

LakePointe Public Improvement District

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

NOVEMBER 2, 2021



AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents	1
Introduction	3
Section I: Definitions	5
Section II: The District	13
Section III: Authorized Improvements.....	13
Section IV: Service Plan	17
Section V: Assessment Plan.....	17
Section VI: Terms of the Assessments.....	22
Section VII: Assessment Roll	29
Section VIII: Additional Provisions.....	29
Exhibits.....	31
Appendices	32
Exhibit A-1 – Map of the District	33
Exhibit A-2 – Map of Improvement Area #1.....	34
Exhibit A-3 – Map of Improvement Area #2, Improvement Area #3, and the Major Improvement Area *	35
Exhibit B – Project Costs.....	36
Exhibit C – Service Plan	37
Exhibit D – Sources and Uses of Funds.....	38
Exhibit E-1 – Major Improvement Area Assessment Roll	39
Exhibit E-2 – Major Improvement Area Annual Installments	40
Exhibit F-1 –Improvement Area #1 Assessment Roll.....	41
Exhibit F-2 –Improvement Area #1 Annual Installments.....	47
Exhibit G-1 –Improvement Area #2 Assessment Roll	49
Exhibit G-2 –Improvement Area #2 Annual Installments	50
Exhibit H-1 – Maps of Major Improvements	51
Exhibit H-2 – Maps of Improvement Area #1 Improvements.....	53
Exhibit H-3 – Maps of Improvement Area #2 Improvements.....	54
Exhibit H-4 – Maps of Water Improvements.....	57
Exhibit I – Maximum Assessment and Tax Rate Equivalent.....	59

Exhibit J – Form of Notice of Assessment Termination 60

Exhibit K-1 – Debt Service Schedule for Major Improvement Area Bonds 63

Exhibit K-2 – Debt Service Schedule for Improvement Area #1 Bonds 64

Exhibit L-1 – District Metes and Bounds..... 100

Exhibit L-2 – Major Improvement Area Metes and Bounds 102

Exhibit L-3 – Improvement Area #1 Metes and Bounds 105

Exhibit L-4 – Improvement Area #2 Metes and Bounds 108

Exhibit L-5 – Improvement Area #3 Metes and Bounds 112

Appendix A-1 - LakePointe Public Improvement District – Lot Type 1 – Buyer Disclosure

Appendix A-2 - LakePointe Public Improvement District – Lot Type 2 – Buyer Disclosure

Appendix A-3 - LakePointe Public Improvement District – Lot Type 3 – Buyer Disclosure

Appendix A-4 - LakePointe Public Improvement District – Lot Type 4 – Buyer Disclosure

Appendix A-5 - LakePointe Public Improvement District – Lot Type 5 – Buyer Disclosure

Appendix A-6 - LakePointe Public Improvement District – Improvement Area #2 Initial Parcel – Buyer Disclosure

Appendix A-7 - LakePointe Public Improvement District – Unplatted Major Improvement Area Parcel – Buyer Disclosure

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,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes.

On March 19, 2019, the City Council passed and approved Resolution No. 2019-03-04 authorizing the establishment of the District in accordance with the PID Act, and on July 16, 2019, the City Council passed and approved Resolution No. 2019-07-13 amending Resolution No. 2019-03-04, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 173.037 acres located within the corporate limits of the City, as described by the legal description on **Exhibit M-1** and depicted on **Exhibit A-1**.

On August 22, 2019, the City Council approved the Original 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. 2019-08-02. The Original 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 Original Service and Assessment Plan.

On June 16, 2020, the City Council approved the 2020 Annual Service Plan Update by adopting Resolution No. 2020-06-04, which updated the Assessment Roll for 2020.

On August 3, 2021, the City Council approved the 2021 Annual Service Plan Update by adopting Resolution No. 2021-08-03, which updated the Assessment Roll for 2021.

This Amended and Restated Service and Assessment Plan services to amend the restate the Original Service and Assessment Plan, including the 2020 Annual Service Plan Update, and the 2021 Annual Service Plan Update, in its entirety for the purposes of (1) levying the Improvement Area #2 Assessments; (2) subdividing the Major Improvement Area into Improvement Area #2 and Improvement Area #3; and (3) updating the Assessment Rolls.

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

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

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

SECTION I: DEFINITIONS

“2019 Assessment Ordinance” means Ordinance No. 2019-08-02 which was passed and adopted by the City Council on August 22, 2019, and levied Assessments against Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property.

“2021 Assessment Ordinance” means Ordinance No. 2021_____ which was passed and adopted by the City Council on November 16, 2021, and levied Assessments against the Improvement Area #2 Assessed Property within the District.

“Actual Costs” mean, with respect to Authorized Improvements, the Owner’s demonstrated, reasonable, allocable and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees of up to 4% of costs, if the Owner is serving as the construction manager but not the general contractor; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) 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; (6) all related permitting and public approval expenses, and architectural, engineering, consulting, and governmental fees and charges.

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

“Additional Interest Rate” means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #2 Reimbursement Obligation.

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

“Amended and Restated Service and Assessment Plan” means this Amended and Restated Service and Assessment Plan approved by the City Council on November 16, 2021.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the 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, the PID Act with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (10) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

“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, other than Non-Benefitted Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

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

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

“Assessment Roll” means any assessment roll for the Assessed Property, including the Major Improvement Area Assessment Roll, the Improvement Area #1 Assessment Roll, and the Improvement Area #2 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 the improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit H-1, Exhibit H-2, and Exhibit H-3** and described in **Section III.A, Section III.B, Section III.C, and Section III.D.**

“Bond Trustee” means a trustee (or successor trustee) under the applicable Indenture.

“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 LakePointe Public Improvement District containing approximately 173.037 acres located within the corporate limits of the City and more specifically described in **Exhibit L-1** and depicted on **Exhibit A-1.**

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

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

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit I.**

“Improvement Area #1” means approximately 53.425 acres located within the District, more specifically described in **Exhibit L-3** and depicted on **Exhibit A-2**.

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

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

“Improvement Area #1 Assessment” means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

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

“Improvement Area #1 Bonds” means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

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

“Improvement Area #1 Projects” means, collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; and (4) District Formation and Bond Issuance Costs associated with the issuance of the Improvement Area #1 Bonds.

“Improvement Area #2” means approximately 74.979 acres located within the District, more specifically described in **Exhibit L-4** and depicted on **Exhibit A-3**.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs related to Improvement Area #2.

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

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

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

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

“Improvement Area #2 Initial Parcel” means all Assessed Property located within Improvement Area #2, against which the entire Improvement Area #2 Assessment is levied, as shown on the Improvement Area #2 Assessment Roll.

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

“Improvement Area #2 Reimbursement Obligation” means an amount not to exceed \$8,058,000 secured by Improvement Area #2 Assessments to be paid to the Owner pursuant to the Improvement Area #2 Construction Funding Agreement. The Annual Installments for the Improvement Area #2 Reimbursement Obligation are shown on **Exhibit K-3**.

“Improvement Area #2 Construction Funding Agreement” means that certain Construction Funding Agreement, effective [REDACTED] entered into by and between the City and Owner, in which the Owner, either directly or through affiliates, agrees to construct the Improvement Area #2 Projects and to fund certain Actual Costs of the Improvement Area #2 Projects and the City agrees to reimburse the Owner for Actual Costs of the Improvement Area #2 Projects paid solely from the revenue collected by the City from Improvement Area #2 Assessments including Improvement Area #2 Annual Installments.

“Improvement Area #3” means approximately 44.633 acres located within the District, more specifically described in **Exhibit L-5** and depicted on **Exhibit A-3**.

“Indenture” means an Indenture of Trust entered into between the City and the Trustee in

connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

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

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

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

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

“Lot Type 3” means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 3 is attached hereto as **Appendix A-3**.

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

“Lot Type 5” means a Lot within Improvement Area #3 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 5 is attached hereto as **Appendix A-5**.

“Major Improvement Area” means approximately 119.612 acres located within the District, and more specifically described in **Exhibit L-2** and depicted on **Exhibit A-3**. The Major Improvement Area includes Improvement Area #2 and Improvement Area #3.

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

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

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

“Major Improvement Area Bonds” means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Major Improvement Area Project).”

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

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.A.** and depicted on **Exhibit H-1.**

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

“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. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

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

“Original Service and Assessment Plan” means the LakePointe Public Improvement District Service and Assessment Plan approved by the 2019 Assessment Ordinance as updated and amended from time to time.

“Owner” means LDC Lavon, LLC, a Texas limited liability company, Lavon LakePointe Development, LLC, a Texas limited liability company, and any successor owner of property in the District or any portion thereof.

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

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

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments. This term is used in this Amended and Restated Service and Assessment Plan to collectively refer to: (1) the Improvement Area #1 Bonds, and (2) the Major Improvement Area Bonds.

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

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

“Service 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**.

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

SECTION II: THE DISTRICT

The District includes approximately 173.037 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by metes and bounds on **Exhibit M-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 704 Lots developed with single-family homes.

Improvement Area #1 includes approximately 53.425 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by metes and bounds on **Exhibit L-3** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 223 Lots developed with single-family homes (114 single-family homes that are on Lots classified as Lot Type 1, and 109 single-family homes that are on Lots classified as Lot Type 2).

Improvement Area #2 includes approximately 74.979 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by metes and bounds on **Exhibit L-4** and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 260 Lots developed with single-family homes (118 single-family homes that are on Lots classified as Lot Type 3, and 142 single-family homes that are on Lots classified as Lot Type 4).

Improvement Area #3 includes approximately 44.633 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by metes and bounds on **Exhibit L-5** and depicted on **Exhibit A-3**. Development of Improvement Area #3 is anticipated to include approximately 221 Lots developed with single-family homes (all 221 single-family homes that are on Lots classified as Lot Type 5).

SECTION III: AUTHORIZED IMPROVEMENTS

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

A. Major Improvements

- *Right of Way*

Within the dedicated streets, all related earthwork, excavation, erosion control, retaining

walls, intersections, signage, lighting, sod and irrigation, and re-vegetation of all disturbed areas within the right-of-way are included.

- *Sewer*

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

- *Storm Sewer*

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

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. The pavement improvements will provide street access to each Lot within the District.

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements constituting Major Improvements. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

- *Hardscape and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *PID Creation Cost*

Includes legal fees, PID consultant fees, engineering fees and reimbursement of City consulting fees.

B. Improvement Area #1 Improvements

- *Sewer*

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

- *Storm Sewer*

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 necessary to provide storm drainage for all Lots within Improvement Area #1.

- *Pavement*

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

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #1. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

C. Improvement Area #2 Improvements

- *Hardscape, Irrigation, and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2.

- *Storm Sewer*

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 necessary to provide storm drainage for all Lots within Improvement Area #2.

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2.

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #1. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

D. District Formation and Bond Issuance Costs

- *First Year Annual Collection Costs*

Includes first year District administration reserves, and costs and expenses directly associated with forming the District.

