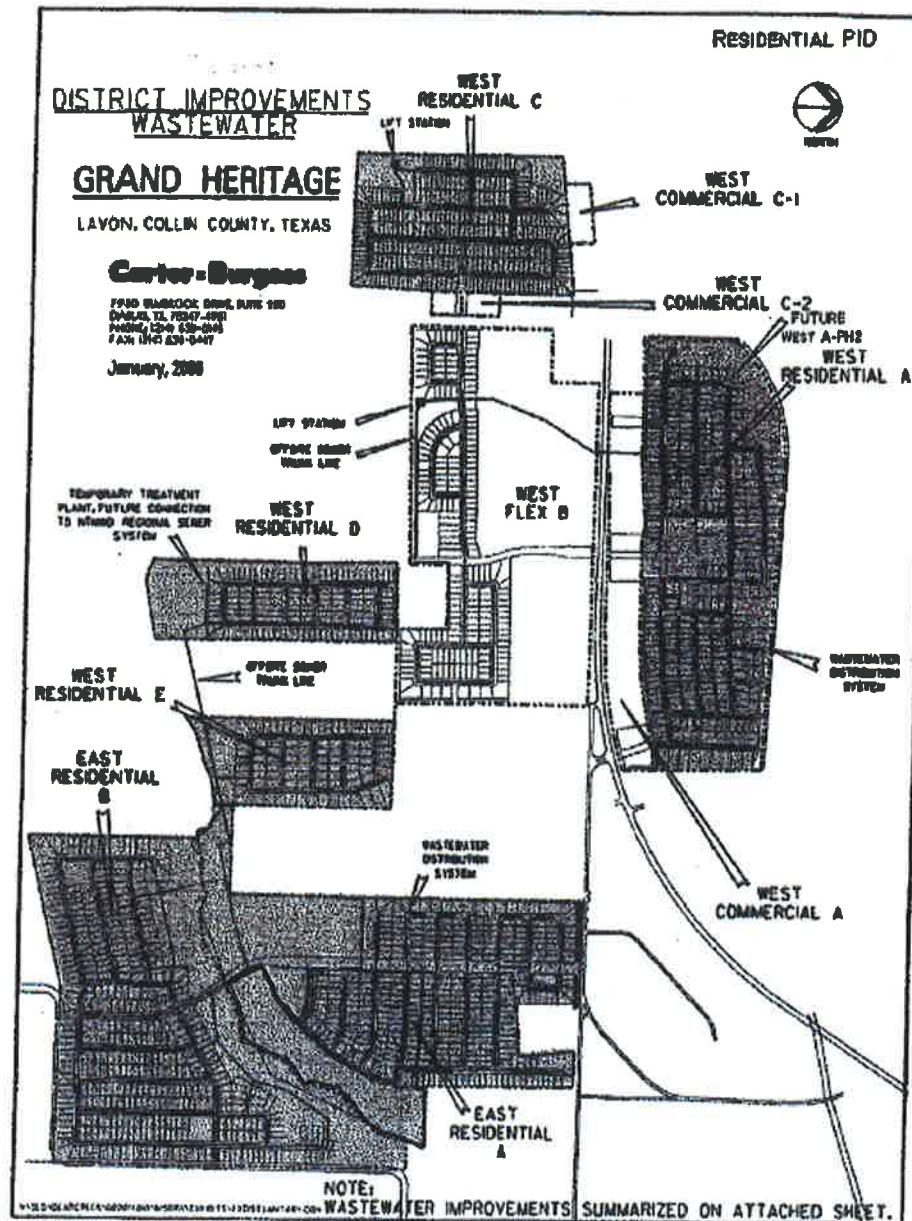
##### *Specific Benefit Improvements*

|  | <u>Spent</u>        | <u>Future Expenditure</u> | <u>Total</u>         |
|--|---------------------|---------------------------|----------------------|
| Roads                                      | \$ 2,460,000        | \$ 4,920,000              | \$ 7,380,000         |
| Wastewater and drainage                    | \$ 1,780,000        | \$ 3,560,000              | \$ 5,340,000         |
| Engineering and construction staking       | \$ 630,000          | \$ 1,260,000              | \$ 1,890,000         |
| Construction management                    | \$ 120,000          | \$ 240,000                | \$ 360,000           |
| Construction inspection                    | \$ 370,000          | \$ 740,000                | \$ 1,110,000         |
| Contingency                                | \$ 535,000          | \$ 1,070,000              | \$ 1,605,000         |
| Costs related to issuance of Bonds         | \$ 0                | \$ 575,000                | \$ 575,000           |
| <b>Total Specific Benefit Improvements</b> | <b>\$ 5,895,000</b> | <b>\$ 12,365,000</b>      | <b>\$ 18,260,000</b> |

Contingency amounts benefit the Improvement Project, are subject to revision in the Annual Service Plan and may be shared between the General Benefit Improvements and the Specific Benefit Improvements to ensure completion of the Improvement Project.

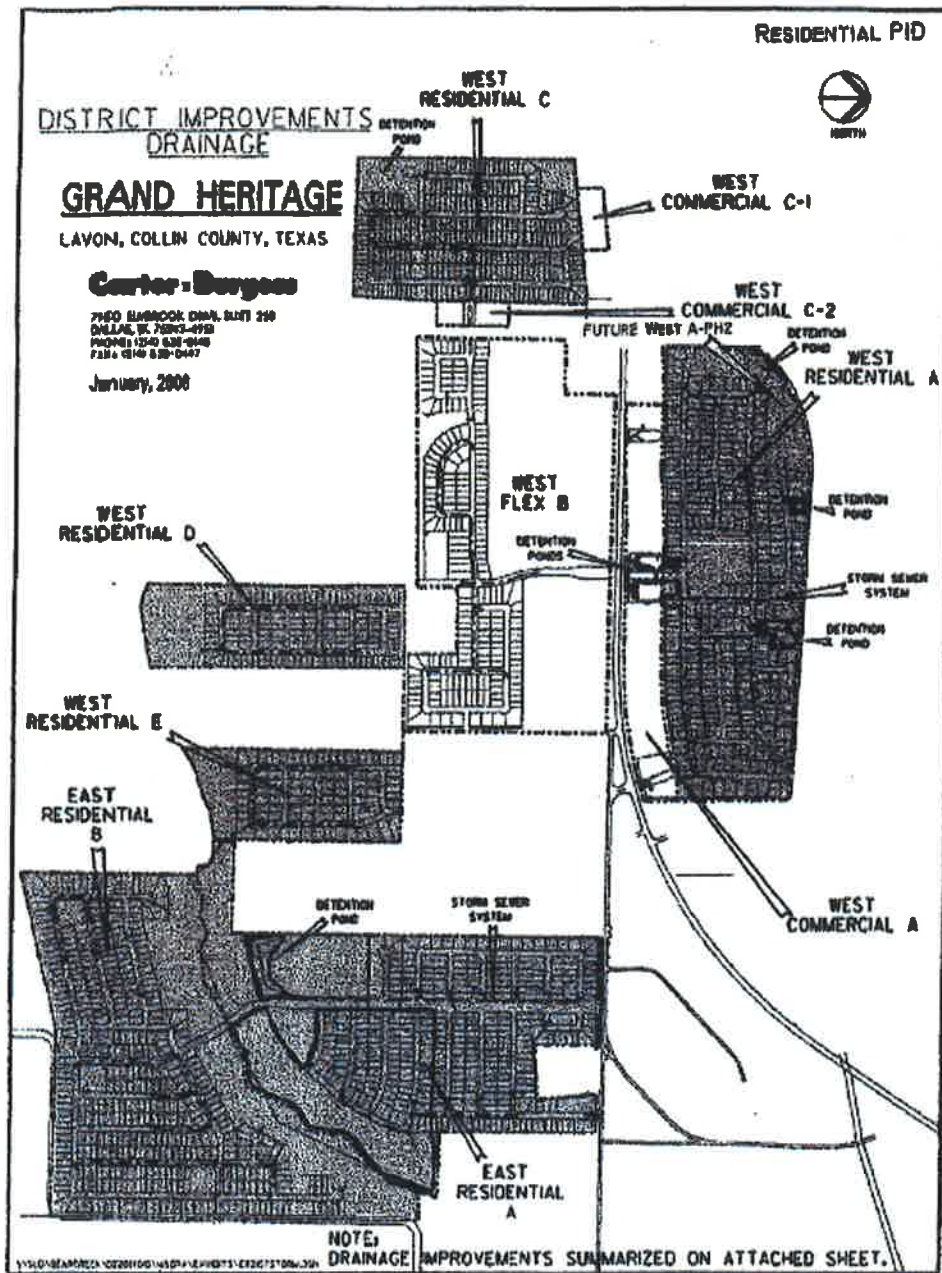
- <sup>1</sup> Constructed.
- <sup>2</sup> Under construction.
- <sup>3</sup> Paid.
- <sup>4</sup> Transferred to the City.
- <sup>5</sup> Will be transferred to the City.





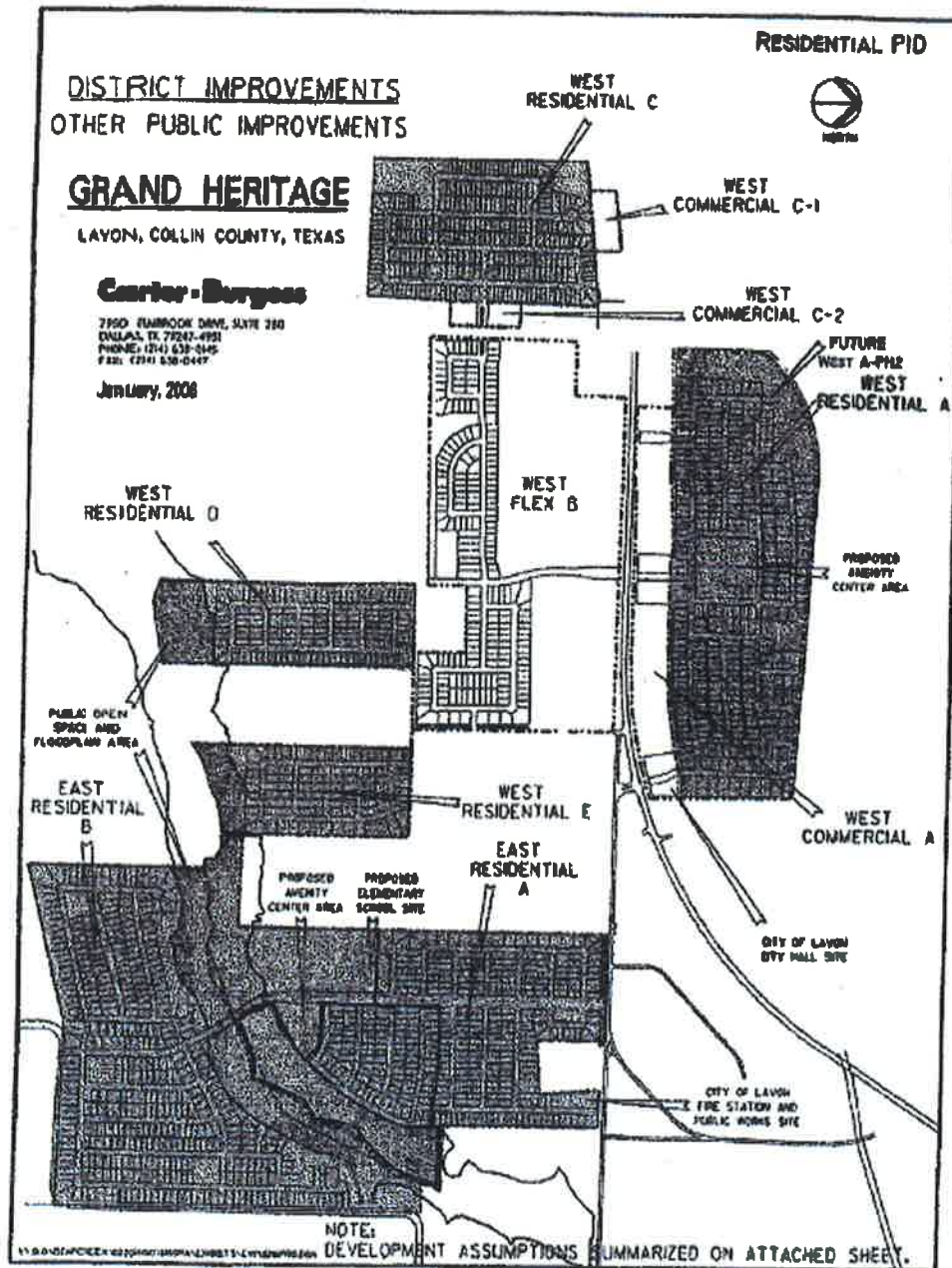
### District Improvements Wastewater

The City of Lavon is the retail provider of wastewater services in the District. North Texas Municipal Water District is the regional provider of wholesale wastewater services to the City of Lavon. Currently, there is no regional wastewater treatment plant available to serve the District; therefore, a temporary package treatment plant has been permitted through the Texas Commission on Environmental Quality (TCEQ Permit No. WQ001457701). North Texas Municipal Water District will operate and maintain the temporary package plant on behalf of the City of Lavon until a regional trunk line with funding participation by the Developer is constructed.



**District Improvements Drainage**

Drainage in the district requires the use of both wet and dry detention facilities with locations shown in the exhibit.



### District Improvements Other Public Improvements

Other public improvements such as a City of Lavon Fire Station and Public Works site, Community Independent School District Elementary School Site, and public open space dedicated to the City of Lavon located in the 100 year FEMA floodplain are denoted on the exhibit. Other improvements for use by the residents of the Grand Heritage Development are shown by the two Amenity Centers denoted on the exhibit.