- *Debt Service Reserve Fund*

Equals the amount required under an Indenture in connection with the issuance of a particular series of PID Bonds.

- *Capitalized Interest*

Equals the amount required under and Indenture in connection with the issuance of a particular series of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

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

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation and Bond Issuance Costs. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update to reflect any budget revisions and Actual Costs and to show the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, 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 governing body may establish by ordinance or order reasonable classifications

and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

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

A. Assessment Methodology for the Major Improvement Area

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Major Improvement Area Projects shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Major Improvement Area Assessment across all Major Improvement Area Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout Value for all Major Improvement Area Assessed Property.

B. Assessment Methodology for Improvement Area #1

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Improvement Area #1 Projects shall be allocated entirely to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across all Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value for all Improvement Area #1 Assessed Property.

C. Assessment Methodology for Improvement Area #2

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Improvement Area #2 Projects shall be allocated entirely to the Improvement Area #2 Assessed Property by spreading the entire Improvement Area #2 Assessment across all Improvement Area #2 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property

to the Estimated Buildout Value for all Improvement Area #2 Assessed Property. Currently, the Improvement Area #2 Initial Parcel is the only Parcel within Improvement Area #2, and as such, the Improvement Area #2 Initial Parcel is allocated 100% of the Improvement Area #2 Projects.

D. Assessments

The Major Improvement Area Assessment will be levied on the Major Improvement Area Assessed Property in the amount shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit E-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit E-2**. Upon division or subdivision of the Major Improvement Area Assessed Property the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**.

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

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

The Maximum Assessment for each Lot Type is shown on **Exhibit I**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, or Lot Type 5 respectively, exceed the corresponding Maximum Assessment for each Lot classification.

E. Findings of Special Benefit

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

- *Major Improvement Area*
 - The costs of the Major Improvement Area Projects at the time the 2019 Assessment Ordinance was approved equaled \$2,630,000, as shown on **Exhibit D**;
 - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects equal to or greater than the Actual Cost of the Major Improvement Area Projects;

- The Major Improvement Area Assessed Property will be allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Projects, which equals \$2,630,000;
 - The special benefit (\geq \$2,630,000) received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects is greater than or equal to the amount of the Major Improvement Area Assessment (\$2,630,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Projects; and
 - At the time the City Council approved the Original Service and Assessment Plan, the Owner owned 100% of the Major Improvement Area Assessed Property. The Owner acknowledged that the Major Improvement Area Projects confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessments to pay for the Actual Costs associated therewith. The Owner has 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 2019 Assessment Ordinance; (2) the Original Service and Assessment Plan and the 2019 Assessment Ordinance; and (3) the levying of Major Improvement Area Assessment on the Major Improvement Area Assessed Property.
- *Improvement Area #1*
 - The costs of the Improvement Area #1 Projects at the time the 2019 Assessment Ordinance was approved equaled \$7,285,204 as shown on **Exhibit D**;
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects;
 - With the adoption of the 2019 Assessment Ordinance, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equals \$5,365,000;
 - The special benefit (\geq \$7,285,204) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$5,365,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects; and

and (3) the levying of the Improvement Area #2 Assessment on the Improvement Area #2 Initial Parcel.

F. Annual Collection Costs

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

G. Interest

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

The interest on the Improvement Area #2 Assessment securing the Improvement Area #2 Reimbursement Obligation shall be collected at rates established under the Improvement Area #2 Construction Funding Agreement as part of the Improvement Area #2 Annual Installment pursuant to the Improvement Area #2 Construction Funding Agreement.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owner, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, and Lot Type 5 are shown on **Exhibit I** and will not change in future Annual Service Plan Updates. 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 Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

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

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Value

for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, and Lot type 5 are shown on **Exhibit I** and will not change in future Annual Service Plan Updates.

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

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Parcel or Lot, 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.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit J.**

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

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the

final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement, the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund created under the Indenture relating to the specific set of PID Bonds affected by such reduction in Actual Costs, that are not expected to be used for the purposes of the Project Fund specified in such Indenture to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds, or for such other purposes authorized by an Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of any Assessed Property may 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, or the Annual Service Plan Update has been approved by City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

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

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit 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.

For purposes of Prepayments, the Improvement Area #2 Reimbursement Obligation will remain subordinated to (i) the Major Improvement Area Bonds and (ii) any additional PID Bonds secured by a parity lien on the Improvement Area #2 Assessments issued to refinance all or a portion of the Improvement Area #2 Reimbursement Obligation. For purposes of Prepayments, additional PID Bonds issued to refinance all or a portion of the Improvement Area #2 Reimbursement Obligation will be on parity with the Major Improvement Area Bonds.

F. Payment of Assessment in Annual Installments

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

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

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

collecting Annual Installments. To the extent permitted by the PID Act or other applicable law, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2022.

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

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

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

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

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

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

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

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

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

SECTION VII: ASSESSMENT ROLL

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

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

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

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 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days of such receipt of a written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council 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 of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure

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

E. Severability

If any provision of this 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.

EXHIBITS

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

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

APPENDICES

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

Appendix A-1	Buyer Disclosure for Lot Type 1
Appendix A-2	Buyer Disclosure for Lot Type 2
Appendix A-3	Buyer Disclosure for Lot Type 3
Appendix A-4	Buyer Disclosure for Lot Type 4
Appendix A-5	Buyer Disclosure for Lot Type 5
Appendix A-6	Buyer Disclosure for the Improvement Area #2 Initial Parcel
Appendix A-7	Buyer Disclosure for the Improvement Area #3 Initial Parcel
Appendix A-8	Buyer Disclosure for the Major Improvement Area Unplatted Parcel

EXHIBIT A-1 – MAP OF THE DISTRICT

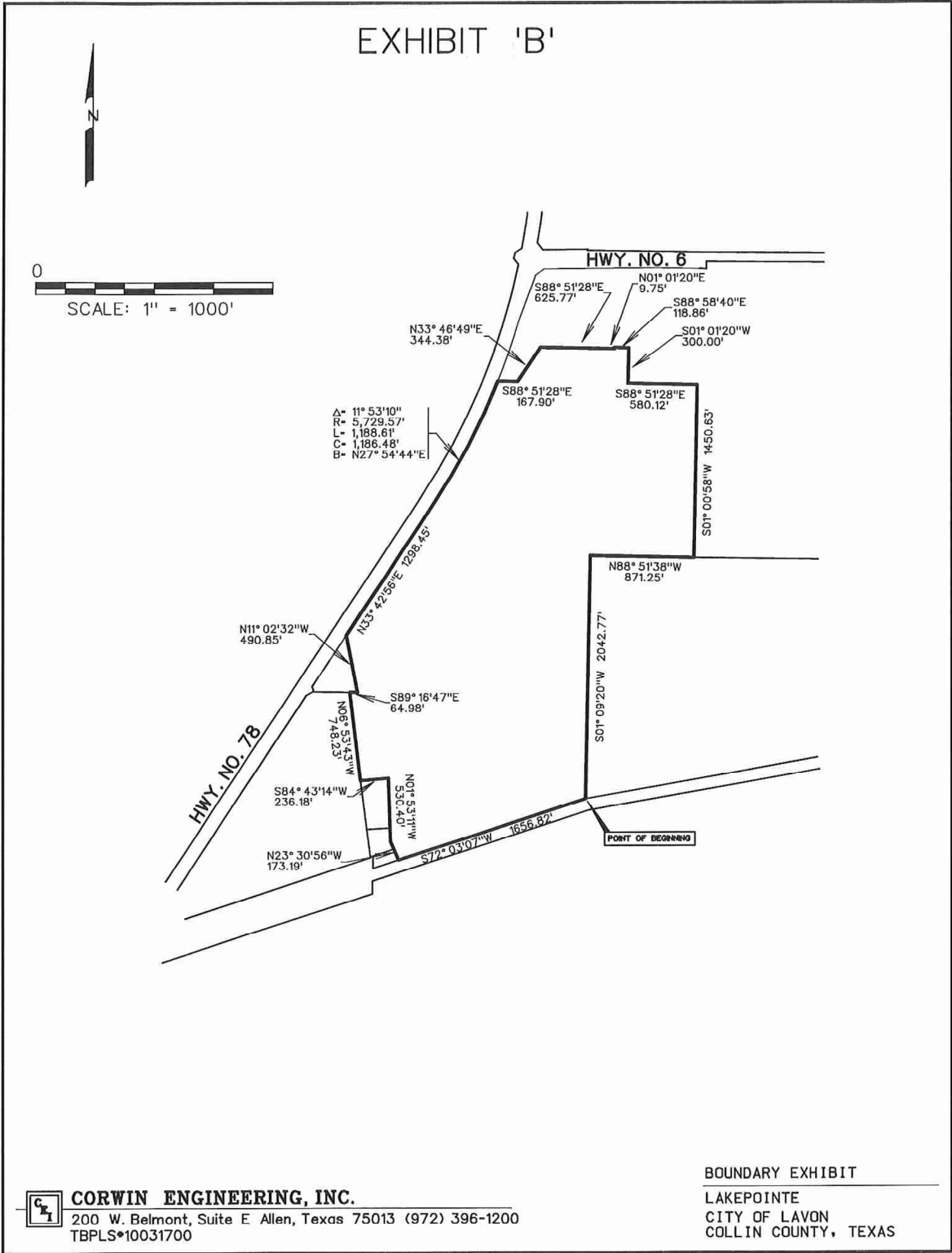
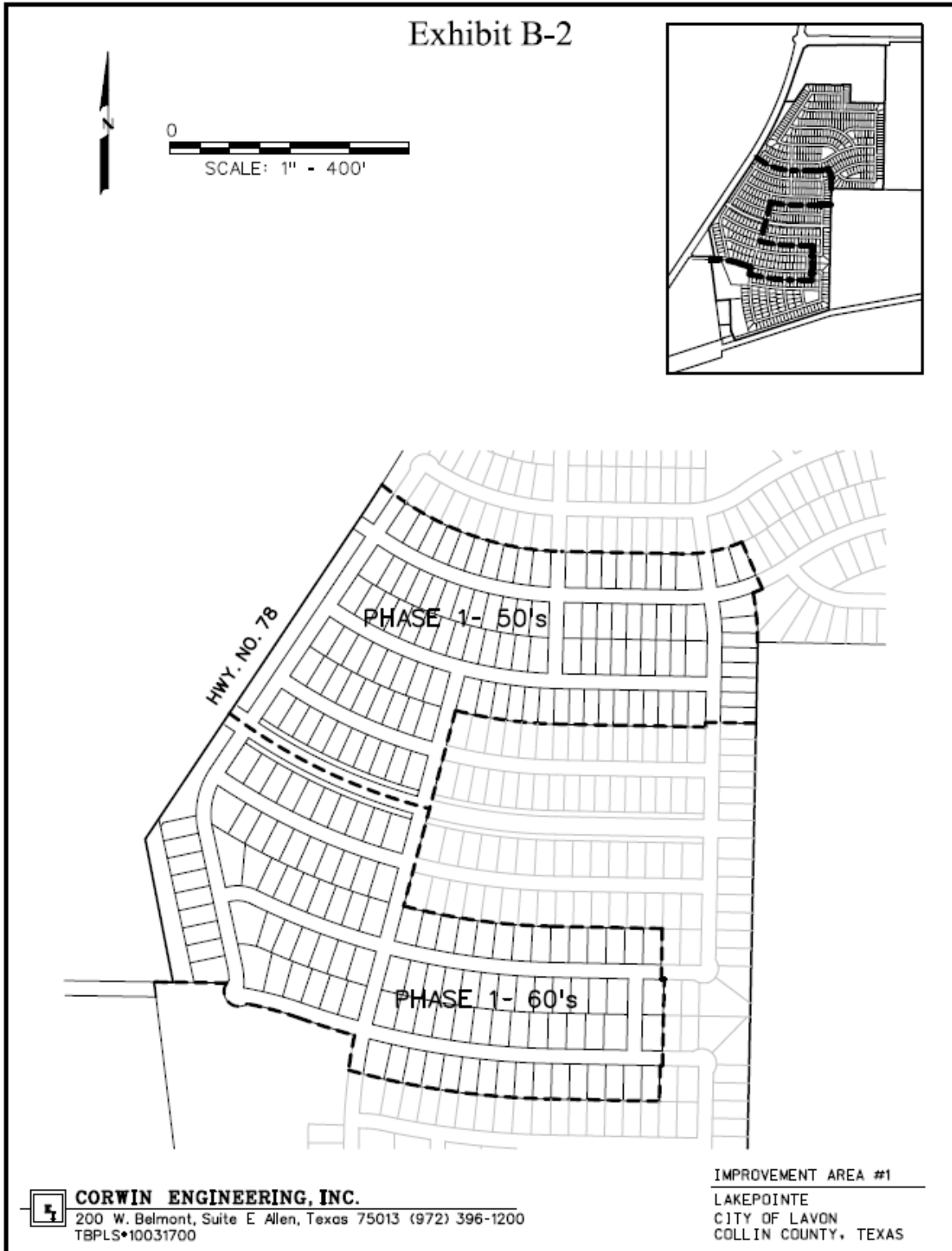
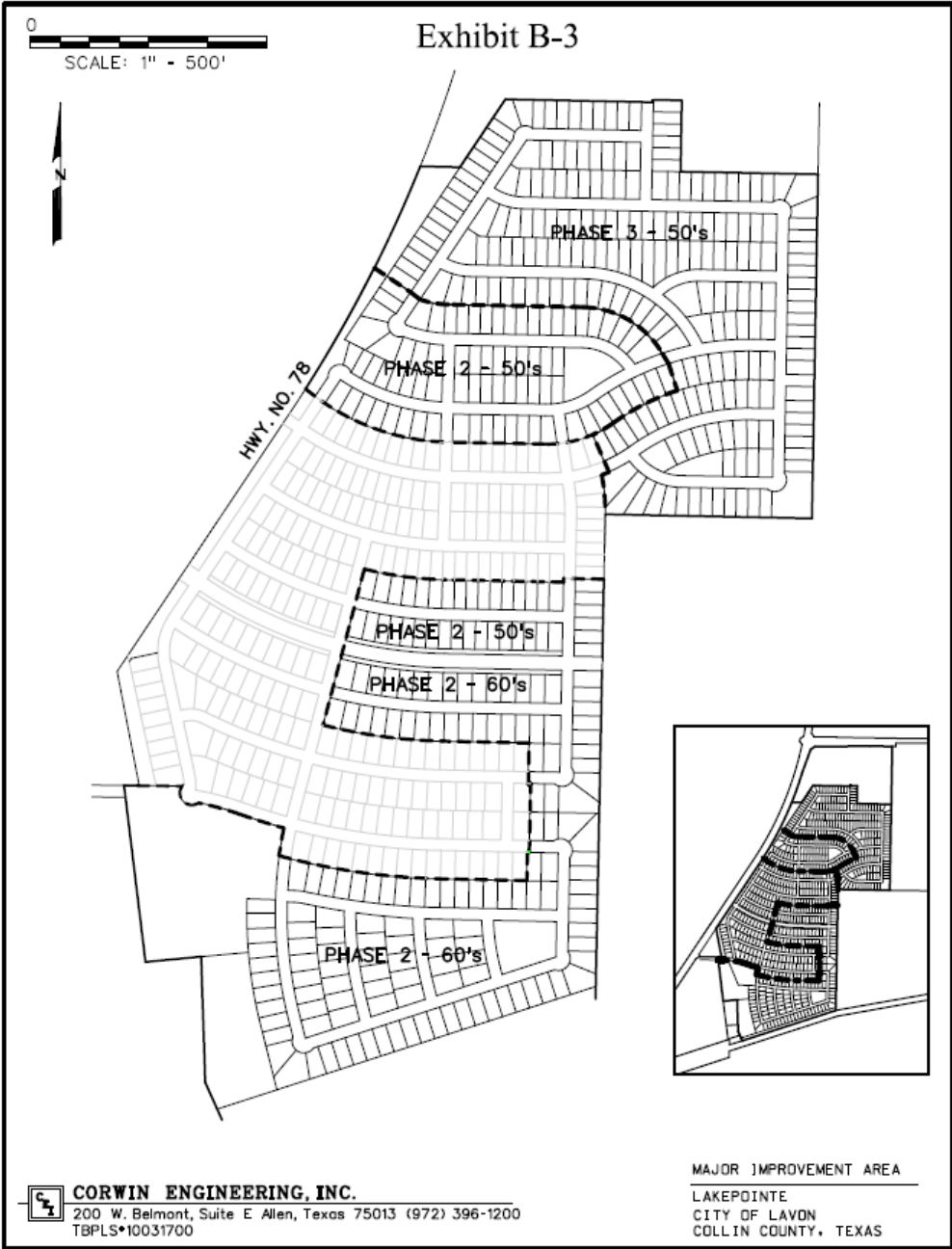


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



**EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2, IMPROVEMENT AREA #3, AND
THE MAJOR IMPROVEMENT AREA ***



***Notes:**
 Improvement Area #2 is labeled "Phase 2," Improvement Area #3 is labeled "Phase 3," and the Major Improvement Area is comprised of Improvement Area #2 and Improvement Area #3.

EXHIBIT B – PROJECT COSTS

	Total Costs	Privately Funded	Improvement Area #1		Improvement Area #2		Improvement Area #3	
			% ¹	Cost	% ¹	Cost	% ¹	Cost
<i>Major Improvements</i>								
Right of Way ²	\$ 479,955	\$ -	100.00%	\$ 479,955	0.00%	\$ -	0.00%	\$ -
Sewer ³	1,038,148	-	32.22%	334,516	38.31%	397,733	29.47%	305,899
Storm Sewer	30,000	-	32.22%	9,667	38.31%	11,494	29.47%	8,840
Pavement	632,350	-	32.22%	203,758	38.31%	242,265	29.47%	186,327
Engineering, Design, Fees and Construction	216,457	-	32.22%	69,748	38.31%	82,929	29.47%	63,781
Hardscape and Landscape	621,000	-	32.22%	200,101	38.31%	237,916	29.47%	182,983
PID Creation Cost	485,000	-	32.22%	156,278	38.31%	185,812	29.47%	142,909
	<u>\$ 3,502,910</u>	<u>\$ -</u>		<u>\$ 1,454,023</u>		<u>\$ 1,158,148</u>		<u>\$ 890,739</u>
<i>Improvement Area #1 Improvements</i>								
Sewer	\$ 538,770	\$ -	100.00%	\$ 538,770	0.00%	\$ -	0.00%	\$ -
Storm Sewer	1,224,000	-	100.00%	1,224,000	0.00%	-	0.00%	-
Pavement	1,761,738	-	100.00%	1,761,738	0.00%	-	0.00%	-
Eng, Design, Fees and Construction Management	1,250,054	-	100.00%	1,250,054	0.00%	-	0.00%	-
	<u>\$ 4,774,562</u>	<u>\$ -</u>		<u>\$ 4,774,562</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #2 Improvements</i>								
Hardscape, Irrigation, and Landscape	\$ 635,000	\$ -	0.00%	\$ -	100.00%	\$ 635,000	0.00%	\$ -
Sewer	615,000	-	0.00%	-	100.00%	615,000	0.00%	-
Storm Sewer	1,423,000	-	0.00%	-	100.00%	1,423,000	0.00%	-
Pavement	2,330,000	-	0.00%	-	100.00%	2,330,000	0.00%	-