**EXHIBIT I-2 – MAPS OF ZONE 2 SPECIFIC BENEFIT IMPROVEMENTS, ZONE 3  
SPECIFIC BENEFIT IMPROVEMENTS, AND ZONE 4 SPECIFIC BENEFIT  
IMPROVEMENTS**

**Please provide**

## EXHIBIT J – MAXIMUM ASSESSMENT PER UNIT

| Lot Type                     | Land Use Class   | Units <sup>1</sup> | Equivalent Units | Prepaid/<br>Removed<br>Parcels | Current Units<br>w/<br>Outstanding<br>Assessment | Total Original<br>Assessment <sup>1</sup> | Current<br>Outstanding<br>Assessment | Maximum<br>Assessment<br>Per Unit | Current<br>Outstanding<br>Assessment Per<br>Unit |
|------------------------------|------------------|--------------------|------------------|--------------------------------|--|---|--------------------------------------|-----------------------------------|--|
| <b>Zone 1</b>                |                  |                    |                  |                                |  |   |                                      |                                   |  |
| <i>2006 Parcels</i>          |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 1                   | Land Use Class 1 | 408                | 1                | 4                              | 404  | \$ 3,876,000                              | \$ 2,906,311                         | \$ 9,500.00                       | \$ 7,193.84                                      |
| Lot Type 2                   | Land Use Class 2 | 181                | 1.2              | 4                              | 177  | \$ 2,063,400                              | \$ 1,527,969                         | \$ 11,400.00                      | \$ 8,632.59                                      |
| <i>2008 Parcels</i>          |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 3                   | Land Use Class 1 | 105                | 1                | 0                              | 105  | \$ 997,500                                | \$ 792,455                           | \$ 9,500.00                       | \$ 7,547.19                                      |
| Lot Type 4                   | Land Use Class 2 | 108                | 1.2              | 0                              | 108  | \$ 1,231,200                              | \$ 978,105                           | \$ 11,400.00                      | \$ 9,056.53                                      |
| Lot Type 5                   | Land Use Class 3 | 64                 | 0.6              | 0                              | 64   | \$ 364,800                                | \$ 289,811                           | \$ 5,700.00                       | \$ 4,528.30                                      |
| <b>Subtotal</b>              |                  | <b>866</b>         |                  |                                | <b>858</b>                                       | <b>\$ 8,532,900</b>                       | <b>\$ 6,494,652</b>                  |                                   |  |
| <b>Zone 2</b>                |                  |                    |                  |                                |  |   |                                      |                                   |  |
| <i>2016 Parcels</i>          |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 6                   | Land Use Class 1 | 97                 | 1                | 0                              | 97   | \$ 895,000                                | \$ 895,000                           | \$ 9,500.00                       | \$ 9,226.80                                      |
| <i>2017 Parcels</i>          |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 7                   | Land Use Class 1 | 84                 | 1                | 0                              | 84   | \$ 770,000                                | \$ 770,000                           | \$ 9,500.00                       | \$ 9,166.67                                      |
| <b>Subtotal</b>              |                  | <b>181</b>         |                  |                                | <b>181</b>                                       | <b>\$ 1,665,000</b>                       | <b>\$ 1,665,000</b>                  |                                   |  |
| <b>Zone 3</b>                |                  |                    |                  |                                |  |   |                                      |                                   |  |
| <i>To Be Plotted in 2020</i> |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 8                   | Land Use Class 1 | 111                | 1                | 0                              | 111  | \$ 1,050,000                              | \$ 1,050,000                         | \$ 9,500.00                       | \$ 9,459.46                                      |
| <b>Subtotal</b>              |                  | <b>111</b>         |                  |                                | <b>111</b>                                       | <b>\$ 1,050,000</b>                       | <b>\$ 1,050,000</b>                  |                                   |  |
| <b>Zone 4</b>                |                  |                    |                  |                                |  |   |                                      |                                   |  |
| <i>Phase 3</i>               |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 9                   | Land Use Class 4 | 161                | N/A              | 0                              | 161  | \$ 3,750,769                              | \$ 3,750,769                         | \$ 23,296.70                      | \$ 23,296.70                                     |
| <i>Phase 4</i>               |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 10                  | Land Use Class 4 | 139                | N/A              | 0                              | 139  | \$ 3,238,242                              | \$ 3,238,242                         | \$ 23,296.70                      | \$ 23,296.70                                     |
| <i>Phase 5</i>               |                  |                    |                  |                                |  |   |                                      |                                   |  |
| Lot Type 11                  | Land Use Class 4 | 155                | N/A              | 0                              | 155  | \$ 3,610,989                              | \$ 3,610,989                         | \$ 23,296.70                      | \$ 23,296.70                                     |
| <b>Subtotal</b>              |                  | <b>455</b>         |                  |                                | <b>455</b>                                       | <b>\$ 10,600,000</b>                      | <b>\$ 10,600,000</b>                 |                                   |  |
| <b>Total</b>                 |                  | <b>1613</b>        |                  |                                | <b>1605</b>                                      | <b>\$ 21,847,900</b>                      | <b>\$ 19,809,652</b>                 |                                   |  |

**Notes:**

<sup>1</sup> For Zone 1, The Total Original Assessment refers to the portion of the Assessment levied by the 2006 Assessment Ordinance attributable to the 2006 Parcels and the 2008 Parcels. For Zone 2, Zone 3, and Zone 4, the Total Original Assessment for each Zone refers to the Assessment levied on Zone 2, Zone 3 and Zone 4 by the 2020 Assessment Ordinance respectively.

**EXHIBIT K – FORM OF NOTICE OF PID ASSESSMENT TERMINATION**



P3Works, LLC  
350 Rufe Snow Drive, Suite 200  
Keller, TX 76248

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

**Re: City of Lavon Lien Release documents for filing**

Dear Ms./Mr. [County Clerk],

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

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

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

Sincerely,  
[Signature]

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



**WHEREAS**, pursuant to the SAP/Assessment Roll, the City imposed an assessment (the "Lien") in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Collin County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Collin County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the City the Lien Amount.

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien, Instrument No. \_\_\_\_\_, in the Real Property Records of Collin County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said Lien held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

By: \_\_\_\_\_  
[Manager Name], City Administrator

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF COLLIN**           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [City Manager], City Administrator for the City of Lavon, Texas, a Texas general law municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT L – DEBT SERVICE SCHEDULE FOR ZONE 1 BONDS

### DEBT SERVICE FOR THE BONDS

Set forth below is the debt service requirements for the Bonds:

| Year Ending<br>(12/31) | Principal          | Interest           | Total Annual<br>Debt Service<br>Requirements |
|------------------------|--------------------|--------------------|--|
| 2014                   | \$220,000          | \$383,500          | \$603,500                                    |
| 2015                   | 200,000            | 374,700            | 574,700                                      |
| 2016                   | 205,000            | 366,700            | 571,700                                      |
| 2017                   | 215,000            | 358,500            | 573,500                                      |
| 2018                   | 225,000            | 349,900            | 574,900                                      |
| 2019                   | 230,000            | 340,900            | 570,900                                      |
| 2020                   | 240,000            | 331,700            | 571,700                                      |
| 2021                   | 250,000            | 322,100            | 572,100                                      |
| 2022                   | 260,000            | 312,100            | 572,100                                      |
| 2023                   | 270,000            | 301,700            | 571,700                                      |
| 2024                   | 280,000            | 290,900            | 570,900                                      |
| 2025                   | 295,000            | 279,350            | 574,350                                      |
| 2026                   | 305,000            | 266,444            | 571,444                                      |
| 2027                   | 320,000            | 252,338            | 572,338                                      |
| 2028                   | 335,000            | 237,138            | 572,138                                      |
| 2029                   | 350,000            | 220,806            | 570,806                                      |
| 2030                   | 370,000            | 203,306            | 573,306                                      |
| 2031                   | 385,000            | 184,806            | 569,806                                      |
| 2032                   | 405,000            | 165,075            | 570,075                                      |
| 2033                   | 430,000            | 144,319            | 574,319                                      |
| 2034                   | 450,000            | 122,281            | 572,281                                      |
| 2035                   | 475,000            | 98,094             | 573,094                                      |
| 2036                   | 500,000            | 72,563             | 572,563                                      |
| 2037                   | 525,000            | 45,688             | 570,688                                      |
| 2038                   | 160,000            | 17,469             | 177,469                                      |
| 2039                   | 165,000            | 8,869              | 173,869                                      |
| <b>TOTAL</b>           | <b>\$8,065,000</b> | <b>\$6,051,244</b> | <b>\$14,116,244</b>                          |

**EXHIBIT M-1 – HOMEBUYER DISCLOSURES FOR LOT TYPE 1**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$7,193.84**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$7,193.84, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

**City of Lavon - Heritage Public Improvement District No. 1  
Zone 1, 2006 Parcel, Lot Type 1 Projected Annual Installments**

| Installment Due<br>1/31 | General Benefit Portion |                       | Specific Benefit Portion |                       | Annual Collection<br>Costs | Total Annual<br>Installment Due |
|-------------------------|-------------------------|-----------------------|--------------------------|-----------------------|----------------------------|---------------------------------|
|                         | Principal               | Interest <sup>1</sup> | Principal                | Interest <sup>1</sup> |                            |                                 |
| 2021                    | \$ 114.02               | \$ 140.08             | \$ 174.80                | \$ 214.76             | \$ 34.93                   | \$ 678.60                       |
| 2022                    | \$ 118.63               | \$ 135.47             | \$ 181.87                | \$ 207.69             | \$ 35.63                   | \$ 679.30                       |
| 2023                    | \$ 123.44               | \$ 130.67             | \$ 189.24                | \$ 200.32             | \$ 36.35                   | \$ 680.01                       |
| 2024                    | \$ 128.44               | \$ 125.66             | \$ 196.91                | \$ 192.65             | \$ 37.07                   | \$ 680.74                       |
| 2025                    | \$ 133.81               | \$ 120.29             | \$ 205.15                | \$ 184.41             | \$ 37.81                   | \$ 681.48                       |
| 2026                    | \$ 139.72               | \$ 114.38             | \$ 214.20                | \$ 175.36             | \$ 38.57                   | \$ 682.24                       |
| 2027                    | \$ 146.23               | \$ 107.87             | \$ 224.18                | \$ 165.38             | \$ 39.34                   | \$ 683.01                       |
| 2028                    | \$ 153.22               | \$ 100.88             | \$ 234.90                | \$ 154.66             | \$ 40.13                   | \$ 683.80                       |
| 2029                    | \$ 160.73               | \$ 93.37              | \$ 246.41                | \$ 143.15             | \$ 40.93                   | \$ 684.60                       |
| 2030                    | \$ 168.80               | \$ 85.31              | \$ 258.78                | \$ 130.78             | \$ 41.75                   | \$ 685.42                       |
| 2031                    | \$ 177.28               | \$ 76.83              | \$ 271.78                | \$ 117.78             | \$ 42.59                   | \$ 686.25                       |
| 2032                    | \$ 186.40               | \$ 67.71              | \$ 285.76                | \$ 103.80             | \$ 43.44                   | \$ 687.10                       |
| 2033                    | \$ 195.99               | \$ 58.11              | \$ 300.47                | \$ 89.09              | \$ 44.31                   | \$ 687.97                       |
| 2034                    | \$ 206.09               | \$ 48.01              | \$ 315.96                | \$ 73.61              | \$ 45.19                   | \$ 688.86                       |
| 2035                    | \$ 217.17               | \$ 36.93              | \$ 332.94                | \$ 56.62              | \$ 46.10                   | \$ 689.76                       |
| 2036                    | \$ 228.84               | \$ 25.26              | \$ 350.83                | \$ 38.73              | \$ 47.02                   | \$ 690.68                       |
| 2037                    | \$ 241.14               | \$ 12.96              | \$ 369.69                | \$ 19.87              | \$ 47.96                   | \$ 691.62                       |
| <b>Total</b>            | <b>\$ 2,839.97</b>      | <b>\$ 1,479.82</b>    | <b>\$ 4,353.87</b>       | <b>\$ 2,268.67</b>    | <b>\$ 699.12</b>           | <b>\$ 11,641.45</b>             |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT M-2 – HOMEBUYER DISCLOSURES FOR LOT TYPE 2**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$8,632.59**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$8,632.59, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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



**City of Lavon - Heritage Public Improvement District No. 1  
Zone 1, 2006 Parcel, Lot Type 2 Projected Annual Installments**

| Installment Due<br>1/31 | General Benefit Portion |                       | Specific Benefit Portion |                       | Annual Collection<br>Costs | Total Annual<br>Installment Due |
|-------------------------|-------------------------|-----------------------|--------------------------|-----------------------|----------------------------|---------------------------------|
|                         | Principal               | Interest <sup>1</sup> | Principal                | Interest <sup>1</sup> |                            |                                 |
| 2021                    | \$ 136.82               | \$ 168.10             | \$ 209.76                | \$ 257.71             | \$ 41.92                   | \$ 814.32                       |
| 2022                    | \$ 142.36               | \$ 162.57             | \$ 218.25                | \$ 249.23             | \$ 42.76                   | \$ 815.16                       |
| 2023                    | \$ 148.12               | \$ 156.80             | \$ 227.08                | \$ 240.39             | \$ 43.62                   | \$ 816.01                       |
| 2024                    | \$ 154.13               | \$ 150.80             | \$ 236.29                | \$ 231.18             | \$ 44.49                   | \$ 816.89                       |
| 2025                    | \$ 160.58               | \$ 144.35             | \$ 246.18                | \$ 221.30             | \$ 45.38                   | \$ 817.78                       |
| 2026                    | \$ 167.67               | \$ 137.26             | \$ 257.04                | \$ 210.43             | \$ 46.29                   | \$ 818.68                       |
| 2027                    | \$ 175.48               | \$ 129.45             | \$ 269.02                | \$ 198.45             | \$ 47.21                   | \$ 819.61                       |
| 2028                    | \$ 183.87               | \$ 121.06             | \$ 281.88                | \$ 185.59             | \$ 48.15                   | \$ 820.55                       |
| 2029                    | \$ 192.88               | \$ 112.05             | \$ 295.69                | \$ 171.78             | \$ 49.12                   | \$ 821.52                       |
| 2030                    | \$ 202.56               | \$ 102.37             | \$ 310.54                | \$ 156.93             | \$ 50.10                   | \$ 822.50                       |
| 2031                    | \$ 212.74               | \$ 92.19              | \$ 326.14                | \$ 141.34             | \$ 51.10                   | \$ 823.50                       |
| 2032                    | \$ 223.68               | \$ 81.25              | \$ 342.91                | \$ 124.56             | \$ 52.12                   | \$ 824.52                       |
| 2033                    | \$ 235.19               | \$ 69.74              | \$ 360.56                | \$ 106.91             | \$ 53.17                   | \$ 825.57                       |
| 2034                    | \$ 247.31               | \$ 57.61              | \$ 379.14                | \$ 88.33              | \$ 54.23                   | \$ 826.63                       |
| 2035                    | \$ 260.61               | \$ 44.32              | \$ 399.52                | \$ 67.95              | \$ 55.31                   | \$ 827.71                       |
| 2036                    | \$ 274.61               | \$ 30.31              | \$ 421.00                | \$ 46.47              | \$ 56.42                   | \$ 828.82                       |
| 2037                    | \$ 289.37               | \$ 15.55              | \$ 443.63                | \$ 23.84              | \$ 57.55                   | \$ 829.95                       |
| <b>Total</b>            | <b>\$ 3,407.97</b>      | <b>\$ 1,775.79</b>    | <b>\$ 5,224.62</b>       | <b>\$ 2,722.39</b>    | <b>\$ 838.94</b>           | <b>\$ 13,969.72</b>             |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT M-3 – HOMEBUYER DISCLOSURES FOR LOT TYPE 3**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$7,547.19**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$7,547.19, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

**City of Lavon - Heritage Public Improvement District No. 1  
Zone 1, 2008 Parcel, Lot Type 3 Projected Annual Installments**

| Installment Due 1/31 | General Benefit Portion |                       | Specific Benefit Portion |                       | Annual Collection Costs | Total Annual<br>Installment Due |
|----------------------|-------------------------|-----------------------|--------------------------|-----------------------|-------------------------|---------------------------------|
|                      | Principal               | Interest <sup>1</sup> | Principal                | Interest <sup>1</sup> |                         |                                 |
| 2021                 | \$ 102.23               | \$ 146.97             | \$ 156.72                | \$ 225.31             | \$ 36.65                | \$ 667.87                       |
| 2022                 | \$ 106.20               | \$ 142.99             | \$ 162.81                | \$ 219.21             | \$ 37.38                | \$ 668.60                       |
| 2023                 | \$ 110.32               | \$ 138.88             | \$ 169.12                | \$ 212.90             | \$ 38.13                | \$ 669.35                       |
| 2024                 | \$ 114.58               | \$ 134.61             | \$ 175.66                | \$ 206.36             | \$ 38.89                | \$ 670.11                       |
| 2025                 | \$ 119.16               | \$ 130.03             | \$ 182.68                | \$ 199.34             | \$ 39.67                | \$ 670.89                       |
| 2026                 | \$ 124.24               | \$ 124.96             | \$ 190.46                | \$ 191.57             | \$ 40.47                | \$ 671.69                       |
| 2027                 | \$ 129.88               | \$ 119.32             | \$ 199.11                | \$ 182.92             | \$ 41.27                | \$ 672.49                       |
| 2028                 | \$ 135.95               | \$ 113.25             | \$ 208.41                | \$ 173.61             | \$ 42.10                | \$ 673.32                       |
| 2029                 | \$ 142.49               | \$ 106.71             | \$ 218.44                | \$ 163.59             | \$ 42.94                | \$ 674.16                       |
| 2030                 | \$ 149.54               | \$ 99.65              | \$ 229.26                | \$ 152.77             | \$ 43.80                | \$ 675.02                       |
| 2031                 | \$ 156.93               | \$ 92.27              | \$ 240.58                | \$ 141.45             | \$ 44.68                | \$ 675.90                       |
| 2032                 | \$ 164.91               | \$ 84.29              | \$ 252.81                | \$ 129.22             | \$ 45.57                | \$ 676.79                       |
| 2033                 | \$ 173.27               | \$ 75.92              | \$ 265.63                | \$ 116.40             | \$ 46.48                | \$ 677.70                       |
| 2034                 | \$ 182.02               | \$ 67.18              | \$ 279.04                | \$ 102.99             | \$ 47.41                | \$ 678.63                       |
| 2035                 | \$ 191.80               | \$ 57.39              | \$ 294.04                | \$ 87.99              | \$ 48.36                | \$ 679.58                       |
| 2036                 | \$ 202.11               | \$ 47.08              | \$ 309.84                | \$ 72.18              | \$ 49.33                | \$ 680.55                       |
| 2037                 | \$ 212.97               | \$ 36.22              | \$ 326.50                | \$ 55.53              | \$ 50.31                | \$ 681.53                       |
| 2038                 | \$ 224.42               | \$ 24.77              | \$ 344.05                | \$ 37.98              | \$ 51.32                | \$ 682.54                       |
| 2039                 | \$ 236.48               | \$ 12.71              | \$ 362.54                | \$ 19.49              | \$ 52.35                | \$ 683.57                       |
| <b>Total</b>         | <b>\$ 2,979.49</b>      | <b>\$ 1,755.19</b>    | <b>\$ 4,567.70</b>       | <b>\$ 2,690.80</b>    | <b>\$ 837.12</b>        | <b>\$ 12,830.30</b>             |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT M-4 – HOMEBUYER DISCLOSURES FOR LOT TYPE 4**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