Eng, Design, Fees and Construction Management	925,000	-	0.00%	-	100.00%	925,000	0.00%	-
Contingency ⁴	300,000	-	0.00%	-	100.00%	300,000	0.00%	-
Water	\$525,000	-	0.00%	-	100.00%	525,000	0.00%	-
	<u>\$ 6,753,000</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ 6,753,000</u>		<u>\$ -</u>
<i>Private Improvements</i>								
Water	\$ 2,822,960	\$ 2,822,960	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Sewer	817,000	817,000	0.00%	-	0.00%	-	0.00%	-
Excavation	700,000	700,000	0.00%	-	0.00%	-	0.00%	-
Gas	445,100	445,100	0.00%	-	0.00%	-	0.00%	-
CMT	35,000	35,000	0.00%	-	0.00%	-	0.00%	-
Retaining Walls	1,423,267	1,423,267	0.00%	-	0.00%	-	0.00%	-
Engineering and Staking	373,803	373,803	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,617,130</u>	<u>\$ 6,617,130</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>District Formation and Bond Issuance Costs⁵</i>								
First Year Annual Collection Costs	\$ 90,000			\$ 30,000		\$ 46,958		\$ 13,042
Debt Service Reserve Fund	1,022,515			334,400		610,595		77,520
Capitalized Interest	354,532			226,932		72,127		55,473
Underwriter Discount	481,590			160,950		286,339		34,301
Cost of Issuance	990,065			300,936		617,240		71,889
Rounding Amount	4,343			3,401		532		409
	<u>\$ 2,943,045</u>			<u>\$ 1,056,619</u>		<u>\$ 1,633,791</u>		<u>\$ 252,635</u>
Total	\$ 24,590,646	\$ 6,617,130		\$ 7,285,204		\$ 9,544,939		\$ 1,143,374

Notes:

¹ Major Improvements allocated to Improvement Area #1, Improvement Area #2 and Improvement Area #3 based on Estimated Buildout Value

² Right of Way cost in Improvement Area #1 per Appraisal of Real Property LakePointe Public Improvement District East Side of SH-78, South of FM-6.

³ The Bear Creek Trunk Sewer is oversized to provide sewer to property outside of the District, and the oversized portion is not allocated to Assessed Property. Per the Pwner, of the entire cost of the sewer, only \$1,038,148 benefits the District and is considered an Authorized Improvement cost.