---

**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$9,056.53**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$9,056.53, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

**City of Lavon - Heritage Public Improvement District No. 1  
Zone 1, 2008 Parcel, Lot Type 4 Projected Annual Installments**

| Installment Due<br>1/31 | General Benefit Portion |                       | Specific Benefit Portion |                       | Annual Collection<br>Costs | Total Annual<br>Installment Due |
|-------------------------|-------------------------|-----------------------|--------------------------|-----------------------|----------------------------|---------------------------------|
|                         | Principal               | Interest <sup>1</sup> | Principal                | Interest <sup>1</sup> |                            |                                 |
| 2021                    | \$ 122.67               | \$ 176.36             | \$ 188.06                | \$ 270.37             | \$ 43.98                   | \$ 801.44                       |
| 2022                    | \$ 127.44               | \$ 171.59             | \$ 195.37                | \$ 263.05             | \$ 44.86                   | \$ 802.32                       |
| 2023                    | \$ 132.38               | \$ 166.65             | \$ 202.95                | \$ 255.48             | \$ 45.76                   | \$ 803.21                       |
| 2024                    | \$ 137.50               | \$ 161.53             | \$ 210.79                | \$ 247.63             | \$ 46.67                   | \$ 804.13                       |
| 2025                    | \$ 142.99               | \$ 156.04             | \$ 219.22                | \$ 239.21             | \$ 47.61                   | \$ 805.06                       |
| 2026                    | \$ 149.08               | \$ 149.95             | \$ 228.55                | \$ 229.88             | \$ 48.56                   | \$ 806.01                       |
| 2027                    | \$ 155.85               | \$ 143.18             | \$ 238.93                | \$ 219.50             | \$ 49.53                   | \$ 806.99                       |
| 2028                    | \$ 163.13               | \$ 135.89             | \$ 250.09                | \$ 208.33             | \$ 50.52                   | \$ 807.98                       |
| 2029                    | \$ 170.98               | \$ 128.05             | \$ 262.13                | \$ 196.30             | \$ 51.53                   | \$ 808.99                       |
| 2030                    | \$ 179.45               | \$ 119.58             | \$ 275.10                | \$ 183.32             | \$ 52.56                   | \$ 810.02                       |
| 2031                    | \$ 188.31               | \$ 110.72             | \$ 288.69                | \$ 169.74             | \$ 53.61                   | \$ 811.07                       |
| 2032                    | \$ 197.88               | \$ 101.14             | \$ 303.37                | \$ 155.06             | \$ 54.68                   | \$ 812.14                       |
| 2033                    | \$ 207.92               | \$ 91.11              | \$ 318.75                | \$ 139.67             | \$ 55.78                   | \$ 813.23                       |
| 2034                    | \$ 218.42               | \$ 80.61              | \$ 334.85                | \$ 123.58             | \$ 56.89                   | \$ 814.35                       |
| 2035                    | \$ 230.16               | \$ 68.87              | \$ 352.84                | \$ 105.58             | \$ 58.03                   | \$ 815.49                       |
| 2036                    | \$ 242.53               | \$ 56.50              | \$ 371.81                | \$ 86.62              | \$ 59.19                   | \$ 816.65                       |
| 2037                    | \$ 255.56               | \$ 43.46              | \$ 391.79                | \$ 66.63              | \$ 60.38                   | \$ 817.83                       |
| 2038                    | \$ 269.30               | \$ 29.73              | \$ 412.85                | \$ 45.57              | \$ 61.58                   | \$ 819.04                       |
| 2039                    | \$ 283.78               | \$ 15.25              | \$ 435.04                | \$ 23.38              | \$ 62.81                   | \$ 820.27                       |
| <b>Total</b>            | <b>\$ 3,575.35</b>      | <b>\$ 2,106.21</b>    | <b>\$ 5,481.18</b>       | <b>\$ 3,228.92</b>    | <b>\$ 1,004.54</b>         | <b>\$ 15,396.20</b>             |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT M-5 – HOMEBUYER DISCLOSURES FOR LOT TYPE 5**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$4,528.30**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$4,528.30, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

**City of Lavon - Heritage Public Improvement District No. 1  
Zone 1, 2008 Parcel, Lot Type 5 Projected Annual Installments**

| Installment Due<br>1/31 | General Benefit Portion |                       | Specific Benefit Portion |                       | Annual Collection<br>Costs | Total Annual<br>Installment Due |
|-------------------------|-------------------------|-----------------------|--------------------------|-----------------------|----------------------------|---------------------------------|
|                         | Principal               | Interest <sup>1</sup> | Principal                | Interest <sup>1</sup> |                            |                                 |
| 2021                    | \$ 61.34                | \$ 88.18              | \$ 94.03                 | \$ 135.18             | \$ 21.99                   | \$ 400.72                       |
| 2022                    | \$ 63.72                | \$ 85.80              | \$ 97.69                 | \$ 131.53             | \$ 22.43                   | \$ 401.16                       |
| 2023                    | \$ 66.19                | \$ 83.33              | \$ 101.47                | \$ 127.74             | \$ 22.88                   | \$ 401.61                       |
| 2024                    | \$ 68.75                | \$ 80.77              | \$ 105.40                | \$ 123.82             | \$ 23.34                   | \$ 402.07                       |
| 2025                    | \$ 71.50                | \$ 78.02              | \$ 109.61                | \$ 119.61             | \$ 23.80                   | \$ 402.53                       |
| 2026                    | \$ 74.54                | \$ 74.98              | \$ 114.27                | \$ 114.94             | \$ 24.28                   | \$ 403.01                       |
| 2027                    | \$ 77.93                | \$ 71.59              | \$ 119.46                | \$ 109.75             | \$ 24.76                   | \$ 403.50                       |
| 2028                    | \$ 81.57                | \$ 67.95              | \$ 125.05                | \$ 104.17             | \$ 25.26                   | \$ 403.99                       |
| 2029                    | \$ 85.49                | \$ 64.02              | \$ 131.06                | \$ 98.15              | \$ 25.77                   | \$ 404.50                       |
| 2030                    | \$ 89.73                | \$ 59.79              | \$ 137.55                | \$ 91.66              | \$ 26.28                   | \$ 405.01                       |
| 2031                    | \$ 94.16                | \$ 55.36              | \$ 144.35                | \$ 84.87              | \$ 26.81                   | \$ 405.54                       |
| 2032                    | \$ 98.94                | \$ 50.57              | \$ 151.68                | \$ 77.53              | \$ 27.34                   | \$ 406.07                       |
| 2033                    | \$ 103.96               | \$ 45.56              | \$ 159.38                | \$ 69.84              | \$ 27.89                   | \$ 406.62                       |
| 2034                    | \$ 109.21               | \$ 40.31              | \$ 167.42                | \$ 61.79              | \$ 28.45                   | \$ 407.18                       |
| 2035                    | \$ 115.08               | \$ 34.44              | \$ 176.42                | \$ 52.79              | \$ 29.02                   | \$ 407.75                       |
| 2036                    | \$ 121.27               | \$ 28.25              | \$ 185.90                | \$ 43.31              | \$ 29.60                   | \$ 408.33                       |
| 2037                    | \$ 127.78               | \$ 21.73              | \$ 195.90                | \$ 33.32              | \$ 30.19                   | \$ 408.92                       |
| 2038                    | \$ 134.65               | \$ 14.86              | \$ 206.43                | \$ 22.79              | \$ 30.79                   | \$ 409.52                       |
| 2039                    | \$ 141.89               | \$ 7.63               | \$ 217.52                | \$ 11.69              | \$ 31.41                   | \$ 410.14                       |
| <b>Total</b>            | <b>\$ 1,787.71</b>      | <b>\$ 1,053.12</b>    | <b>\$ 2,740.59</b>       | <b>\$ 1,614.46</b>    | <b>\$ 502.27</b>           | <b>\$ 7,698.16</b>              |

<sup>1</sup> Interest is calculated based on a weighted average of the interest rate of the PID Bonds.

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

**EXHIBIT M-6 – HOMEBUYER DISCLOSURES FOR LOT TYPE 6**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$9,226.80**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "*Authorized Improvements*"), undertaken for the benefit of the property within "*Heritage Public Improvement District No. 1*" (the "*District*") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$9,226.80, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_ By: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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



**City of Lavon - Heritage Public Improvement District No. 1  
Zone 2, 2016 Parcel, Lot Type 6 Projected Annual Installments**

| Installment Due 1/31 | Principal          | Interest <sup>1</sup> | Annual Collection Costs | Total Annual Installment Due |
|----------------------|--------------------|-----------------------|-------------------------|------------------------------|
| 2021                 | \$ 154.64          | \$ 433.66             | \$ 44.81                | \$ 633.11                    |
| 2022                 | \$ 206.19          | \$ 426.39             | \$ 45.70                | \$ 678.28                    |
| 2023                 | \$ 206.19          | \$ 416.70             | \$ 46.62                | \$ 669.50                    |
| 2024                 | \$ 206.19          | \$ 407.01             | \$ 47.55                | \$ 660.75                    |
| 2025                 | \$ 206.19          | \$ 397.32             | \$ 48.50                | \$ 652.01                    |
| 2026                 | \$ 206.19          | \$ 387.63             | \$ 49.47                | \$ 643.29                    |
| 2027                 | \$ 257.73          | \$ 377.94             | \$ 50.46                | \$ 686.13                    |
| 2028                 | \$ 257.73          | \$ 365.82             | \$ 51.47                | \$ 675.03                    |
| 2029                 | \$ 257.73          | \$ 353.71             | \$ 52.50                | \$ 663.94                    |
| 2030                 | \$ 257.73          | \$ 341.60             | \$ 53.55                | \$ 652.88                    |
| 2031                 | \$ 257.73          | \$ 329.48             | \$ 54.62                | \$ 641.84                    |
| 2032                 | \$ 309.28          | \$ 317.37             | \$ 55.71                | \$ 682.36                    |
| 2033                 | \$ 309.28          | \$ 302.84             | \$ 56.83                | \$ 668.94                    |
| 2034                 | \$ 309.28          | \$ 288.30             | \$ 57.96                | \$ 655.54                    |
| 2035                 | \$ 360.82          | \$ 273.76             | \$ 59.12                | \$ 693.71                    |
| 2036                 | \$ 360.82          | \$ 256.80             | \$ 60.30                | \$ 677.93                    |
| 2037                 | \$ 360.82          | \$ 239.85             | \$ 61.51                | \$ 662.18                    |
| 2038                 | \$ 360.82          | \$ 222.89             | \$ 62.74                | \$ 646.45                    |
| 2039                 | \$ 412.37          | \$ 205.93             | \$ 64.00                | \$ 682.29                    |
| 2040                 | \$ 412.37          | \$ 186.55             | \$ 65.28                | \$ 664.19                    |
| 2041                 | \$ 463.92          | \$ 167.16             | \$ 66.58                | \$ 697.66                    |
| 2042                 | \$ 463.92          | \$ 145.36             | \$ 67.91                | \$ 677.19                    |
| 2043                 | \$ 463.92          | \$ 123.56             | \$ 69.27                | \$ 656.75                    |
| 2044                 | \$ 515.46          | \$ 101.75             | \$ 70.66                | \$ 687.87                    |
| 2045                 | \$ 515.46          | \$ 77.53              | \$ 72.07                | \$ 665.06                    |
| 2046                 | \$ 567.01          | \$ 53.30              | \$ 73.51                | \$ 693.82                    |
| 2047                 | \$ 567.01          | \$ 26.65              | \$ 74.98                | \$ 668.64                    |
| <b>Total</b>         | <b>\$ 9,226.80</b> | <b>\$ 7,226.86</b>    | <b>\$ 1,583.69</b>      | <b>\$ 18,037.35</b>          |

<sup>1</sup> Interest is calculated at a 4.7% rate.

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

**EXHIBIT M-7 – HOMEBUYER DISCLOSURES FOR LOT TYPE 7**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$9,166.67**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**"), undertaken for the benefit of the property within "**Heritage Public Improvement District No. 1**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$9,166.67, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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



**City of Lavon - Heritage Public Improvement District No. 1  
Zone 2, 2017 Parcel, Lot Type 7 Projected Annual Installments**

| Installment Due 1/31 | Principal          | Interest <sup>1</sup> | Annual Collection Costs | Total Annual Installment Due |
|----------------------|--------------------|-----------------------|-------------------------|------------------------------|
| 2021                 | \$ 178.57          | \$ 609.40             | \$ 44.52                | \$ 832.49                    |
| 2022                 | \$ 178.57          | \$ 601.01             | \$ 45.41                | \$ 824.99                    |
| 2023                 | \$ 178.57          | \$ 592.62             | \$ 46.31                | \$ 817.50                    |
| 2024                 | \$ 178.57          | \$ 584.23             | \$ 47.24                | \$ 810.04                    |
| 2025                 | \$ 178.57          | \$ 575.83             | \$ 48.18                | \$ 802.59                    |
| 2026                 | \$ 178.57          | \$ 567.44             | \$ 49.15                | \$ 795.16                    |
| 2027                 | \$ 238.10          | \$ 618.57             | \$ 50.13                | \$ 906.80                    |
| 2028                 | \$ 238.10          | \$ 607.38             | \$ 51.13                | \$ 896.61                    |
| 2029                 | \$ 238.10          | \$ 596.19             | \$ 52.16                | \$ 886.44                    |
| 2030                 | \$ 238.10          | \$ 585.00             | \$ 53.20                | \$ 876.30                    |
| 2031                 | \$ 238.10          | \$ 573.81             | \$ 54.26                | \$ 866.17                    |
| 2032                 | \$ 297.62          | \$ 622.14             | \$ 55.35                | \$ 975.11                    |
| 2033                 | \$ 297.62          | \$ 608.15             | \$ 56.46                | \$ 962.23                    |
| 2034                 | \$ 297.62          | \$ 594.17             | \$ 57.59                | \$ 949.37                    |
| 2035                 | \$ 297.62          | \$ 580.18             | \$ 58.74                | \$ 936.53                    |
| 2036                 | \$ 297.62          | \$ 566.19             | \$ 59.91                | \$ 923.72                    |
| 2037                 | \$ 357.14          | \$ 611.73             | \$ 61.11                | \$ 1,029.98                  |
| 2038                 | \$ 357.14          | \$ 594.94             | \$ 62.33                | \$ 1,014.42                  |
| 2039                 | \$ 357.14          | \$ 578.15             | \$ 63.58                | \$ 998.88                    |
| 2040                 | \$ 416.67          | \$ 620.89             | \$ 64.85                | \$ 1,102.41                  |
| 2041                 | \$ 416.67          | \$ 601.31             | \$ 66.15                | \$ 1,084.12                  |
| 2042                 | \$ 416.67          | \$ 581.73             | \$ 67.47                | \$ 1,065.86                  |
| 2043                 | \$ 476.19          | \$ 621.67             | \$ 68.82                | \$ 1,166.68                  |
| 2044                 | \$ 476.19          | \$ 599.29             | \$ 70.20                | \$ 1,145.67                  |
| 2045                 | \$ 476.19          | \$ 576.90             | \$ 71.60                | \$ 1,124.70                  |
| 2046                 | \$ 535.71          | \$ 614.05             | \$ 73.03                | \$ 1,222.79                  |
| 2047                 | \$ 535.71          | \$ 588.87             | \$ 74.49                | \$ 1,199.08                  |
| 2048                 | \$ 595.24          | \$ 623.21             | \$ 75.98                | \$ 1,294.44                  |
| <b>Total</b>         | <b>\$ 9,166.67</b> | <b>\$ 16,695.06</b>   | <b>\$ 1,649.35</b>      | <b>\$ 27,511.07</b>          |

<sup>1</sup> Interest is calculated at a 4.7% rate.

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

**EXHIBIT M-8 – HOMEBUYER DISCLOSURES FOR LOT TYPE 8**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF LAVON, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE ASSESSMENT: \$9,459.46**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Lavon, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**"), undertaken for the benefit of the property within "**Heritage Public Improvement District No. 1**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$9,459.46, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, 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 Secretary of the City of Lavon.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_ By: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

STATE OF TEXAS

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COUNTY OF COLLIN

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The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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



**City of Lavon - Heritage Public Improvement District No. 1  
Zone 3, Lot Type 8 Projected Annual Installments**

| Installment Due 1/31 | Principal          | Interest <sup>1</sup> | Annual Collection Costs | Total Annual Installment Due |
|----------------------|--------------------|-----------------------|-------------------------|------------------------------|
| 2021                 | \$ 135.14          | \$ 444.59             | \$ 45.94                | \$ 625.67                    |
| 2022                 | \$ 135.14          | \$ 438.24             | \$ 46.86                | \$ 620.23                    |
| 2023                 | \$ 180.18          | \$ 431.89             | \$ 47.79                | \$ 659.87                    |
| 2024                 | \$ 180.18          | \$ 423.42             | \$ 48.75                | \$ 652.35                    |
| 2025                 | \$ 180.18          | \$ 414.95             | \$ 49.72                | \$ 644.86                    |
| 2026                 | \$ 180.18          | \$ 406.49             | \$ 50.72                | \$ 637.39                    |
| 2027                 | \$ 180.18          | \$ 398.02             | \$ 51.73                | \$ 629.93                    |
| 2028                 | \$ 225.23          | \$ 389.55             | \$ 52.77                | \$ 667.54                    |
| 2029                 | \$ 225.23          | \$ 378.96             | \$ 53.82                | \$ 658.01                    |
| 2030                 | \$ 225.23          | \$ 368.38             | \$ 54.90                | \$ 648.50                    |
| 2031                 | \$ 225.23          | \$ 357.79             | \$ 56.00                | \$ 639.02                    |
| 2032                 | \$ 225.23          | \$ 347.21             | \$ 57.12                | \$ 629.55                    |
| 2033                 | \$ 270.27          | \$ 336.62             | \$ 58.26                | \$ 665.15                    |
| 2034                 | \$ 270.27          | \$ 323.92             | \$ 59.42                | \$ 653.61                    |
| 2035                 | \$ 270.27          | \$ 311.22             | \$ 60.61                | \$ 642.10                    |
| 2036                 | \$ 315.32          | \$ 298.51             | \$ 61.83                | \$ 675.65                    |
| 2037                 | \$ 315.32          | \$ 283.69             | \$ 63.06                | \$ 662.07                    |
| 2038                 | \$ 315.32          | \$ 268.87             | \$ 64.32                | \$ 648.51                    |
| 2039                 | \$ 360.36          | \$ 254.05             | \$ 65.61                | \$ 680.02                    |
| 2040                 | \$ 360.36          | \$ 237.12             | \$ 66.92                | \$ 664.40                    |
| 2041                 | \$ 360.36          | \$ 220.18             | \$ 68.26                | \$ 648.80                    |
| 2042                 | \$ 405.41          | \$ 203.24             | \$ 69.63                | \$ 678.27                    |
| 2043                 | \$ 405.41          | \$ 184.19             | \$ 71.02                | \$ 660.61                    |
| 2044                 | \$ 450.45          | \$ 165.14             | \$ 72.44                | \$ 688.02                    |
| 2045                 | \$ 450.45          | \$ 143.96             | \$ 73.89                | \$ 668.30                    |
| 2046                 | \$ 450.45          | \$ 122.79             | \$ 75.36                | \$ 648.61                    |
| 2047                 | \$ 495.50          | \$ 101.62             | \$ 76.87                | \$ 673.99                    |
| 2048                 | \$ 540.54          | \$ 78.33              | \$ 78.41                | \$ 697.28                    |
| 2049                 | \$ 540.54          | \$ 52.93              | \$ 79.98                | \$ 673.45                    |
| 2050                 | \$ 585.59          | \$ 27.52              | \$ 81.58                | \$ 694.69                    |
| <b>Total</b>         | <b>\$ 9,459.46</b> | <b>\$ 8,413.42</b>    | <b>\$ 1,863.58</b>      | <b>\$ 19,736.47</b>          |

<sup>1</sup> Interest is calculated at a 4.7% rate.

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

## EXHIBIT N – DISTRICT LEGAL DESCRIPTION

### TRACT I

BEING A 57.075 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NUMBER 2, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 56.22 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO JOHN SVENSON, TRACI SVENSON, ORLIN S. SVENSON AND CHARLES O. SVENSON, IN VOLUME 2651, PAGE 24; VOLUME 2651, PAGE 30; VOLUME 2651, PAGE 33 AND VOLUME 2651, PAGE 36, DEED RECORDS, COLLIN COUNTY, TEXAS. SAID 57.075 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID 56.22 ACRE TRACT AND THE SOUTHEAST CORNER OF A 92.296 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO WORLD LAND DEVELOPERS, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070913001271380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 54 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF SAID 56.22 ACRE TRACT, A DISTANCE OF 1637.22 FEET TO A POINT FOR A SOUTHEAST CORNER OF SAID 56.22 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A 15.51 ACRE TRACT OF LAND CONVEYED TO JAMES L. BRANNON AND PEGGY M. BRANNON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160919001247770, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.51 ACRE TRACT AND A SOUTHEAST CORNER OF THE REMAINDER OF AN 8.25 ACRE TRACT OF LAND CONVEYED AS "SECOND TRACT" TO W.W. TOLLETT, AS RECORDED IN VOLUME 105, PAGE 280, DEED RECORDS, COLLIN COUNTY, TEXAS BEARS SOUTH 89 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 174.02 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID 56.22 ACRE TRACT AND SAID NORTH LINE OF 15.51 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 240.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOL" FOUND FOR CORNER;

SOUTH 01 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 592.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 87 DEGREES 36 MINUTES 12 SECONDS WEST, A DISTANCE OF 363.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 56.22 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF EAST HUBBARD PROPERTIES, AN ADDITION TO COLLIN COUNTY, TEXAS, AS RECORDED IN CABINET G, PAGE 22, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG A WEST LINE OF SAID 56.22 ACRE TRACT AND SAID EAST LINE OF EAST HUBBARD PROPERTIES, A DISTANCE OF 761.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAST HUBBARD PROPERTIES;

THENCE, NORTH 89 DEGREES 29 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 56.22 ACRE TRACT AND THE NORTH LINE OF SAID EAST HUBBARD PROPERTIES, PASSING AT A DISTANCE OF 780.56 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID EAST HUBBARD PROPERTIES, CONTINUING ALONG SAID SOUTH LINE OF SAID 56.22 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 840.83 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 56.22 ACRE TRACT AND THE SOUTHEAST CORNER OF A 90.00 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ROY BRIAN WEBB AND ANDREA KAY CAMPBELL, AS RECORDED IN VOLUME 4761, PAGE 200, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF LOT 19, BLOCK B OF MEADOW CREEK ESTATES, AN ADDITION TO COLLIN COUNTY, TEXAS, AS RECORDED IN CABINET G, PAGE 485, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING ON APPROXIMATE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 483 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID 56.22 ACRE TRACT, THE EAST LINE OF SAID 90.00 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 483, A DISTANCE OF 1474.64 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 56.22 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID 56.22 ACRE TRACT, PASSING AT A DISTANCE OF 0.56 FEET A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 92.296 ACRE TRACT, CONTINUING ALONG SAID NORTH LINE OF 56.22 ACRE TRACT, THE SOUTH LINE OF SAID 92.296 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF AFORESAID COUNTY ROAD NO. 483, IN ALL A TOTAL DISTANCE OF 1475.98 FEET TO A THE POINT OF BEGINNING AND CONTAINING 57.075 ACRES LAND, MORE OR LESS.

TRACT II

BEING A 30.485 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING A PARCEL OR TRACT OF LAND DESCRIBED TO CAPE COD BANK & TRUST COMPANY IN DEED RECORDED IN VOLUME 2651, PAGE 27 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" FOUND FOR CORNER, SAID ROD BEING THE NORTHEAST CORNER OF TRADITIONS AT GRAND HERITAGE WEST AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN VOLUME 2017, PAGE 900 OF THE DEED RECORDS OF COLLINS COUNTY, TEXAS, SAID POINT BEING A DEDICATED RIGHT-OF-WAY FOR COUNTY ROAD F.M. 484;

THENCE NORTH 00 DEGREES 47 MINUTES 17 SECONDS EAST A DISTANCE OF 30.16 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD F. M. 484, (CURRENTLY A VARIABLE-WIDTH PRESCRIPTIVE-BY-USE PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 22 MINUTES 38 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD F. M. 484, A DISTANCE OF 555.40 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC." FOUND FOR CORNER, SAID POINT BEING A POINT FOR THE SOUTHERLY RIGHT-OF-WAY LINE FOR WINDMILL DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 00 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINDMILL DRIVE A DISTANCE OF 131.60 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF TRADITIONS AT GRAND HERITAGE AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN VOLUME 2016, PAGE 689, OF THE DEED RECORDS OF COLLINS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 47 MINUTES 17 SECONDS WEST DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WINDMILL DRIVE, AND ALONG THE EASTERLY LINE OF SAID CAPE COD TRACT, AND ALONG THE WESTERLY LINE OF SAID TRADITIONS AT GRAND HERITAGE, AND PASSING A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" AT A DISTANCE OF 1,279.93 FEET FOUND FOR THE NORTHWEST CORNER OF AN H.O.A., P.A.E.D.E., S.S.E. & W.E TRACT, AND PASSING A DISTANCE OF 197.64 A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF LAVON COLLINS COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 20060725001041390 OF THE OFFICIAL PUBLIC RECORDS, COLLINS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,832.19 FEET TO A POINT

FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID CAPE COD TRACT AND THE NORTHERLY LINE OF A TRACT OF AND DESCRIBED IN DEED TO JOHN DAVID SANDERS AS RECORDED IN VOLUME 4589, PAGE 1490 OF THE DEED RECORDS, COLLINS COUNTY, TEXAS, SAID POINT ALSO BEING ALONG THE APPROXIMATE CENTERLINE OF BEAR CREEK;

THENCE SOUTH 74 DEGREES 24 MINUTES 58 SECONDS WEST ALONG SAID APPROXIMATE CENTERLINE OF BEAR CREEK AND THE NORTHERLY LINE OF SAID SANDERS TRACT AND THE SOUTHERLY LINE OF SAID CAPE COD TRACT A DISTANCE OF 716.06 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTHWEST CORNER OF SAID CAPE COD TRACT AND THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BEAR CREEK WINDMILL LP AS RECORDED IN VOLUME 5467, PAGE 695 OF THE DEED RECORDS, COLLINS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 47 MINUTES 17 SECONDS EAST PASSING A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" AT A DISTANCE OF 745.11 FOR THE SOUTHEAST CORNER OF SAID TRADITIONS AT GRAND HERITAGE WEST SAID POINT BEING THE NORTHEAST CORNER OF SAID BEAR CREEK WINDMILL LP TRACT AND BEING ALONG THE WESTERLY LINE OF SAID CAPE COD TRACT AND BEING ALONG THE EASTERLY LINE OF SAID TRADITIONS AT GRAND HERITAGE WEST TRACT FOR A TOTAL DISTANCE OF 2,002.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,327,916 SQUARE FEET OR 30.485 ACRES OF LAND, MORE OR LESS.

## EXHIBIT C

### CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARING

#### REGARDING ASSESSMENTS FOR HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL)

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the **City Council of the City of Lavon, Texas on May 19, 2020 at 7:00 p.m. at Lavon City Hall, 120 School Road, Lavon, Texas.** In the event that the City Council will be unable to meet at City Hall on May 19, 2020, the City will post on its website, [www.cityoflavon.com](http://www.cityoflavon.com), information for persons to attend the meeting by telephone, teleconference or other electronic means. The public hearing will be held to consider proposed assessments to be levied against portions of the assessable property within the Heritage Public Improvement District No. 1 (Residential) (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the “Act”).

The general nature of the proposed public improvements for which such assessments will be levied include the design, acquisition, and construction of public improvement projects authorized by the Act that are necessary for development of property in the District, which public improvements will include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District.

The estimated cost to design, acquire and construct the public improvements listed above for Zones 2, 3 and 4 of the District, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$18,360,928.

The District contains approximately 521.731 acres, which property is located within the corporate limits of the City of Lavon, Collin County, State of Texas, and generally located between of County Road 483 and County Road 484, and south and north of US 78, and all as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

All written or oral objections on the proposed assessments to be levied or re-levied within the District will be considered at the public hearing.

A copy of the Assessment Roll relating to the Authorized Improvements (the “Assessment Roll”), which Assessment Roll includes the assessments to be levied against each parcel in the District for the costs of design, acquisition and construction of the Authorized Improvements for Zones 2, 3 and 4, is available for public inspection at the office of the City Secretary, 120 School Road, Lavon, Texas 75166.

In the event that City Hall is closed to the public, call 972-843-4220 or email [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) to schedule an appointment to inspect the information referenced above.





## CITY OF LAVON Agenda Brief

**MEETING:** May 5, 2020

**ITEM:** 6 - H

---

**Item:**

Public hearing and consideration of testimony regarding the advisability of the dissolution of the Heritage Public Improvement District No. 2 (Commercial) within the City of Lavon, Texas.

- 1) Presentation of information.
- 2) **PUBLIC HEARING** to receive comments.

**Background:**

The developer expressed a desire to dissolve the Heritage Public Improvement District No. 2 (Commercial). On April 7, 2020, the City Council accepted the owner's petition and called a public hearing regarding the dissolution. Notice was published and mailed to all owners of property within the District.

A Service and Assessment Plan has not ever been presented for the Heritage Public Improvement District No. 2 (Commercial). No bonds have been sold and no assessments have been levied on the property included within the District.

***Code Excerpt:***

**Texas Local Government Code, Section 372.011 DISSOLUTION**

Sec. 372.011. A public hearing may be called and held in the same manner as a hearing under Section [372.009](#) for the purpose of dissolving a district if a petition requesting dissolution is filed and the petition contains the signatures of at least enough property owners in the district to make a petition sufficient under Section [372.005](#)(b). If the district is dissolved, the district nonetheless shall remain in effect for the purpose of meeting obligations of indebtedness for improvements.