⁴ Contingency is calculated at 3.00%.

⁵ District Formation and Bond Issuance Costs associated with the Major Improvement Area Bonds are allocated to Improvement Area #2 and Improvement Area #3 based on Estimated Buildout Value. District Formation and Bond Issuance Costs associated with Improvement Area #2 Bonds are estimates only and will be determined at the time Improvement Area #2 Bonds are sold.

EXHIBIT C – SERVICE PLAN

Major Improvement Area						
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Major Improvement Area Bonds</i>						
Principal		\$ 50,000.00	\$ 50,000.00	\$ 55,000.00	\$ 55,000.00	\$ 60,000.00
Interest		126,125.00	123,937.50	121,750.00	119,343.76	116,937.50
	(1)	\$ 176,125.00	\$ 173,937.50	\$ 176,750.00	\$ 174,343.76	\$ 176,937.50
Additional Interest	(2)	\$ 12,900.00	\$ 12,650.00	\$ 12,400.00	\$ 12,125.00	\$ 11,850.00
Annual Collection Costs	(3)	\$ 22,886.56	\$ 23,344.29	\$ 23,811.17	\$ 24,287.40	\$ 24,773.14
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 211,911.56	\$ 209,931.79	\$ 212,961.17	\$ 210,756.16	\$ 213,560.64

Improvement Area #1						
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 105,000.00	\$ 110,000.00	\$ 115,000.00	\$ 115,000.00	\$ 120,000.00
Interest		224,700.00	221,025.00	217,175.00	213,150.00	208,837.50
	(1)	\$ 329,700.00	\$ 331,025.00	\$ 332,175.00	\$ 328,150.00	\$ 328,837.50
Additional Interest	(2)	\$ 26,325.00	\$ 25,800.00	\$ 25,250.00	\$ 24,675.00	\$ 24,100.00
Annual Collection Costs	(3)	\$ 46,677.44	\$ 47,610.99	\$ 48,563.21	\$ 49,534.48	\$ 50,525.17
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 402,702.44	\$ 404,435.99	\$ 405,988.21	\$ 402,359.48	\$ 403,462.67

Improvement Area #2						
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal		\$ 115,813.21	\$ 121,603.87	\$ 127,684.06	\$ 134,068.27	\$ 140,771.68
Interest		402,900.00	397,109.34	391,029.15	384,644.94	377,941.53
	(1)	518,713.21	518,713.21	518,713.21	518,713.21	518,713.21
Annual Collection Costs	(2)	30,000.00	30,600.00	31,212.00	31,836.24	32,472.96
Total Annual Installment	(3) = (1) + (2)	\$ 548,713.21	\$ 549,313.21	\$ 549,925.21	\$ 550,549.45	\$ 551,186.18

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Major Improvement Area	Improvement Area #1	Improvement Area #2
Sources of Funds				
Major Improvement Area Bond Par ¹	\$ -	\$ 2,630,000	\$ -	\$ -
Improvement Area #1 Bond Par ²	-	-	5,365,000	-
Improvement Area #1 Bond Original Issue Discount	-	-	(11,306)	-
Improvement Area #2 Assessment ³	-	-	-	8,058,000
Owner Contribution ⁴	-	-	1,931,510	312
Owner Contribution - Private Improvements ⁴	6,617,130	-	-	-
Total Sources	\$ 6,617,130	\$ 2,630,000	\$ 7,285,204	\$ 8,058,313
Uses of Funds				
Major Improvements	\$ -	\$ 2,048,887	\$ 1,454,023	\$ -
Improvement Area #1 Improvements	-	-	4,774,562	-
Improvement Area #2 Improvements	-	-	-	6,753,000
Private Improvements	6,617,130	-	-	-
	\$ 6,617,130	\$ 2,048,887	\$ 6,228,585	\$ 6,753,000
<i>District Formation and Bond Issuance Costs⁵</i>				
First Year Annual Collection Costs	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Debt Service Reserve Fund	-	178,313	334,400	509,803
Capitalized Interest	-	127,600	226,932	-
Underwriter Discount	-	78,900	160,950	241,740
Cost of Issuance	-	165,359	300,936	523,770
Rounding Amount	-	942	3,401	-
	\$ -	\$ 581,113	\$ 1,056,619	\$ 1,305,313
Total Uses	\$ 6,617,130	\$ 2,630,000	\$ 7,285,204	\$ 8,058,313

Notes:

¹ Represents Assessment at time of levy; current outstanding Assessment is \$2,580,000, due to collection of Annual Installments.

² Represents Assessment at time of levy; current outstanding Assessment is \$5,265,000 due to collection of Annual Installments.

³ The Improvement Area #2 Assessment will secure the Improvement Area #2 Bonds when they are sold.

⁴ Not reimbursable to Owner through Assessments.

⁵ District Formation and Bond Issuance Costs associated with Improvement Area #2 Bonds are estimates only and will be determined at the time Improvement Area #2 Bonds are sold.

EXHIBIT E-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ¹	Lot Type	Outstanding Assessment	Installment Due 1/31/2022 ²
2663916	Major Improvement Area Initial Parcel	\$ 2,580,000.00	\$ 211,911.56
Total		\$ 2,580,000.00	\$ 211,911.56

Notes

¹ Property ID 2663916 includes all of the Major Improvement Area.

² Annual Installment covers the period September 15, 2021 to September 14, 2022, and is due by January 31, 2022.

EXHIBIT E-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Installments Due	Principal	Interest¹	Additional Interest Reserve	Annual Collection Costs	Total Installment
1/31/2022	\$ 50,000.00	\$ 126,125.00	\$ 12,900.00	\$ 22,886.56	\$ 211,911.56
1/31/2023	\$ 50,000.00	\$ 123,937.50	\$ 12,650.00	\$ 23,344.29	\$ 209,931.79
1/31/2024	\$ 55,000.00	\$ 121,750.00	\$ 12,400.00	\$ 23,811.17	\$ 212,961.17
1/31/2025	\$ 55,000.00	\$ 119,343.76	\$ 12,125.00	\$ 24,287.40	\$ 210,756.16
1/31/2026	\$ 60,000.00	\$ 116,937.50	\$ 11,850.00	\$ 24,773.14	\$ 213,560.64
1/31/2027	\$ 60,000.00	\$ 114,312.50	\$ 11,550.00	\$ 25,268.61	\$ 211,131.11
1/31/2028	\$ 65,000.00	\$ 111,687.50	\$ 11,250.00	\$ 25,773.98	\$ 213,711.48
1/31/2029	\$ 65,000.00	\$ 108,843.76	\$ 10,925.00	\$ 26,289.46	\$ 211,058.22
1/31/2030	\$ 65,000.00	\$ 106,000.00	\$ 10,600.00	\$ 26,815.25	\$ 208,415.25
1/31/2031	\$ 70,000.00	\$ 102,750.00	\$ 10,275.00	\$ 27,351.55	\$ 210,376.55
1/31/2032	\$ 75,000.00	\$ 99,250.00	\$ 9,925.00	\$ 27,898.58	\$ 212,073.58
1/31/2033	\$ 75,000.00	\$ 95,500.00	\$ 9,550.00	\$ 28,456.56	\$ 208,506.56
1/31/2034	\$ 80,000.00	\$ 91,750.00	\$ 9,175.00	\$ 29,025.69	\$ 209,950.69
1/31/2035	\$ 85,000.00	\$ 87,750.00	\$ 8,775.00	\$ 29,606.20	\$ 211,131.20
1/31/2036	\$ 85,000.00	\$ 83,500.00	\$ 8,350.00	\$ 30,198.32	\$ 207,048.32
1/31/2037	\$ 90,000.00	\$ 79,250.00	\$ 7,925.00	\$ 30,802.29	\$ 207,977.29
1/31/2038	\$ 95,000.00	\$ 74,750.00	\$ 7,475.00	\$ 31,418.34	\$ 208,643.34
1/31/2039	\$ 100,000.00	\$ 70,000.00	\$ 7,000.00	\$ 32,046.70	\$ 209,046.70
1/31/2040	\$ 105,000.00	\$ 65,000.00	\$ 6,500.00	\$ 32,687.64	\$ 209,187.64
1/31/2041	\$ 110,000.00	\$ 59,750.00	\$ 5,975.00	\$ 33,341.39	\$ 209,066.39
1/31/2042	\$ 115,000.00	\$ 54,250.00	\$ 5,425.00	\$ 34,008.22	\$ 208,683.22
1/31/2043	\$ 120,000.00	\$ 48,500.00	\$ 4,850.00	\$ 34,688.38	\$ 208,038.38
1/31/2044	\$ 125,000.00	\$ 42,500.00	\$ 4,250.00	\$ 35,382.15	\$ 207,132.15
1/31/2045	\$ 130,000.00	\$ 36,250.00	\$ 3,625.00	\$ 36,089.79	\$ 205,964.79
1/31/2046	\$ 140,000.00	\$ 29,750.00	\$ 2,975.00	\$ 36,811.59	\$ 209,536.59
1/31/2047	\$ 145,000.00	\$ 22,750.00	\$ 2,275.00	\$ 37,547.82	\$ 207,572.82
1/31/2048	\$ 150,000.00	\$ 15,500.00	\$ 1,550.00	\$ 38,298.78	\$ 205,348.78
1/31/2049	\$ 160,000.00	\$ 8,000.00	\$ 800.00	\$ 39,064.75	\$ 207,864.75
Total	\$ 2,580,000.00	\$ 2,215,687.52	\$ 222,925.00	\$ 847,974.60	\$ 5,866,587.12

¹ Interest is calculated at a 4.375% rate and a 5.000% rate for bonds maturing 9/15/2029 and 9/15/2049 respectively.

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

EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819698	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819699	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819700	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819701	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819702	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819703	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819704	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819705	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819706	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819707	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819708	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819711	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819712	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819713	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819714	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819715	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819716	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819717	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819718	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819719	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819720	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819721	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819722	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819723	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819724	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819725	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819726	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819727	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819728	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819729	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819730	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819731	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819732	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819733	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819734	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819735	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819736	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819737	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819738	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819739	Lot Type 1	\$ 22,605.39	\$ 1,729.01

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819740	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819741	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819742	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819743	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819744	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819745	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819746	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819747	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819748	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819749	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819750	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819751	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819752	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819753	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819754	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819755	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819756	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819757	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819758	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819759	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819760	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819761	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819762	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819763	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819764	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819765	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819766	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819767	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819768	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819769	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819770	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819771	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819772	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819773	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819774	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819775	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819776	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819777	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819778	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819779	Lot Type 1	\$ 22,605.39	\$ 1,729.01

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819780	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819781	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819782	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819783	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819784	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819785	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819786	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819787	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819788	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819789	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819790	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819791	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819792	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819793	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819794	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819795	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819796	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819797	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819798	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819799	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819800	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819801	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819802	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819803	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819804	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819805	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819806	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819807	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819808	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819809	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819810	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819811	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819812	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819813	Lot Type 1	\$ 22,605.39	\$ 1,729.01
2819814	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819815	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819816	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819817	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819818	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819819	Lot Type 2	\$ 24,660.42	\$ 1,886.19

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819820	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819821	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819822	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819823	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819824	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819825	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819826	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819827	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819828	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819829	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819830	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819831	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819832	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819833	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819834	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819835	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819836	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819837	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819838	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819839	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819840	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819841	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819842	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819843	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819844	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819845	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819846	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819847	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819848	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819849	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819850	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819851	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819852	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819853	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819854	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819855	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819856	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819857	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819858	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819859	Lot Type 2	\$ 24,660.42	\$ 1,886.19

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819860	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819861	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819862	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819863	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819864	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819865	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819866	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819867	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819868	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819869	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819870	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819871	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819872	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819873	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819874	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819875	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819876	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819877	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819878	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819879	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819880	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819881	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819882	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819884	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819885	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819886	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819887	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819888	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819889	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819890	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819891	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819892	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819893	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819894	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819895	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819896	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819897	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819898	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819899	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819900	Lot Type 2	\$ 24,660.42	\$ 1,886.19

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
2819901	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819902	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819903	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819904	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819905	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819906	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819907	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819908	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819909	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819910	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819911	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819912	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819913	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819914	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819915	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819916	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819917	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819918	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819919	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819920	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819921	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819922	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819923	Lot Type 2	\$ 24,660.42	\$ 1,886.19
2819924	Non-Benefitted Property	\$ -	\$ -
2819926	Non-Benefitted Property	\$ -	\$ -
2819927	Non-Benefitted Property	\$ -	\$ -
2819928	Non-Benefitted Property	\$ -	\$ -
2819929	Non-Benefitted Property	\$ -	\$ -
2819930	Non-Benefitted Property	\$ -	\$ -
2819931	Non-Benefitted Property	\$ -	\$ -
Total		\$ 5,265,000.00	\$ 402,702.44

¹ The Annual Installment covers the period September 15, 2021 to September 14, 2022 and is due by January 31, 2022.

EXHIBIT F-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installments Due	Principal	Interest ¹	Annual Collection Costs	Total Installment ²
1/31/2022	\$ 115,813.21	\$ 402,900.00	\$ 30,000.00	\$ 548,713.21
1/31/2023	\$ 121,603.87	\$ 397,109.34	\$ 30,600.00	\$ 549,313.21
1/31/2024	\$ 127,684.06	\$ 391,029.15	\$ 31,212.00	\$ 549,925.21
1/31/2025	\$ 134,068.27	\$ 384,644.94	\$ 31,836.24	\$ 550,549.45
1/31/2026	\$ 140,771.68	\$ 377,941.53	\$ 32,472.96	\$ 551,186.18
1/31/2027	\$ 163,302.67	\$ 344,197.93	\$ 33,122.42	\$ 540,623.03
1/31/2028	\$ 170,879.92	\$ 336,620.69	\$ 33,784.87	\$ 541,285.48
1/31/2029	\$ 178,808.74	\$ 328,691.86	\$ 34,460.57	\$ 541,961.17
1/31/2030	\$ 187,105.47	\$ 320,395.14	\$ 35,149.78	\$ 542,650.39
1/31/2031	\$ 195,787.16	\$ 311,713.44	\$ 35,852.78	\$ 543,353.38
1/31/2032	\$ 204,871.69	\$ 302,628.92	\$ 36,569.83	\$ 544,070.44
1/31/2033	\$ 214,377.73	\$ 293,122.87	\$ 37,301.23	\$ 544,801.83
1/31/2034	\$ 224,324.86	\$ 283,175.74	\$ 38,047.25	\$ 545,547.86
1/31/2035	\$ 234,733.53	\$ 272,767.07	\$ 38,808.20	\$ 546,308.80
1/31/2036	\$ 245,625.17	\$ 261,875.43	\$ 39,584.36	\$ 547,084.97
1/31/2037	\$ 257,022.18	\$ 250,478.43	\$ 40,376.05	\$ 547,876.65
1/31/2038	\$ 268,948.01	\$ 238,552.60	\$ 41,183.57	\$ 548,684.18
1/31/2039	\$ 281,427.19	\$ 226,073.41	\$ 42,007.24	\$ 549,507.85
1/31/2040	\$ 294,485.42	\$ 213,015.19	\$ 42,847.39	\$ 550,347.99
1/31/2041	\$ 308,149.54	\$ 199,351.07	\$ 43,704.34	\$ 551,204.94
1/31/2042	\$ 322,447.68	\$ 185,052.93	\$ 44,578.42	\$ 552,079.03
1/31/2043	\$ 337,409.25	\$ 170,091.35	\$ 45,469.99	\$ 552,970.59
1/31/2044	\$ 353,065.04	\$ 154,435.56	\$ 46,379.39	\$ 553,879.99
1/31/2045	\$ 369,447.26	\$ 138,053.35	\$ 47,306.98	\$ 554,807.58
1/31/2046	\$ 386,589.61	\$ 120,910.99	\$ 48,253.12	\$ 555,753.72
1/31/2047	\$ 404,527.37	\$ 102,973.24	\$ 49,218.18	\$ 556,718.78
1/31/2048	\$ 423,297.44	\$ 84,203.17	\$ 50,202.54	\$ 557,703.15
1/31/2049	\$ 442,938.44	\$ 64,562.17	\$ 51,206.59	\$ 558,707.20
1/31/2050	\$ 463,490.78	\$ 44,009.82	\$ 52,230.73	\$ 559,731.33
1/31/2051	\$ 484,996.76	\$ 22,503.85	\$ 53,275.34	\$ 560,775.95
Total	\$ 8,058,000.00	\$ 7,223,081.17	\$ 1,217,042.38	\$ 16,498,123.55

¹ Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

² Parcels in Improvement Area #2 are also subject to Major Improvement Area Assessments.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 –IMPROVEMENT AREA #2 ASSESSMENT ROLL***

Property ID ¹	Lot Type	Outstanding Assessment	Installment Due 1/31/2022 ²
2663916	Improvement Area #2 Initial Parcel	\$ 8,058,000.00	\$ 548,713.21
Total		\$ 8,058,000.00	\$ 548,713.21

Notes

¹ Property IA 2663916 includes all of the Major Improvement Area, which includes Improvement Area #2.

² Annual Installment covers the period September 15, 2021 to September 14, 2022, and is due by January 31, 2022.

*****Not yet reviewed by FA; subject to FA's approval.**

EXHIBIT G-2 –IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

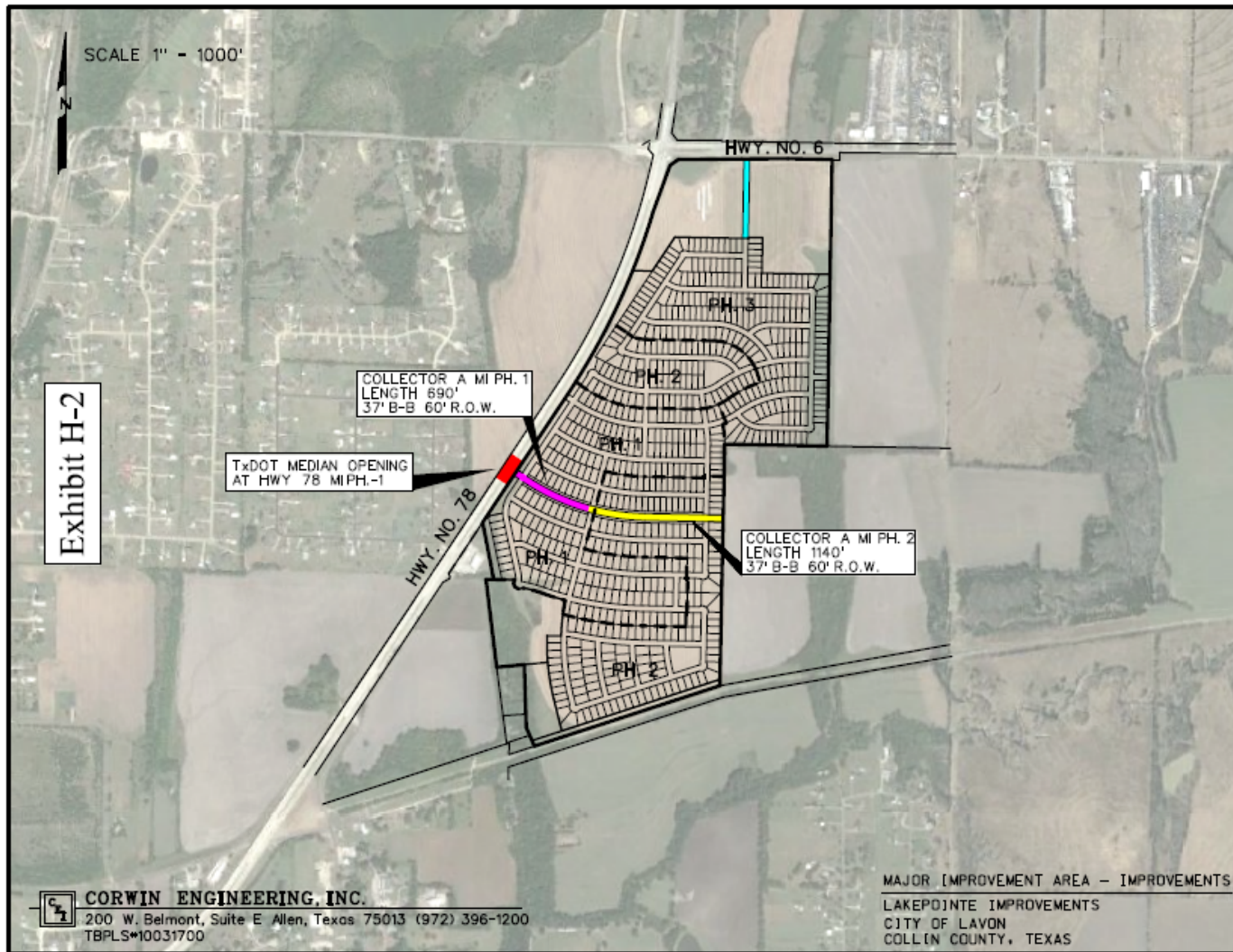
Installments Due	Principal	Interest ¹	Annual Collection Costs	Total Installment ²
1/31/2022	\$ 115,813.21	\$ 402,900.00	\$ 30,000.00	\$ 548,713.21
1/31/2023	\$ 121,603.87	\$ 397,109.34	\$ 30,600.00	\$ 549,313.21
1/31/2024	\$ 127,684.06	\$ 391,029.15	\$ 31,212.00	\$ 549,925.21
1/31/2025	\$ 134,068.27	\$ 384,644.94	\$ 31,836.24	\$ 550,549.45
1/31/2026	\$ 140,771.68	\$ 377,941.53	\$ 32,472.96	\$ 551,186.18
1/31/2027	\$ 163,302.67	\$ 344,197.93	\$ 33,122.42	\$ 540,623.03
1/31/2028	\$ 170,879.92	\$ 336,620.69	\$ 33,784.87	\$ 541,285.48
1/31/2029	\$ 178,808.74	\$ 328,691.86	\$ 34,460.57	\$ 541,961.17
1/31/2030	\$ 187,105.47	\$ 320,395.14	\$ 35,149.78	\$ 542,650.39
1/31/2031	\$ 195,787.16	\$ 311,713.44	\$ 35,852.78	\$ 543,353.38
1/31/2032	\$ 204,871.69	\$ 302,628.92	\$ 36,569.83	\$ 544,070.44
1/31/2033	\$ 214,377.73	\$ 293,122.87	\$ 37,301.23	\$ 544,801.83
1/31/2034	\$ 224,324.86	\$ 283,175.74	\$ 38,047.25	\$ 545,547.86
1/31/2035	\$ 234,733.53	\$ 272,767.07	\$ 38,808.20	\$ 546,308.80
1/31/2036	\$ 245,625.17	\$ 261,875.43	\$ 39,584.36	\$ 547,084.97
1/31/2037	\$ 257,022.18	\$ 250,478.43	\$ 40,376.05	\$ 547,876.65
1/31/2038	\$ 268,948.01	\$ 238,552.60	\$ 41,183.57	\$ 548,684.18
1/31/2039	\$ 281,427.19	\$ 226,073.41	\$ 42,007.24	\$ 549,507.85
1/31/2040	\$ 294,485.42	\$ 213,015.19	\$ 42,847.39	\$ 550,347.99
1/31/2041	\$ 308,149.54	\$ 199,351.07	\$ 43,704.34	\$ 551,204.94
1/31/2042	\$ 322,447.68	\$ 185,052.93	\$ 44,578.42	\$ 552,079.03
1/31/2043	\$ 337,409.25	\$ 170,091.35	\$ 45,469.99	\$ 552,970.59
1/31/2044	\$ 353,065.04	\$ 154,435.56	\$ 46,379.39	\$ 553,879.99
1/31/2045	\$ 369,447.26	\$ 138,053.35	\$ 47,306.98	\$ 554,807.58
1/31/2046	\$ 386,589.61	\$ 120,910.99	\$ 48,253.12	\$ 555,753.72
1/31/2047	\$ 404,527.37	\$ 102,973.24	\$ 49,218.18	\$ 556,718.78
1/31/2048	\$ 423,297.44	\$ 84,203.17	\$ 50,202.54	\$ 557,703.15
1/31/2049	\$ 442,938.44	\$ 64,562.17	\$ 51,206.59	\$ 558,707.20
1/31/2050	\$ 463,490.78	\$ 44,009.82	\$ 52,230.73	\$ 559,731.33
1/31/2051	\$ 484,996.76	\$ 22,503.85	\$ 53,275.34	\$ 560,775.95
Total	\$ 8,058,000.00	\$ 7,223,081.17	\$ 1,217,042.38	\$ 16,498,123.55