**Financial Implications:**

There are no discernable direct financial implications for the City.

**Attachments:** Heritage Public Improvement District No. 2 (Commercial) Exhibit





## CITY OF LAVON Agenda Brief

**MEETING:** May 5, 2020

**ITEM:** 6 - I

---

**Item:**

Discussion and action regarding Resolution No. 2020-05-05 dissolving the Heritage Public Improvement District No. 2 (Commercial) in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date.

**Background:**

The owner of more than 50% of the property in the District petitioned to dissolve the Heritage Public Improvement District No. 2 (Commercial). On April 7, 2020, the City Council accepted the owner's petition and called a public hearing regarding the dissolution.

Notice was published and mailed to all owners of property within the District. The owners of property in the District consist of the petitioner, Hutton ST 17 LLC (O'Reilly Auto Parts) and Bloomfield Homes, L.P. and associates.

A Service and Assessment Plan has not ever been presented for the Heritage Public Improvement District No. 2 (Commercial). The District has not incurred and does not have any obligations or indebtedness for improvements.

**Financial Implications:**

There are no discernable direct financial implications for the City.

**Staff Notes:**

The City's legal counsel have reviewed the Resolution and approval is recommended.

**Attachments:** Proposed Resolution

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-05**

**A RESOLUTION OF THE CITY OF LAVON, TEXAS DISSOLVING THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (COMMERCIAL) IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNEMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on October 28, 2004 by Resolution No. 2004-10-2, the City Council of the City of Lavon (the “City Council”), after public hearing, authorized the creation of The Heritage Public Improvement District No. 2 (Commercial) (the “District”) generally located within the City south of State Highway 78, east of State Highway 205 and west of Geren Drive containing approximately 141.181 acres and described by metes and bounds in Exhibit A; and

**WHEREAS**, Lavon is authorized under Chapter 372.011 of the Texas Local Government Code (the “Act”), to dissolve a public improvement district; and

**WHEREAS**, on or about April 7, 2020 the owners of real property delivered to the City of Lavon, Texas a petition (the “Petition”, which is attached as Exhibit “B”) requesting that the City Council dissolve the District, as shown in the exhibits attached to the Petition, and meeting the requirements of the Act and indicating it is signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment in the District, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment in the District who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment in the District; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment in the District; and

**WHEREAS**, the City Council has investigated and determined that the facts contained in the Petition are true and correct; and

**WHEREAS**, the District has not incurred and has does not have any obligations or indebtedness for improvements; and

**WHEREAS**, in compliance with the Act, notice of the scheduled public hearing regarding dissolution of the District was provided to the public before the 15<sup>th</sup> day before the date of the scheduled public hearing, in a newspaper of general circulation in the City; and

**WHEREAS**, in compliance with the Act, written notice of the scheduled public hearing regarding dissolution of the District was mailed before the 15<sup>th</sup> day before the date of the scheduled public hearing to the current address of the owner of the property subject to assessment under the District; and

**WHEREAS**, after providing all notices required by the Act, the City Council conducted a public hearing for the purpose of dissolving the District on May 5, 2020; and

**WHEREAS**, no comments were offered or filed in opposition to dissolution of the District; and

**WHEREAS**, the City Council of Lavon closed the public hearing on May 5, 2020.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Lavon by the Petitioner was filed with the City Secretary and complies with Subchapter A of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.009 and 372.011, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on May 5, 2020, hereby finds and declares that the Heritage Public Improvement District No. 2 (Commercial), which was created by Resolution No. **2004-10-2** on October 28, 2004, is dissolved for all purposes.

Section 4. This Resolution shall take effect immediately from and after its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 5th DAY OF MAY, 2020.**

**APPROVED:**

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Vicki Sanson, Mayor

**ATTEST:**

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Kim Dobbs, City Administrator

**EXHIBIT A**  
**PROPERTY METES AND BOUNDS DESCRIPTION**

**ZONING TRACT WEST NON-RESIDENTIAL C-1**

BEING A 2.521 ACRE TRACT OF LAND SITUATED IN THE W.S. BOHANNON SURVEY, ABSTRACT NO. 121, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 226, PAGE 176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 2.521 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (120' RIGHT-OF-WAY) FROM WHICH A WOODEN HIGHWAY MONUMENT FOUND BEARS N 84°14'55" E, A DISTANCE OF 362.61 FEET;

THENCE OVER AND ACROSS SAID BROWN TRACT THE FOLLOWING COURSES AND DISTANCES;

S 00°46'02" E, A DISTANCE OF 220.48 FEET TO A POINT FOR CORNER;

S 84°14'47" W, A DISTANCE OF 500.00 FEET TO A POINT FOR CORNER;

N 00°46'02" W, A DISTANCE OF 220.48 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (120' RIGHT-OF-WAY), FROM WHICH THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 78 AND THE WEST LINE OF SAID BROWN TRACT BEARS S 84°14'47" W, A DISTANCE OF 230.58 FEET;

THENCE N 84°14'47" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.521 ACRES OF LAND, MORE OR LESS

**ZONING TRACT WEST NON-RESIDENTIAL C-2**

BEING A 2.755 ACRE TRACT OF LAND SITUATED IN THE W.S. BOHANNON SURVEY, ABSTRACT NO. 121, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 226, PAGE 176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 2.755 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A POINT FOR CORNER IN THE EAST LINE OF SAID BROWN TRACT AND THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 205 (100' R.O.W.) FROM WHICH A CONCRETE MONUMENT FOUND FOR CORNER BEARS S 01°13'03" W, A DISTANCE OF 225.19 FEET AND THE SOUTHEAST CORNER OF SAID BROWN TRACT BEARS S 03°43'08" W, A DISTANCE OF 495.72 FEET;

THENCE OVER AND ACROSS SAID BROWN TRACT THE FOLLOWING COURSES AND DISTANCES:

Exhibit A

N 88°46'57" W, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

N 01°13'03" E, A DISTANCE OF 600.00 FEET TO A POINT FOR CORNER;

S 88°46'57" E, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID BROWN TRACT AND THE WEST R.O.W. LINE OF SAID STATE HIGHWAY NO. 205;

THENCE S 01°13'03" W, ALONG THE EAST LINE OF SAID BROWN TRACT, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.755 ACRES OF LAND, MORE OF LESS

**ZONING TRACT WEST FLEX "B"**

BEING A 113.375 ACRE TRACT OF LAND SITUATED IN THE BOHANNON SURVEY, ABSTRACT NO. 121, AND THE D. ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS IN THE CITY OF LAVON AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT BROWN McGAUGHEY, RECORDED IN VOLUME 211, PAGE 215 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 113.375 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A POINT IN THE APPROXIMATE CENTER LINE OF COUNTY ROAD NO. 484 (RAY SMITH ROAD – A VARIABLE WIDTH PRESCRIPTIVE R.O.W.), AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 78, SAID POINT BEING IN THE EAST LINE OF SAID McGAUGHEY TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MALCOLM GEREN, RECORDED IN VOLUME 362, PAGE 10, D.R.C.C.T.;

THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG THE APPROXIMATE CENTER LINE OF SAID COUNTY ROAD NO. 484 AND THE EAST LINE OF SAID McGAUGHEY TRACT, A DISTANCE OF 1694.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID McGAUGHEY TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 29 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 484, AND THE SOUTH LINE OF SAID McGAUGHEY TRACT A DISTANCE OF 644.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HCE" FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS MUNICIPAL WATER DISTRICT (N.T.M.W.D.), RECORDED IN VOLUME 3078, PAGE 594, D.R.C.C.T., IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LAVON WINDMILL ESTATES, RECORDED IN VOLUME 4959, PAGE 2938, D.R.C.C.T.

THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID N.T.M.W.D.T. TRACT, A DISTANCE OF 450.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF SAID N.T.M.W.D. TRACT;

Exhibit A

THENCE NORTH 89 DEGREES 51 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID N.T.M.W.D.T. TRACT, A DISTANCE OF 553.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF SAID N.T.M.W.D. TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 341.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE SOUTH LINE OF SAID McGAUGHEY TRACT, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 108.10 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HCE" FOUND FOR THE SOUTHWEST CORNER OF SAID N.T.M.W.D. TRACT;

THENCE SOUTH 89 DEGREES 23 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID McGAUGHEY TRACT, PASSING AT A DISTANCE OF 5.57 FEET A FENCE POST FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES STANLEY, RECORDED IN VOLUME 755, PAGE 47, D.R.C.C.T., CONTINUING ALONG THE SOUTH LINE OF SAID McGAUGHEY TRACT AND THE COMMON NORTH LINE OF SAID STANLEY TRACT, PASSING AT A DISTANCE OF 1314.06 FEET A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID STANLEY TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 341, PAGE 638, D.R.C.C.T., CONTINUING ALONG THE SOUTH LINE OF SAID McGAUGHEY TRACT AND THE COMMON NORTH LINE OF SAID BROWN TRACT, A TOTAL DISTANCE OF 2044.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN THE EAST R.O.W. LINE OF STATE HIGHWAY NO. 205, SAID POINT BEING NORTH 01 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 47.81 FEET FROM A CONCRETE MONUMENT FOUND;

THENCE NORTH 01 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 1250.37 FEET TO 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HWY. 205/78 L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN COUNTY CLERKS' FILE NO. 2000-0103656 D.R.C.C.T.;

THENCE SOUTH 89 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF SAID HWY. 205/78 L.P., TRACT A DISTANCE OF 440.49 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HWY. 205/78 L.P., TRACT;

THENCE NORTH 01 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID HWY. 205/78 L.P., TRACT A DISTANCE OF 417.76 FEET TO A POINT FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID HIGHWAY NO. 78;

THENCE SOUTH 88 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF SAID HIGHWAY 78 AND THE NORTH LINE OF SAID McGAUGHEY TRACT, A DISTANCE OF 2453.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 113.375 ACRES OF LAND, MORE OR LESS.

**ZONING TRACT WEST NON-RESIDENTIAL "A"**

BEING A 22.530 ACRE TRACT OF LAND SITUATED IN THE W.H. MOORE SURVEY, ABSTRACT NO. 638, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO BENNIE WHITE DAUGHERTY TO W.C.

Exhibit A

DAUGHERTY, JR., ANN DAUGHERTY TICKNOR AND JOHN KINGSLEY DAUGHTERTY RECORDED IN VOLUME 2092, PAGE 223, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, (R.P.R.C.C.T.). SAID 22.530 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER IN THE EAST LINE OF SAID DAUGHERTY TRACT FROM WHICH THE NORTHEAST CORNER OF SAID DAUGHTERTY TRACT BEARS N 00°16'03"W, A DISTANCE OF 900.15 FEET;

**THENCE** S 00°16'03" W, ALONG THE EAST LINE OF SAID DAUGHTERTY TRACT, A DISTANCE OF 271.55 FEET TO POINT FOR THE SOUTHEAST CORNER OF SAID DAUGHTERTY TRACT, IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 78;

**THENCE** ALONG THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 78 THE FOLLOWING COURSES AND DISTANCES:

S 74°16'57" W, A DISTANCE OF 270.28 FEET TO A POINT FOR CORNER;

S 80°27'23" W, A DISTANCE OF 486.40 FEET TO A POINT FOR CORNER;

S 87°55'43" W, A DISTANCE OF 453.37 FEET TO A POINT FOR CORNER;

N 88°49'37" W, A DISTANCE OF 1035.71 FEET TO A POINT FOR CORNER;

S 89°15'50" W, A DISTANCE OF 300.17 FEET TO A POINT FOR CORNER;

S 82°52'05" W, A DISTANCE OF 138.46 FEET TO A POINT FOR CORNER;

N 88°42'06" W, A DISTANCE OF 578.05 FEET TO A POINT FOR CORNER;

**THENCE** OVER AND ACROSS SAID DAUGHTERTY TRACT THE FOLLOWING COURSES AND DISTANCES:

N 01°19'13" E, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

Exhibit A

S 88°42'06" E, A DISTANCE OF 246.18 FEET TO A POINT FOR CORNER;

S 88°42'06" E, A DISTANCE OF 64.99 FEET TO A POINT FOR CORNER;

S 88°42'06" E, A DISTANCE OF 192.63 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 4°33'03", A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 50.44 FEET, A CHORD BEARING OF N 89°01'22" E, AND A CHORD LENGTH OF 50.42 FEET, TO A POINT FOR CORNER;

N 86°44'51" E, A DISTANCE OF 542.46 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 4°25'32", A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 28.19 FEET, A CHORD BEARING OF N 88°57'37" E, AND A CHORD LENGTH OF 28.19 FEET, TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 142.99 FEET TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 19.37 FEET TO A POINT FOR CORNER;

S 86°07'18" E, A DISTANCE OF 317.80 FEET TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 27.82 FEET TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 50.36 FEET TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 327.76 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 3°14'40", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 65.12 FEET, A CHORD BEARING OF N 89°33'03" E, AND A CHORD LENGTH OF 65.11 FEET, TO A POINT FOR CORNER;

Exhibit A

N 87°55'43" E, A DISTANCE OF 317.62 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 7°28'20", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 149.98 FEET, A CHORD BEARING OF N 84°11'33" E, AND A CHORD LENGTH OF 149.87 FEET, TO A POINT FOR CORNER;

N 80°27'23" E, A DISTANCE OF 328.31 FEET TO A POINT FOR CORNER;

N 09°32'37" W, A DISTANCE OF 0.10 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 9°15'30", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 185.83 FEET, A CHORD BEARING OF N 75°05'25" E, AND A CHORD LENGTH OF 185.62 FEET, TO A POINT FOR CORNER;

N 74°59'05" E, A DISTANCE OF 52.06 FEET TO A POINT FOR CORNER;

S 89°13'26" E, A DISTANCE OF 141.54 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 22.530 ACRES OF LAND, MORE OR LESS.

Exhibit A

**EXHIBIT B**

**PETITION**

**PETITION FOR THE DISSOLUTION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF LAVON, TEXAS FOR THE HERITAGE PUBLIC  
IMPROVEMENT DISTRICT NO. 2 (COMMERCIAL)**

This petition ("Petition") is submitted and filed with the City Secretary of the City of Lavon, Texas ("City"), by Bear Creek, L.P., Bear Creek Residential, L.P. and Bear Creek Commercial Properties, L.P., each a Texas limited partnership; owners of a majority of the real property (the "Petitioners"). Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioners request that the City dissolve Heritage Public Improvement District No. 2 (Commercial) created by Resolution No. 2004-10-02 (the "District"), that included property located within the city limits of the City (the "Property"), more particularly described by a metes and bounds description and depicted in **Exhibit A**. In support of this Petition, the Petitioners would present the following:

**Section 1. Boundaries of the District.** The District created includes the Property.

**Section 2. The Petitioners Request Dissolution of the District.** The person(s) signing this Petition request(s) the dissolution of the District, are duly authorized, and have the corporate authority to execute and deliver the Petition.

**Section 3. Landowner(s).**

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment in the District, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment in the District who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment in the District; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment in the District.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the dissolution of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of dissolving the District, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTFULLY SUBMITTED, on this the 7 day of April, 2020.

**OWNER:**

Bear Creek, L.P.,  
a Texas limited partnership

By: Pitman Investments LLC,  
a Texas limited liability company  
Its General Partner

By: Alan Bain  
Name: Alan Bain  
Its: Manager

STATE OF TEXAS       §  
  §  
COUNTY OF Ellis       §

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2020 by Alan Bain of \_\_\_\_\_, as Manager of Pitman Investments, LLC as General Partner of Bear Creek, L.P., a Texas limited partnership on behalf of said entity.