¹ Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

² Parcels in Improvement Area #2 are also subject to Major Improvement Area Assessments.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – MAPS OF MAJOR IMPROVEMENTS



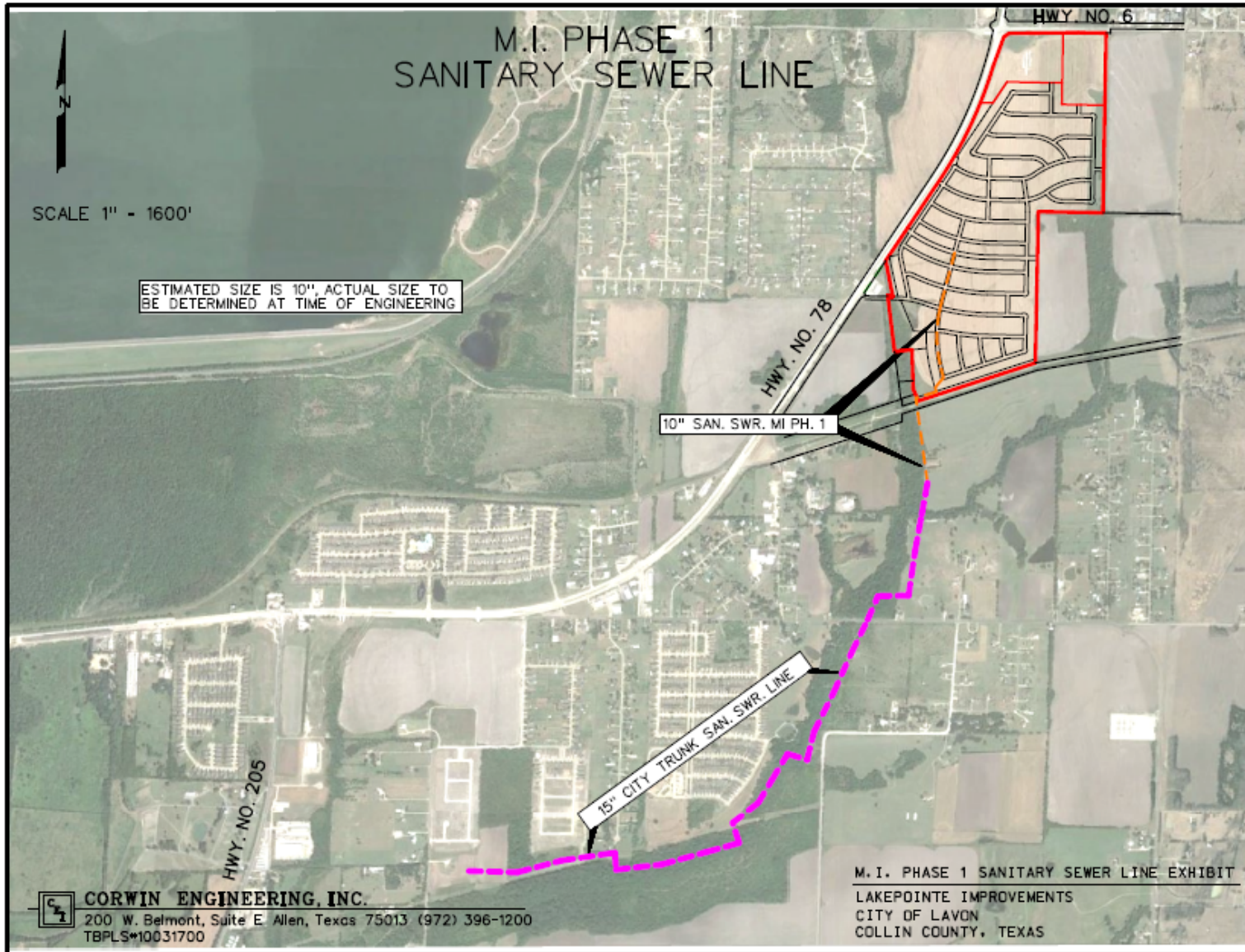


EXHIBIT H-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS

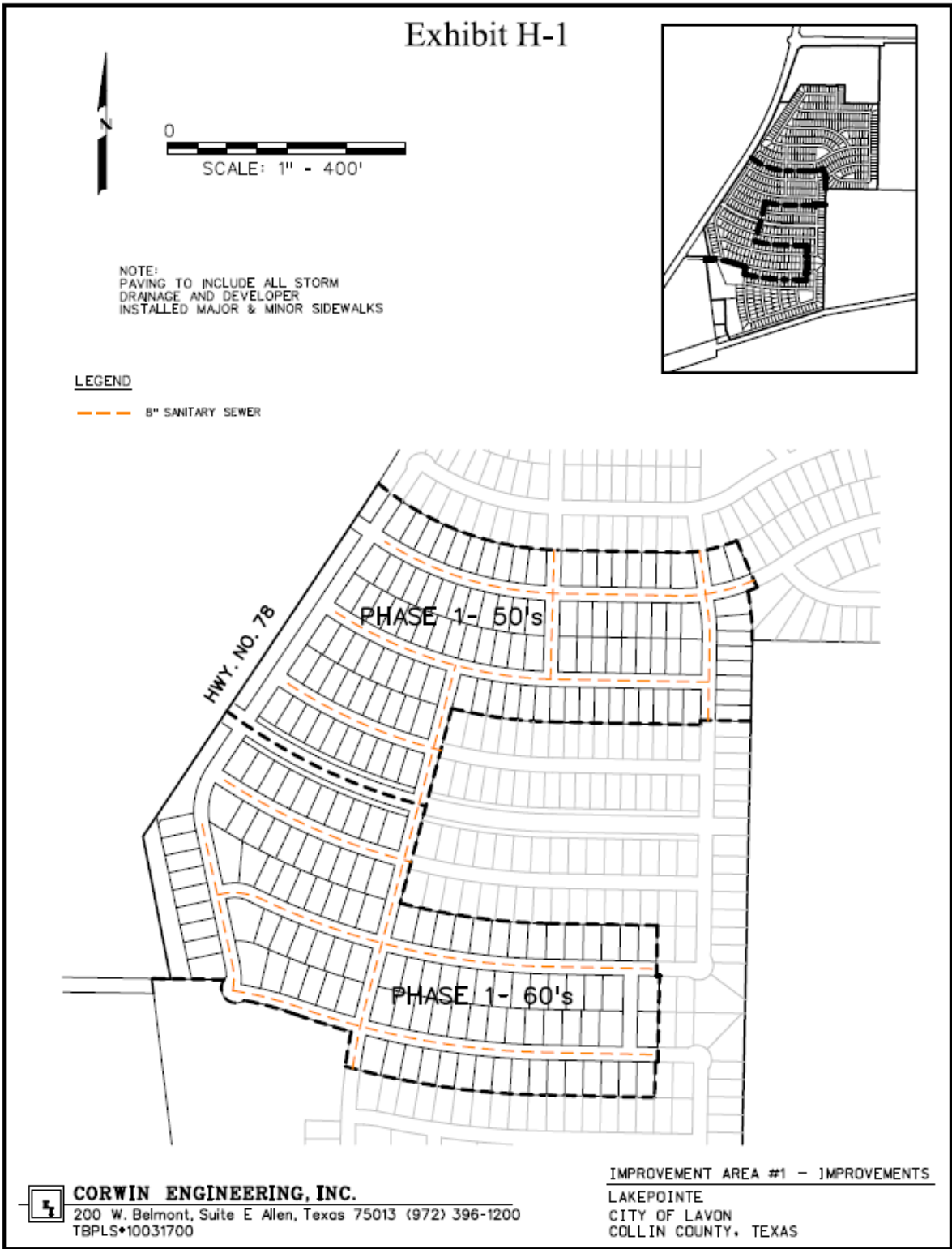
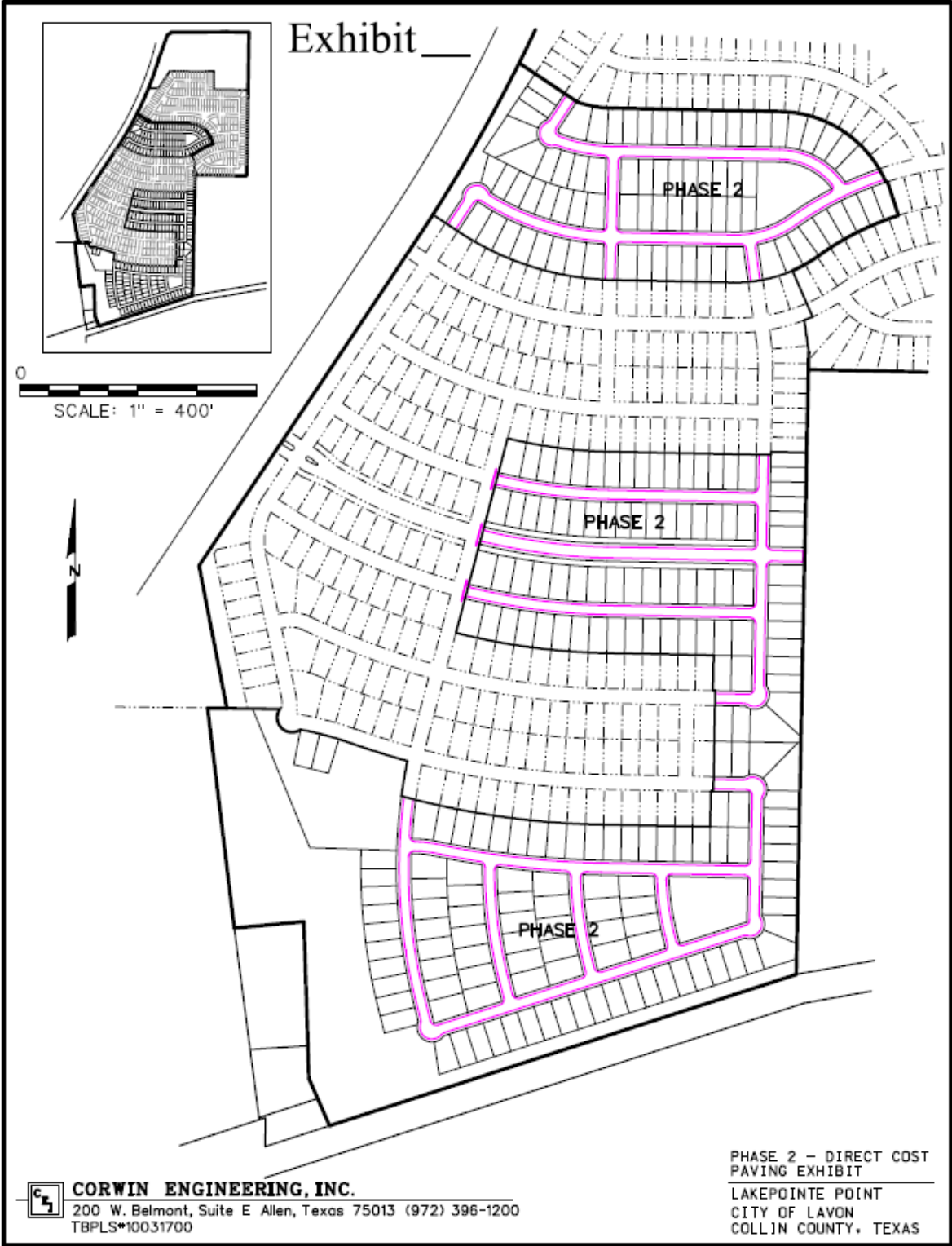
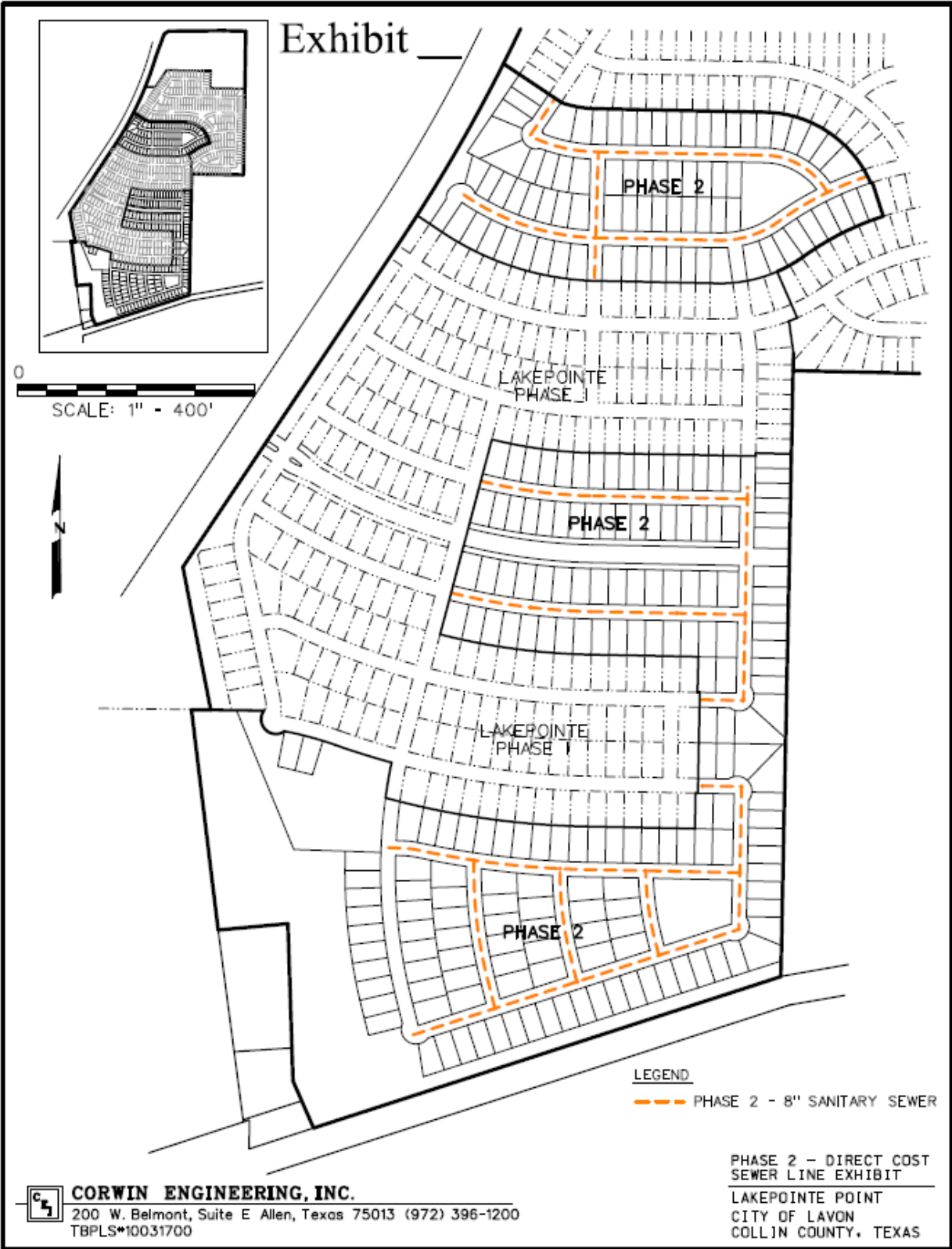