[Signature]  
Notary Public, State of Texas



**OWNER:**

Bear Creek Commercial Properties, L.P.,  
a Texas limited partnership

By: Hunt Land Holdings, LLC,  
a Texas limited liability company  
Its General Partner

By: Alan Bain  
Name: Alan Bain  
Its: ~~Manager~~ Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF Ellis       §

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2020 by Alan Bain of \_\_\_\_\_, as ~~Manager~~ of Hunt Land Holdings LLC as General Partner of Bear Creek Commercial Properties, L.P., a Texas limited partnership on behalf of said entity.

Bekki J. Corbin  
Vice President  
Notary Public, State of Texas



## EXHIBIT A

### Metes and Bounds and Property Depiction

#### ZONING TRACT WEST NON-RESIDENTIAL C-1

BEING A 2.521 ACRE TRACT OF LAND SITUATED IN THE W.S. BOHANNON SURVEY, ABSTRACT NO. 121, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 226, PAGE 176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 2.521 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (120' RIGHT-OF-WAY) FROM WHICH A WOODEN HIGHWAY MONUMENT FOUND BEARS N 84°14'55" E, A DISTANCE OF 362.61 FEET;

THENCE OVER AND ACROSS SAID BROWN TRACT THE FOLLOWING COURSES AND DISTANCES;

S 00°46'02" E, A DISTANCE OF 220.48 FEET TO A POINT FOR CORNER;

S 84°14'47" W, A DISTANCE OF 500.00 FEET TO A POINT FOR CORNER;

N 00°46'02" W, A DISTANCE OF 220.48 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (120' RIGHT-OF-WAY), FROM WHICH THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 78 AND THE WEST LINE OF SAID BROWN TRACT BEARS S 84°14'47" W, A DISTANCE OF 230.58 FEET;

THENCE N 84°14'47" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.521 ACRES OF LAND, MORE OR LESS

#### ZONING TRACT WEST NON-RESIDENTIAL C-2

BEING A 2.755 ACRE TRACT OF LAND SITUATED IN THE W.S. BOHANNON SURVEY, ABSTRACT NO. 121, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO D.P. BROWN, RECORDED IN VOLUME 226, PAGE 176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 2.755 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT FOR CORNER IN THE EAST LINE OF SAID BROWN TRACT AND THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 205 (100' R.O.W.) FROM WHICH A CONCRETE MONUMENT FOUND FOR CORNER BEARS S 01°13'03" W, A DISTANCE OF 225.19 FEET AND THE SOUTHEAST CORNER OF SAID BROWN TRACT BEARS S 03°43'08" W, A DISTANCE OF 495.72 FEET;

THENCE OVER AND ACROSS SAID BROWN TRACT THE FOLLOWING COURSES AND DISTANCES:

Exhibit A

N 88°46'57" W, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

N 01°13'03" E, A DISTANCE OF 600.00 FEET TO A POINT FOR CORNER;

S 88°46'57" E, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID BROWN TRACT AND THE WEST R.O.W. LINE OF SAID STATE HIGHWAY NO. 205;

THENCE S 01°13'03" W, ALONG THE EAST LINE OF SAID BROWN TRACT, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.755 ACRES OF LAND, MORE OR LESS

**ZONING TRACT WEST FLEX "B"**

BEING A 113.375 ACRE TRACT OF LAND SITUATED IN THE BOHANNON SURVEY, ABSTRACT NO. 121, AND THE D. ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY, TEXAS IN THE CITY OF LAVON AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT BROWN McGAUGHEY, RECORDED IN VOLUME 211, PAGE 215 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH. SAID 113.375 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT IN THE APPROXIMATE CENTER LINE OF COUNTY ROAD NO. 484 (RAY SMITH ROAD - A VARIABLE WIDTH PRESCRIPTIVE R.O.W.), AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 78, SAID POINT BEING IN THE EAST LINE OF SAID McGAUGHEY TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MALCOLM GEREN, RECORDED IN VOLUME 362, PAGE 10, D.R.C.C.T.;

THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG THE APPROXIMATE CENTER LINE OF SAID COUNTY ROAD NO. 484 AND THE EAST LINE OF SAID McGAUGHEY TRACT, A DISTANCE OF 1694.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID McGAUGHEY TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 29 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 484, AND THE SOUTH LINE OF SAID McGAUGHEY TRACT A DISTANCE OF 644.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HCE" FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS MUNICIPAL WATER DISTRICT (N.T.M.W.D.), RECORDED IN VOLUME 3078, PAGE 594, D.R.C.C.T., IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LAVON WINDMILL ESTATES, RECORDED IN VOLUME 4959, PAGE 2938, D.R.C.C.T.

THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID N.T.M.W.D.T. TRACT, A DISTANCE OF 450.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF SAID N.T.M.W.D. TRACT;

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THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 341.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE SOUTH LINE OF SAID McGAUGHEY TRACT, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 108.10 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HCE" FOUND FOR THE SOUTHWEST CORNER OF SAID N.T.M.W.D. TRACT;

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THENCE NORTH 01 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 1250.37 FEET TO 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HWY. 205/78 L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN COUNTY CLERKS' FILE NO. 2000-0103656 D.R.C.C.T.;

THENCE SOUTH 89 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF SAID HWY. 205/78 L.P., TRACT A DISTANCE OF 440.49 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HWY. 205/78 L.P., TRACT;

THENCE NORTH 01 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID HWY. 205/78 L.P., TRACT A DISTANCE OF 417.76 FEET TO A POINT FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID HIGHWAY NO. 78;

THENCE SOUTH 88 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF SAID HIGHWAY 78 AND THE NORTH LINE OF SAID McGAUGHEY TRACT, A DISTANCE OF 2453.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 113.375 ACRES OF LAND, MORE OR LESS.

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**BEGINNING** AT A POINT FOR CORNER IN THE EAST LINE OF SAID DAUGHERTY TRACT FROM WHICH THE NORTHEAST CORNER OF SAID DAUGHTERY TRACT BEARS N 00°16'03"W, A DISTANCE OF 900.15 FEET;

**THENCE** S 00°16'03" W, ALONG THE EAST LINE OF SAID DAUGHTERTY TRACT, A DISTANCE OF 271.55 FEET TO POINT FOR THE SOUTHEAST CORNER OF SAID DAUGHTERY TRACT, IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 78;

**THENCE** ALONG THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 78 THE FOLLOWING COURSES AND DISTANCES:

S 74°16'57" W, A DISTANCE OF 270.28 FEET TO A POINT FOR CORNER;

S 80°27'23" W, A DISTANCE OF 486.40 FEET TO A POINT FOR CORNER;

S 87°55'43" W, A DISTANCE OF 453.37 FEET TO A POINT FOR CORNER;

N 88°49'37" W, A DISTANCE OF 1035.71 FEET TO A POINT FOR CORNER;

S 89°15'50" W, A DISTANCE OF 300.17 FEET TO A POINT FOR CORNER;

S 82°52'05" W, A DISTANCE OF 138.46 FEET TO A POINT FOR CORNER;

N 88°42'06" W, A DISTANCE OF 578.05 FEET TO A POINT FOR CORNER;

**THENCE** OVER AND ACROSS SAID DAUGHTERTY TRACT THE FOLLOWING COURSES AND DISTANCES:

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S 88°42'06" E, A DISTANCE OF 64.99 FEET TO A POINT FOR CORNER;

S 88°42'06" E, A DISTANCE OF 192.63 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 4°33'03", A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 50.44 FEET, A CHORD BEARING OF N 89°01'22" E, AND A CHORD LENGTH OF 50.42 FEET, TO A POINT FOR CORNER;

N 86°44'51" E, A DISTANCE OF 542.46 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 4°25'32", A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 28.19 FEET, A CHORD BEARING OF N 88°57'37" E, AND A CHORD LENGTH OF 28.19 FEET, TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 142.99 FEET TO A POINT FOR CORNER;

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S 88°49'37" E, A DISTANCE OF 50.36 FEET TO A POINT FOR CORNER;

S 88°49'37" E, A DISTANCE OF 327.76 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 3°14'40", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 65.12 FEET, A CHORD BEARING OF N 89°33'03" E, AND A CHORD LENGTH OF 65.11 FEET, TO A POINT FOR CORNER;

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ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 7°28'20", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 149.98 FEET, A CHORD BEARING OF N 84°11'33" E, AND A CHORD LENGTH OF 149.87 FEET, TO A POINT FOR CORNER;

N 80°27'23" E, A DISTANCE OF 328.31 FEET TO A POINT FOR CORNER;

N 09°32'37" W, A DISTANCE OF 0.10 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 9°15'30", A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 185.83 FEET, A CHORD BEARING OF N 75°05'25" E, AND A CHORD LENGTH OF 185.62 FEET, TO A POINT FOR CORNER;

N 74°59'05" E, A DISTANCE OF 52.06 FEET TO A POINT FOR CORNER;

S 89°13'26" E, A DISTANCE OF 141.54 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 22.530 ACRES OF LAND, MORE OR LESS.

Exhibit A





# CITY OF LAVON

## Agenda Brief

MEETING: May 5, 2020

ITEM: 6 - J

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**Item:**

Discussion and action regarding Resolution No. 2020-05-06 authorizing the Mayor to execute a contract for legal services for the collection of delinquent taxes with Abernathy, Roeder, Boyd & Hullett, P.C.; and providing an effective date.

**Background:**

In 2012, the City of Lavon contracted with Gay, McCall, Isaacks, Gordon & Roberts, P.C. for legal services to enforce by suit or otherwise the collection of all delinquent taxes, penalty and interest owed to the City. The City's engagement was specifically with David McCall who subsequently became a partner with the firm Abernathy, Roeder, Boyd & Hullett, P.C.

On March 18, 2020, Mr. McCall passed away and the firm submitted the updated contract to confirm that the legal representation does not lapse. It also incorporates more current language pertaining to the services to be provided.

**Financial Implications:**

As was previously agreed in the 2012 contract, the law firm fees are paid from delinquent taxes when they are. There is no direct or billable cost to the City for the services provided.

***Staff Notes:***

The City Attorney has reviewed the contract and approval is recommended.

**Attachments:** Proposed Resolution and Contract

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-06**

Contract for Collection of Delinquent Taxes

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR LEGAL SERVICES FOR THE COLLECTION OF DELINQUENT TAXES WITH ABERNATHY, ROEDER, BOYD & HULLETT, P.C.; AND PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute a contract for legal services for the collection of delinquent taxes with Abernathy, Roeder, Boyd & Hullett, P.C., attached hereto as Exhibit "A".

**SECTION 2.** That this resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 5<sup>th</sup> day of May 2020.

---

Vicki Sanson  
Mayor

ATTEST:

---

Kim Dobbs  
City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2020-05-06**

**EXHIBIT A**

**CONTRACT FOR COLLECTION OF DELINQUENT TAXES**



time they are turned over to the FIRM, and the FIRM shall be entitled to attorney's fees as set forth herein, when such attorney's fees are actually recovered from the taxpayer.

- E. CITY reserves the right to make the final decision as to whether or not to enforce by suit any delinquent tax account turned over to the FIRM for collection.

## II.

The FIRM's relationship with CITY shall at all times be that of an independent contractor. The method and manner in which the FIRM's services hereunder shall be performed shall be determined by the FIRM in its sole discretion, and CITY will not exercise control over the FIRM or its employees. The employees, methods, equipment and facilities used by the FIRM shall at all times be under its exclusive direction and control. Nothing in this Agreement shall be construed to designate the FIRM, or any of its employees, as employees of CITY.

## III.

All services provided by FIRM hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of the profession in the State of Texas applicable to such services of the type of collection services contemplated by this Agreement, and FIRM shall be responsible for all services provided hereunder. FIRM shall perform all duties and services and make all decisions called for hereunder promptly and without unreasonable delay and will give these services such priority in its office as is necessary to cause FIRM's services hereunder to be timely and properly performed.

## IV.

The FIRM shall call to the attention of the CITY's designated tax collector or other officials any errors, double assessments or other discrepancies coming under their observation during the progress of the work and shall intervene on behalf of the CITY in all suits for taxes hereafter filed by any taxing unit for ad valorem taxes on property located within its geographical limits.

V.

CITY, or its authorized tax collector, agrees to furnish a delinquent tax roll including all data the CITY may have based upon Collin County tax roll information as to the name and address of the taxpayer, the legal description of the property, and the years and amount of taxes due, to FIRM on all property within CITY's jurisdiction. CITY further agrees to update said information by furnishing a list of paid accounts and adjustments to the tax roll as such information is available.

VI.

FIRM agrees to file suit on and reduce to judgment and sale or to enforce the collection otherwise of delinquent taxes on property located within the CITY's taxing jurisdiction. The FIRM shall have the authority to procure on behalf of CITY the necessary data and information as to the name, identity, and location of the necessary parties, and legal description of such property. FIRM agrees to sue for recovery of these costs as court costs as provided by Texas Property Tax Code Section 33.48.

VII.

FIRM further agrees to begin work upon receipt of a delinquent tax file, to proceed diligently in all collection efforts, and to report progress to the CITY on a monthly basis. FIRM shall advise the representative designated by the CITY of all delinquent accounts where an investigation reveals mitigating circumstances and/or taxpayers financially unable to pay their delinquent taxes.

FIRM and CITY hereby agree that certain standards for performance of this Agreement are necessary to ensure that all parties understand the intent of the other party. These standards are not designed to give rights to third parties. Instead, in order for all parties to fully perform the necessary duties under this Agreement, the Parties hereby establish standards which sets forth the goals and

objectives of the CITY and criteria which expresses what is required of the FIRM under this Agreement ("Performance Criteria"), as set forth in Exhibit "A" attached hereto and incorporated by reference as if written word for word herein. The Performance Criteria may be updated on an as needed basis. Failure of the FIRM to perform in accordance with the Performance Criteria, after thirty (30) day written notice and ten (10) day opportunity to cure may result in the termination of this Agreement at the discretion of the CITY.

### VIII.

CITY further agrees to employ and does hereby employ FIRM on a mutually agreed upon basis, to include in any suit filed for delinquent taxes the collection of receivables, such as mowing liens, demolition liens, and other liens filed by the CITY with the County Clerk of Collin County, Texas. CITY reserves the right to make the final decision as to whether or not to enforce by suit the collection of any such receivables. FIRM agrees to include the CITY's claims for amounts due pursuant to such liens in delinquent tax collections suits when applicable. Such receivables become subject to the terms of this contract at the time they are turned over to the FIRM, and the FIRM is entitled to attorney's fees (*the maximum rate permitted by law*) of any amounts awarded by a court and actually received by CITY; however, CITY shall not be liable for payment of any attorney's fees to FIRM. The FIRM agrees to seek recovery of such attorney's fees on behalf of the CITY. The CITY reserves the right to accept or reject any payments tendered for less than the full amount due including attorney's fees. CITY agrees to pay over such compensation to FIRM monthly by check.

### IX.

CITY agrees to pay to FIRM as compensation for services as follows:

1. For Tax Year 2007 and Subsequent Years: CITY agrees to pay FIRM as compensation hereunder the maximum allowable to be charged as additional penalty under Texas Property Tax Code Sections 33.07 and 33.11, or as attorney's fees charged as costs in a suit to collect a delinquent tax under Texas Property Tax Code Section 33.48, whichever is applicable, only upon collection and payment to the collector of taxes after the earliest dates for attachment of said penalty and/or costs prescribed in the aforementioned statutes.

2. For Tax Year 2006 and Prior Years: CITY agrees to pay FIRM as compensation hereunder fifteen percent (15%) of the amount of all delinquent taxes, penalty and interest for each applicable year in which said amount is actually collected and paid to the collector of taxes during the term of this contract as and when collected.

All compensation provided for herein shall become the property of the FIRM at the time of payment of taxes, penalty, interest and costs to the collector of taxes, subject to the terms of this contract. The collector shall pay over said funds monthly by check.

### X.

The initial term of this Contract shall be for five (5) years, from May 1, 2020, through May 31, 2025, with the option to renew for an additional five (5) year term, if mutually agreeable. However, either party to this Contract shall have the right to terminate this Contract at any time by giving the other party thirty (30) days written notice of its desire and intention to terminate this Contract; and further provided that the FIRM shall have an additional six (6) months to reduce to payment or judgment all tax litigation and bankruptcy claims filed prior to the date this Contract becomes terminated. FIRM shall handle to conclusion all suits in which trial court judgments are obtained during the period of this contract and which are appealed by any party. In consideration

of the terms and compensation herein stated, FIRM hereby accepts said employment and undertakes the performance of this contract as above written.

In the event that the contract period provided herein shall expire without termination or renewal, this contract shall automatically be extended for successive thirty (30) day periods until such is terminated or renewed by the CITY.

**XI.**

All disputes arising in connection with this Contract shall be resolved exclusively in Civil District Court in Collin County, unless venue for any such dispute is required by law to be in another court. The parties hereto agree that the laws of the State of Texas shall govern and control the interpretation, performance and enforcement of this Contract.

**XII.**

Before commencing work, the FIRM shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the CITY. The FIRM shall furnish to the CITY Purchasing Manager certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Lavon  
120 School Road  
P.O. Box 340  
Lavon, Texas 75166

Professional Liability Insurance to provide coverage against any claim which the FIRM and all firms engaged or employed by the FIRM become legally obligated to pay as damages arising out

of the performance of professional services caused by error, omission or negligent act with minimum limits of \$1,000,000 per claim, \$2,000,000 annual aggregate.

**NOTE:** If the insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than *thirty-six (36) months* following completion of the contract and acceptance by the CITY.

A. With reference to the foregoing required insurance, the consultant shall endorse applicable insurance policies as follows:

1. All insurance policies shall be endorsed to the effect that CITY will receive at least thirty (30) days' notice prior to cancellation, non-renewal, termination, or material change of the policies.

B. All insurance shall be purchased from an insurance company that meets a financial rating of B+ VI or better as assigned by AM. Best Company or equivalent.

### **XIII.**

In the event the FIRM receives any funds on behalf of the CITY, the FIRM shall receive and handle all collections as constructive trustee for the use and benefit of the CITY. All accounts and funds received by FIRM and documentation of any kind furnished by the CITY shall at all times remain the property of the CITY. In the event of termination of this Agreement for any reason or expiration thereof, such funds and documentation shall be returned within five (5) days to the CITY. FIRM may not, under any circumstances, withhold such funds.

### **XIV.**

At any time during normal business hours and as often as the CITY may deem reasonably necessary, FIRM shall make available to a representative designated in writing by the CITY for

examination, all of FIRM's records, whether written or electronically generated and stored, which include but are not limited to all collections, accounts, activity, disposition, etc., with respect to all matters covered by this Agreement, and will permit the CITY to examine such records; however, CITY shall use best efforts to protect the FIRM's attorney work product and all confidential information pursuant to the Texas Public Information Act, and in furtherance of the foregoing, CITY shall only make copies, excerpts, or transcripts from such records which are or which are determined to be public information by the Texas Attorney General.

**XV.**

FIRM shall at all times observe and comply with all federal, state, and local laws, ordinances, regulations, and policies of the CITY, which in any manner affect FIRM or its services.

**XVI.**

If any portion of this contract is deemed unenforceable due to operation of law or otherwise, all remaining provisions shall continue to operate in full force and the parties shall be bound thereby until the end of the contract term.

**XVII.**

FIRM agrees to give full attention to the fulfillment of this Agreement and to give such priority to this Agreement so as to timely effectuate its purpose. CITY agrees to provide in timely manner information necessary to allow the FIRM to fulfill its obligations herein. This Agreement may not be assigned, in whole or in part, without the prior written consent of the CITY, and no part or feature of the work will be subcontracted to anyone without the approval of the CITY. FIRM further agrees that the assignment of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve FIRM from its full obligations to the CITY as provided by this Agreement.


In consideration of the terms and compensation herein stated, Abernathy, Roeder, Boyd & Hullett, P.C. accepts said employment and undertakes the performance of this Contract as above written.

This Contract is executed on behalf of the CITY by \_\_\_\_\_, who is authorized to execute this instrument by Order heretofore passed this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, in Lavon, Collin County, Texas.

***City of Lavon***

By: \_\_\_\_\_  
NAME / TITLE

***ABERNATHY, ROEDER, BOYD & HULLETT, P.C.***

By:   
CHAD TIMMONS  
1700 Redbud Blvd #300  
Lavon, Texas 75069

## EXHIBIT "A"

### PERFORMANCE CRITERIA

The FIRM shall at all times perform work under the Agreement to the customary standards of professionals performing the same type of services in the Dallas-Fort Worth, Texas metropolitan area. FIRM shall perform the functions of the Agreement in a timely manner considering the subject matter at issue. In addition,

A. The FIRM will be proactive and pursue delinquent properties in a timely manner on properties that are vacant, have a deceased owner, or have no improvements. If the CITY becomes aware of properties that have been vacated, have a deceased owner, or are without improvements, CITY shall notify the FIRM in writing of said properties.

B. The CITY may from time to time deem certain properties with delinquent taxes a priority for legal action. CITY shall provide FIRM with a list in writing of said properties.

C. Each party shall assign an employee to coordinate collections efforts under the Agreement, with the respective employee being the primary point of contact between FIRM and CITY.

D. The FIRM shall closely monitor delinquent tax rolls and not let delinquent real property accounts be removed by statute, unless otherwise directed. The CITY and the FIRM acknowledge that delinquent taxes on property with over-65 or other deferrals may cause the delinquent taxes to extend beyond the statute of limitations, requiring removal of such delinquent taxes from the delinquent tax roll pursuant to statute.

E. The FIRM shall obtain a judgment on all properties, unless otherwise directed by the CITY or prohibited by law. All unimproved or non-occupied properties shall be foreclosed on. The remainder of the properties shall be determined on a case-by-case basis. In the event the CITY elects to not foreclose on occupied properties, the CITY shall reimburse FIRM for actual out-of-pocket publication costs and title fees; however, when such judgment is satisfied, in any manner, the CITY shall be entitled to withhold an amount equal to such publication costs and title fees, plus interest as provided for in the judgment, from the amount the CITY actually collects.

F. In addition to the monthly reports provided by the tax collector, the FIRM will provide CITY with a twice-yearly summary of cases filed, judgments rendered, and sheriffs' sales conducted, including an analysis of the FIRM's progress in collection of the CITY's delinquent taxes. The FIRM shall inform CITY the day a tax suit has been filed on a property by email to the CITY's designated employee.

G. The FIRM and CITY shall meet and discuss occupied non-homestead properties which have been delinquent for more than two (2) years. The FIRM shall pursue collection on all such properties as directed by the CITY.

H. Sheriffs Sales:

1. FIRM shall diligently pursue foreclosure of properties identified to the FIRM by the CITY as priority accounts.

- I. If the CITY requests, the FIRM shall ask the sheriff/constable to strike off properties to the CITY.
- J. The FIRM will represent the CITY in all bankruptcy matters in which the CITY is owed money; the FIRM will receive a fee only in those cases in which a fee is recovered from the debtor.

In consideration of the terms and compensation herein stated, Abernathy, Roeder, Boyd & Hullett, P.C. accepts said employment and undertakes the performance of this Contract as above written.

This Contract is executed on behalf of the CITY by \_\_\_\_\_, who is authorized to execute this instrument by Order heretofore passed this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, in Lavon, Collin County, Texas.

*City of Lavon*

By: \_\_\_\_\_  
NAME / TITLE

**ABERNATHY, ROEDER, BOYD & HULLETT, P.C.**



By: \_\_\_\_\_  
CHAD TIMMONS  
1700 Redbud Blvd #300  
McKinney, Texas 75069





## CITY OF LAVON Agenda Brief

MEETING: May 5, 2020

ITEM: 6 – K

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**Item:**

Discussion and action regarding Resolution 2020-05-07 authorizing the Mayor to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary; and providing an effective date.

**Background:**

In 2009, the Cities of Garland, Wylie, Rockwall and Nevada signed a Interlocal Boundary and ETJ Contract that assigned areas of what was once the City of Garland's extraterritorial jurisdiction (ETJ) among the four cities. In the agreement, the City of Lavon and City of Nevada share an ETJ line that is 500 feet from the center of FM 6. In February, Mayor Sanson and staff met with Nevada Mayor Kinnard and their consultants to discuss the shared ETJ line. The 2009 Contract contemplates that occasionally cities may need to adjust the boundaries and set out provisions to do so.

**Excerpts from the 2009 Interlocal Boundary and ETJ Contract**

**2.03 Boundaries.** The Cities covenant and agree that from and after the approval and execution of this Boundary Contract by each of the respective Cities, the boundaries in the depicted area of the respective corporate limits and ETJ of Lavon, Nevada, Wylie and Rockwall as to the dealings between these Cities shall be those shown on the attached Boundary Maps. The Cities covenant and agree that no City shall assert any police powers or other governmental powers, nor annex property or expand ETJ, into any area depicted on the, Boundary Maps as being within another City's corporate limits, boundaries or ETJ without such City's written consent. A City may otherwise expand its ETJ in accordance with state law; however, in no event may a City's ETJ include an area shown on the Boundary Map to be within the corporate boundaries or ETJ of any other City, without such City's written consent.

**2.06 Resolution of Boundary and ETJ Disputes.** The Cities acknowledge that the boundaries and ETJ depicted on the attached Boundary Maps are not described by metes and bounds and are approximates. The Cities agree to determine and establish such boundaries depicted on the attached Boundary Maps along property lines where possible and to use their best efforts to resolve issues relating to the fixing or setting of the exact location of the boundaries and ETJ consistent with the Boundary Maps. If the Cities are unable to resolve issues related to the location of the boundaries and ETJ shown on the Boundary Maps, the affected Cities shall submit such disputes to Garland for resolution. The decision of the Garland City Council as to such disputes shall be final.

**4.14 Amendment.** No amendment, modification, or alteration of the terms of this Boundary Contract shall be binding unless it is in writing, dated subsequent to the date of this Boundary contract, and duly approved and executed by the authorized representative of each of the Cities to this Boundary Contract; however, Cities may adjust mutual boundaries with other cities without the written consent of any of the other parties to this Boundary contract.

When the 500-foot line is placed on the proposed Abston Hills preliminary plat, the line bisects properties. For a number of reasons, not the least of which is efficient service delivery, cities will normally agree to place an ETJ line along property lines in order to avoid properties being split between two jurisdictions. Several concepts were drafted and considered for adjusting the ETJ line in the context of the proposed lot layout of the Abston Hills addition.

On April 21, 2020, the City Councils of both cities discussed and were agreeable to the proposed line.

***Staff Notes:***

The City Attorney has reviewed the proposed agreement and approval is recommended. The City Attorney for the City of Nevada approved the form of the agreement as well.

**Attachments:**

- 1) Proposed Resolution and Agreement
- 2) Correspondence from Abston Hills
- 3) Boundary Map, 2009 Interlocal Boundary and ETJ Contract

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2020-05-07**

ETJ Boundary Agreement – City of Nevada

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE CITY OF NEVADA TO ADJUST THE EXTRATERRITORIAL JURISDICTION BOUNDARY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Lavon, Texas (“City”) has determined that it is in the best interest of the citizens of the City for the City to agree to an adjustment of the extraterritorial jurisdiction boundary between the City of Lavon and the City of Nevada.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

SECTION 1: Recitals Incorporated. The findings recited above are incorporated as if fully set forth in the body of this Resolution.

SECTION 2: Authorization to Execute. The Mayor of the City is hereby authorized and directed, on behalf of the City Council of Lavon, Texas, to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary, a copy of which is attached hereto as Exhibit “A”.

SECTION 3: This Resolution shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 5<sup>th</sup> day of May 2020.

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Vicki Sanson  
Mayor

ATTEST:

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Kim Dobbs  
City Administrator/City Secretary

**EXHIBIT A**

Boundary Adjustment Agreement

STATE OF TEXAS §

COUNTY OF COLLIN §

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN  
THE CITIES OF LAVON AND NEVADA**

**WHEREAS**, the City of Lavon, Texas (“Lavon”), is a Type A, General Law municipality created pursuant to state law, and located in Collin County, Texas; and

**WHEREAS**, the City of Nevada, Texas (“Nevada”), is a Type A, General Law municipality created pursuant to state law, and located in Collin County, Texas; and

**WHEREAS**, both Lavon and Nevada (collectively, “Parties”) are empowered to enter into agreements concerning their respective extraterritorial jurisdiction (“ETJ”) boundaries and corporate limit boundaries by, but necessarily limited to, the authority granted them pursuant to Chapter 791 of the Texas Government Code, known as the Interlocal Cooperation Act, to enter into agreements with one another to perform governmental functions such as the determination of ETJ boundaries and corporate limit boundaries; and

**WHEREAS**, the Parties are empowered pursuant to Section 43.031 of the Local Government Code to make mutually agreeable changes in the boundaries of areas that are less than 1,000 feet in width; and

**WHEREAS**, the Parties desire to identify a mutually agreeable extraterritorial jurisdiction boundary between the two communities, and provide a mechanism designed to ensure, to the extent legally permissible, that both cities have agreed upon boundaries upon which they can rely so that each city may have certainty in its respective planning and development decisions for these areas; and

**WHEREAS**, the property owner has requested and the Parties agree that it is in the best interests of the residents of their respective communities to establish a mutually agreeable extraterritorial jurisdiction boundary, and;

**WHEREAS**, the Parties have determined that this Boundary Adjustment Agreement Between the Cities of Lavon and Nevada (“Agreement”) is in each party’s best interests, as well as in the best interests of their respective citizens.

**NOW, THEREFORE**, for and in consideration of the mutual promises and covenants herein made and the benefits to each party resulting here from, and the recitals set forth above which are

made contractual provisions of this Agreement, Lavon and Nevada do hereby contract, covenant and agree as follows with respect to the properties made subject to this Agreement:

**SECTION 1. FINDINGS INCORPORATED.**

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

**SECTION 2. TERM.**

This Agreement shall become effective upon the date of the last party to execute this Agreement and shall remain in effect in perpetuity, to the extent authorized by law, until and unless terminated by agreement of the parties.

**SECTION 3. AGREEMENT**

The Parties hereby agree to establish and recognize the new extraterritorial jurisdiction boundary delineated by the green boundary line as shown in *Exhibit A* as attached hereto.

**SECTION 5. MISCELLANEOUS PROVISIONS.**

The following miscellaneous provisions are a part of this Agreement:

A. The persons signing this Agreement on behalf of the cities have been duly authorized and empowered to do so. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

B. This Agreement may not be assigned. It embodies the entire agreement between the parties and may not be amended except in writing.

C. In the event that one or more of the provisions contained in this Agreement for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

D. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

E. This Agreement shall supersede and replace any and all prior agreements between the parties regarding the matters addressed in this Agreement to the extent of any conflict between this Agreement and any such prior agreements.

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

**ATTEST:**

**CITY OF LAVON, TEXAS**

\_\_\_\_\_  
Kim Dobbs, City Administrator/Secretary

\_\_\_\_\_  
Vicki Sanson, Mayor

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

**ATTEST:**

**CITY OF NEVADA, TEXAS**

\_\_\_\_\_  
Judy Hill, City Secretary

\_\_\_\_\_  
Trace Kinnard, Mayor

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN  
THE CITIES OF LAVON AND NEVADA**

**EXHIBIT A**



**ABSTON HILLS**

**ULTIMATE ETJ BOUNDARY**

**JBI PARTNERS**  
LAYON-NEVADA, TEXAS

APR 2, 2020  
MAT031

1"=100'

## Kim Dobbs

---

**From:** Jerry Sylo <jsylo@jbipartners.com>  
**Sent:** Friday, March 27, 2020 10:44 AM  
**To:** Kim Dobbs; Judy Hill (citysecretary@cityofnevadatx.org)  
**Cc:** John Marlin (jmarlin@madev.com); Ryan Burton (rburton@madev.com); Allen Jones (ajones@madev.com); Mark Hill (mdhill@fmi-dallas.com); Tom Juhn; Mark Harp; Christopher Wall; MAT031- Akin, S. of FM-6 (East)  
**Subject:** Abston Hills-Ultimate ETJ Boundary-Lavon-Nevada  
**Attachments:** ETJ Ultimate Limit Letter 032720.pdf; Ultimate ETJ Boundary.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning.

In reviewing the City of Lavon's response letter to the DRAFT preliminary plat for the Abston Hills subdivision, we would ask the cities of Lavon and Nevada reconsider their joint determination of the location of the Ultimate ETJ Boundary shared by both cities, as it relates to the Abston Hills subdivision.

I have attached a letter addressing our concern and proposed solution, as well as graphic depiction of the situation and solution.

If you have any questions, please feel free to contact me.

Thank you for your time.



**Jerry Sylo, AICP**  
Senior Vice President / Partner  
Direct : 972.738.0248  
Mobile: 214.682.9415  
[www.jbipartners.com](http://www.jbipartners.com)



March 27, 2020

The Honorable Vicki Sanson  
Mayor of Lavon  
PO Box 340  
120 School Road  
Lavon, Texas 75166

The Honorable Trace Kinnard  
Mayor of Nevada  
424 E FM 6  
Nevada, Texas 75173

Dear Mayor Sanson and Mayor Kinnard:

I am writing in regards to Mark Hill’s letter to Ms. Kim Dobbs dated March 13, 2020 which addressed his review of the DRAFT Preliminary Plat for the Abston Hills subdivision. More specifically, I am writing in regards to his #5 comment which discusses the common ultimate boundary line of Lavon’s and Nevada’s ETJs. Based on his letter, Lavon and Nevada have agreed their common ultimate ETJ limit will be 500’ from the centerline of the existing FM 6 and the plat should be updated accordingly.

I have attached a drawing which shows that 500’ offset line superimposed on the DRAFT preliminary plat. As you can see, the line divides an entire tier of lots. In our opinion, this is not a good situation for future owners of those lots, Lavon, or Nevada.

At first we felt a good alternative location for the common boundary was the centerline of Street R. This would have located the line approximately 550’ from the centerline of FM 6. This location posed a number of issues however. Lots fronting Street R would be provided utilities by different utility providers. This would dictate two separate systems be constructed, including sanitary sewer.

After further consideration, we feel the best location for the common boundary is the rear property lines of the 2<sup>nd</sup> and 3<sup>rd</sup> tier of lots shown on the drawing. (Those lots facing Street A and Street R.) This solution addresses the utility issue best. Per the DRAFT preliminary plat, this distance is 410.48’ from the centerline of the existing FM 6.

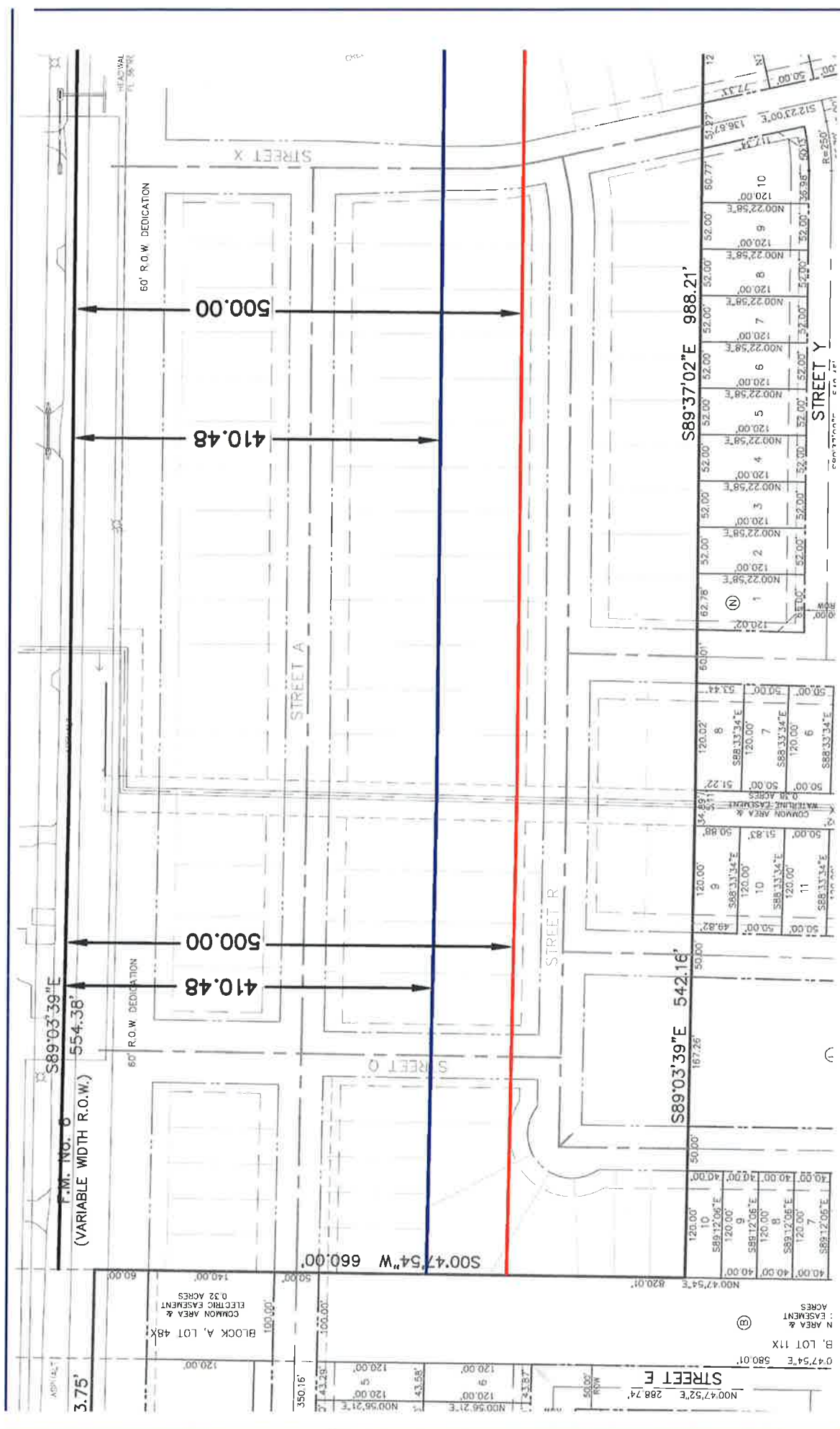
As you will notice on the drawing, if the common boundary is moved south of Street R, we run into the same utility issue with lots in Blocks B, M, R, and V.

If you have any questions, please do not hesitate to call me at 214.682.9415.

Sincerely,

Jerry Sylo, AICP

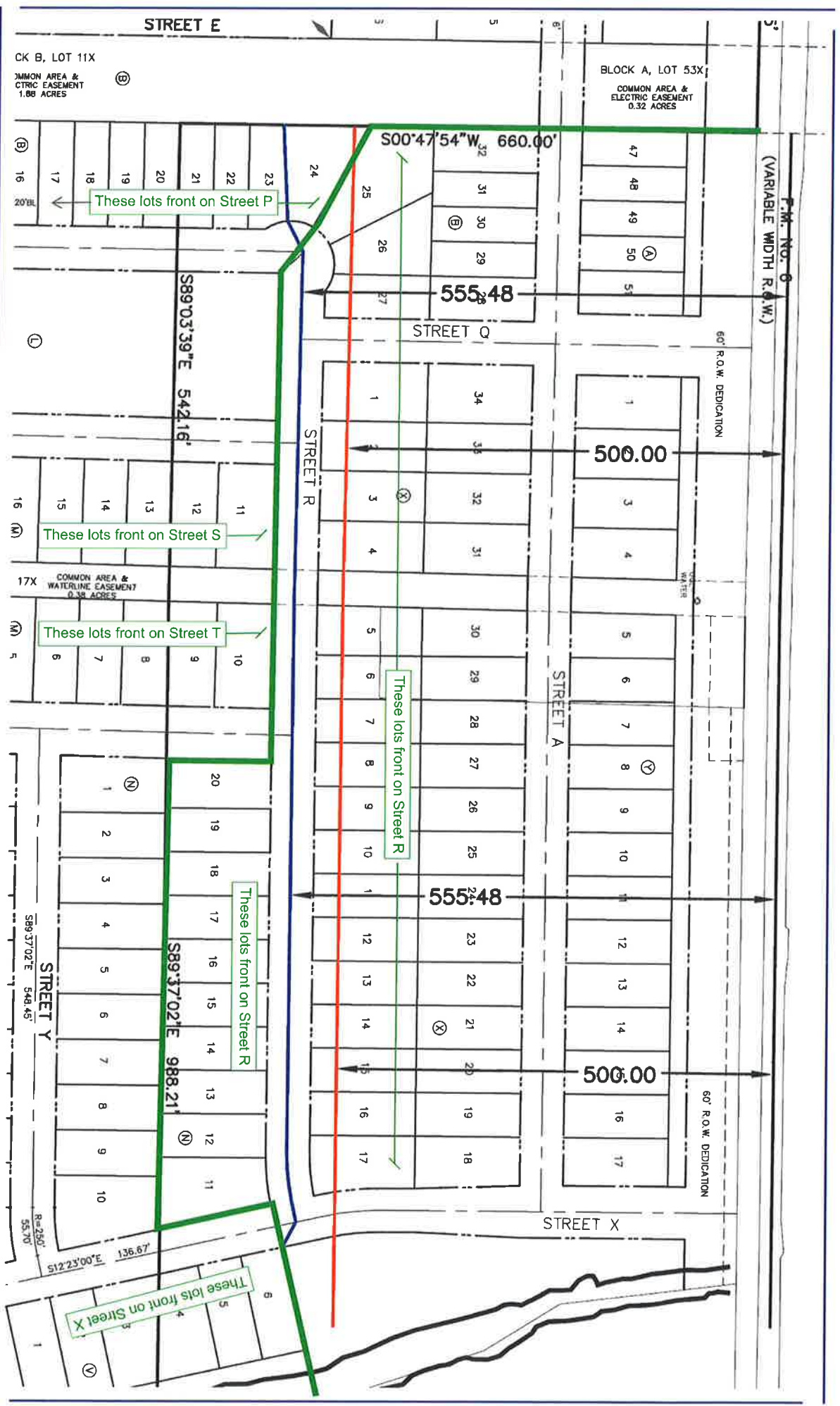


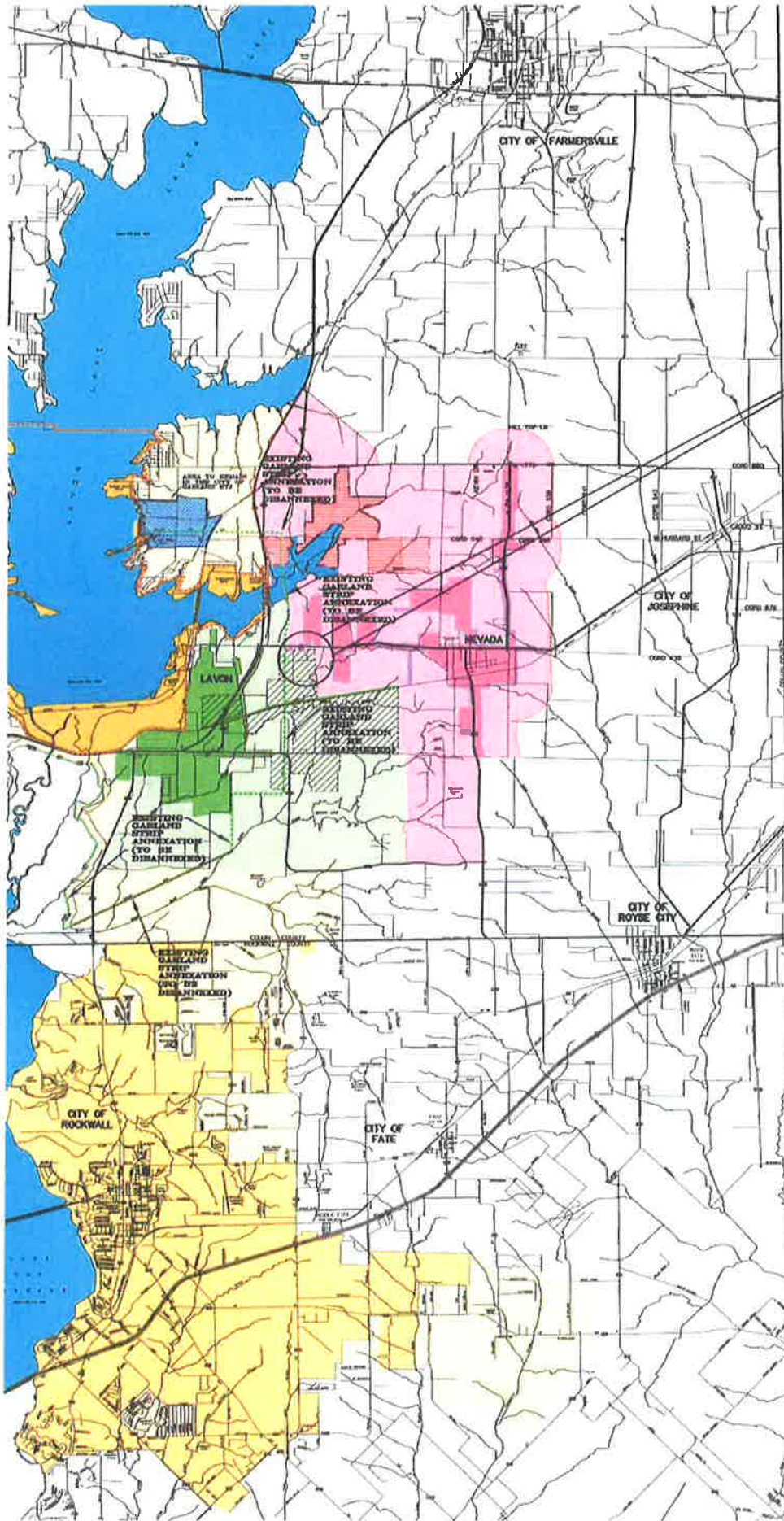


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 MA1031

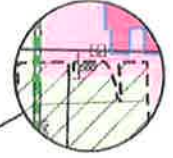
**ABSTON HILLS**

**ULTIMATE ETJ BOUNDARY**  
 LAVON-NEVADA, TEXAS  
**JBI PARTNERS**





Graphic Scale in Feet  
0 1500 3000 4500



**LEGEND**

- NEVADA CITY LIMIT
  - NEVADA ETJ\*
  - LANDON CITY LIMIT
  - LANDON ETJ\*
  - ROCKWALL CITY LIMIT
  - ROCKWALL ETJ\*
  - WYLIE CITY LIMIT
  - WYLIE ETJ\*
  - GARLAND ETJ\*
  - FUTURE GRAND HERITAGE (1559± Acres)
  - WYA LAKE LAVON (613± Acres)
  - EXISTING CITY OF GARLAND STRIP ANNEXATION (TO BE DISANNEXED)
  - WYLIE CITY LIMITS
- \* ETJ REPRESENTS EXISTING EXTRATERRITORIAL JURISDICTION (ETJ) AND AREA RESERVED FOR EXPANSION OF ETJ

**BOUNDARY MAP ATTACHMENT 1 TO BOUNDARY CONTRACT**

**PETIT BARRAZA**  
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DATE: JANUARY, 2008  
JOB NO: 07012-00