EXHIBIT H-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS





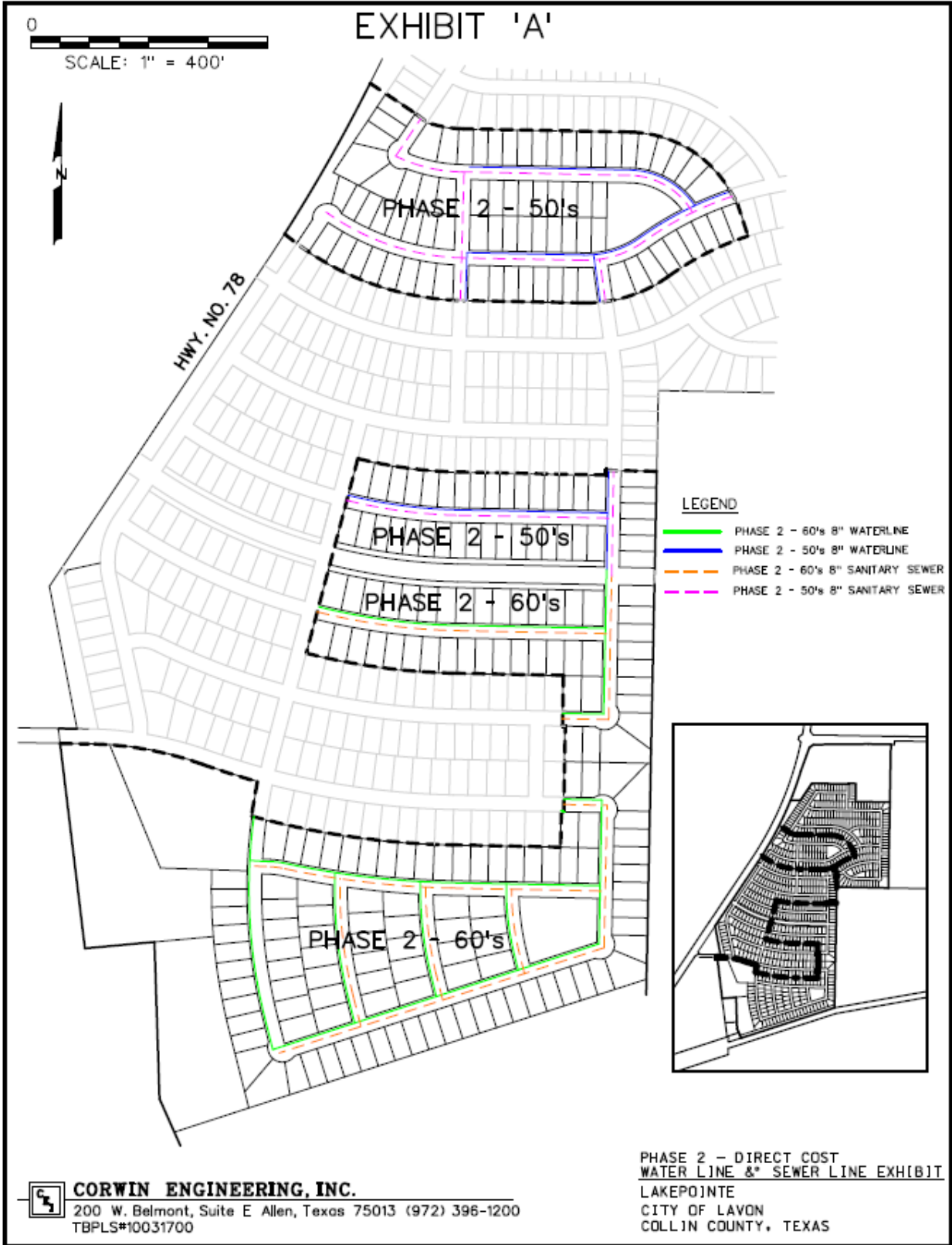


EXHIBIT H-4 – MAPS OF WATER IMPROVEMENTS

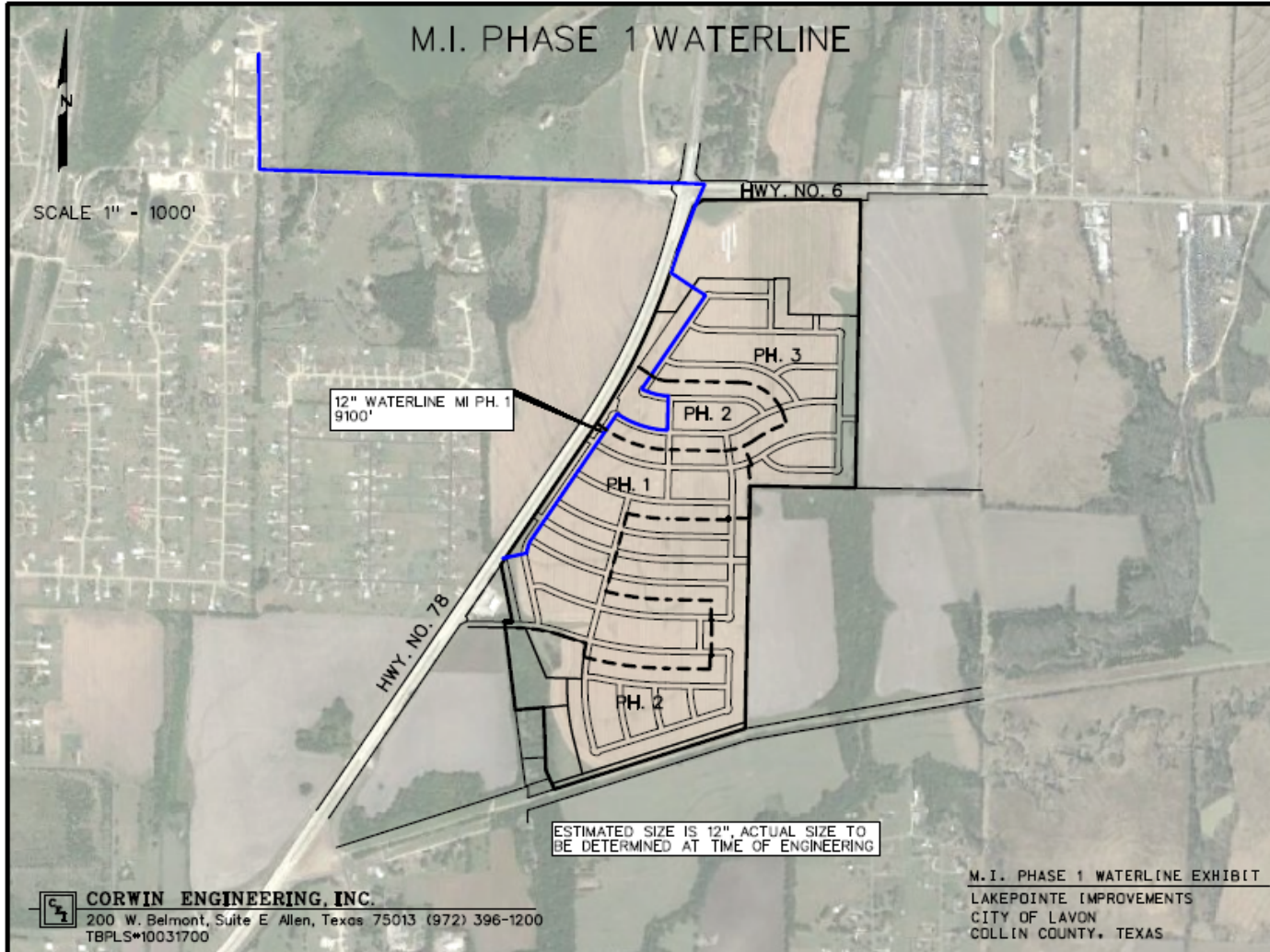
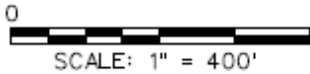
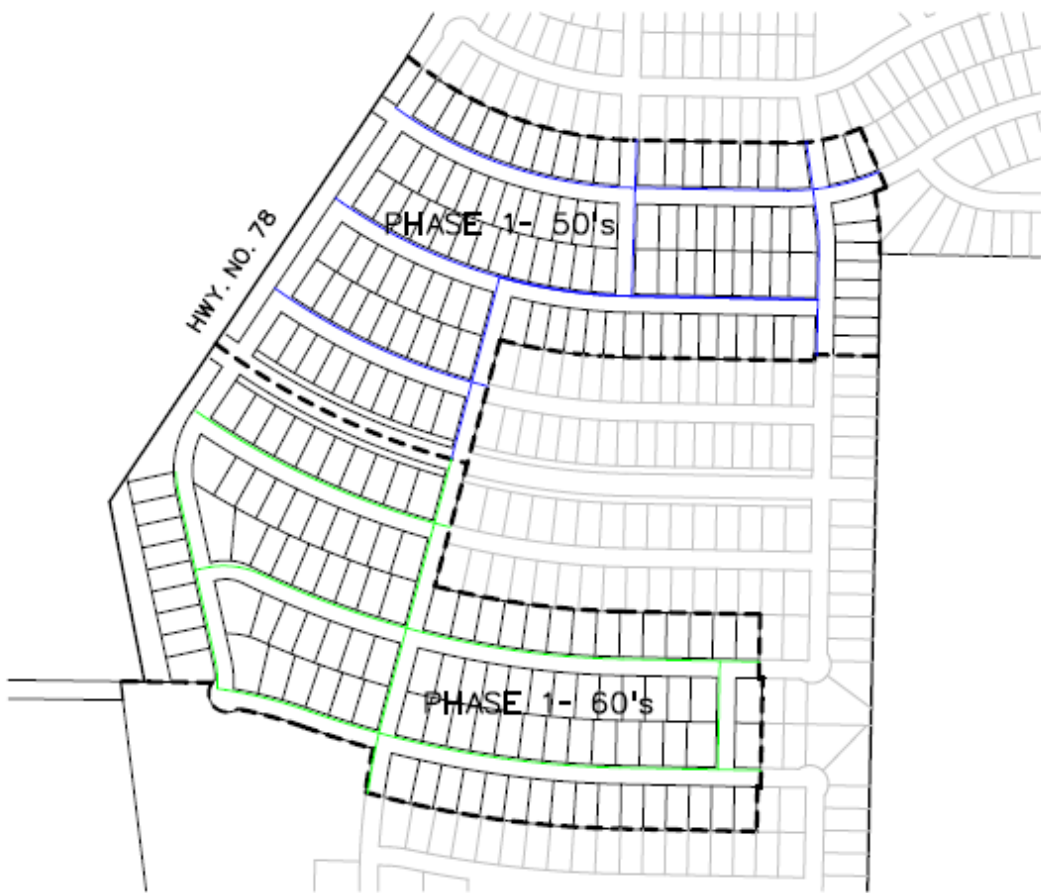


Exhibit H-3B



LEGEND

-  PHASE 1 - 60's 8" WATERLINE
-  PHASE 1 - 50's 8" WATERLINE



 **CORWIN ENGINEERING, INC.**
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
TBPLS*10031700

PHASE 1 - DIRECT COST
WATER IMPROVEMENTS
LAKEPOINTE
CITY OF LAVON
COLLIN COUNTY, TEXAS

EXHIBIT I – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ¹	Estimated Buildout Value Per Unit ¹	Total Estimated Buildout Value	Outstanding Assessment								PID Tax Rate Equivalent
				Major Improvement Area Assessment				Improvement Area #1 and #2 Assessment				
				MIA Assessment	MIA Maximum Assessment per Unit	MIA Annual Installment	MIA Annual Installment per Unit	Improvement Area Assessment	IA Maximum Assessment per Unit	IA Annual Installment	IA Annual Installment per Unit	
<i>Improvement Area #1</i>												
Lot Type 1	114	\$ 275,000	\$ 31,350,000	\$ -	\$ -	\$ -	\$ -	\$ 2,577,014	\$ 22,605	\$ 199,640	\$ 1,751.23	\$ 0.6368
Lot Type 2	109	300,000	32,700,000	-	-	-	-	2,687,986	24,660	208,237	1,910.44	0.6368
Subtotal	223		\$ 64,050,000	\$ -		\$ -		\$ 5,265,000		\$ 407,878		\$ 0.6368
<i>Major Improvement Area Improvement Area #2</i>												
Lot Type 3	118	\$ 330,469	\$ 38,995,346	\$ 598,883	\$ 5,075.28	\$ 48,635	\$ 412.16	\$ 3,309,051	\$ 28,043	\$ 236,361	\$ 2,003.06	\$ 0.7308
Lot Type 4	142	394,111	55,963,762	859,481	6,052.68	69,798	491.54	4,748,949	33,443	339,211	2,388.81	0.7308
Subtotal	260		\$ 94,959,108	\$ 1,458,363		\$ 118,433	\$ 455.51	\$ 8,058,000		\$ 575,571		\$ 0.7308
<i>Improvement Area #3</i>												
Lot Type 5	221	\$ 330,469	\$ 73,033,656	\$ 1,121,637	\$ 5,075.28	\$ 91,088	\$ 412.16	\$ -	\$ -	\$ -	\$ -	\$ 0.1247
Subtotal	221		\$ 73,033,656	\$ 1,121,637		\$ 91,088	\$ 412.16	\$ -		\$ -		\$ 0.1247
Total	704		\$ 232,042,763	\$ 2,580,000		\$ 209,521		\$ 13,323,000		\$ 983,449		

Note:

¹As reported by the Owner.

EXHIBIT J – FORM OF NOTICE OF ASSESSMENT TERMINATION



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

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

Re: City of Lavon Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

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

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

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

Sincerely,
[Signature]

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

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

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending (September 15)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$-	\$127,600	\$127,600
2021	50,000	128,313	178,313
2022	50,000	126,125	176,125
2023	50,000	123,938	173,938
2024	55,000	121,750	176,750
2025	55,000	119,344	174,344
2026	60,000	116,938	176,938
2027	60,000	114,313	174,313
2028	65,000	111,688	176,688
2029	65,000	108,844	173,844
2030	65,000	106,000	171,000
2031	70,000	102,750	172,750
2032	75,000	99,250	174,250
2033	75,000	95,500	170,500
2034	80,000	91,750	171,750
2035	85,000	87,750	172,750
2036	85,000	83,500	168,500
2037	90,000	79,250	169,250
2038	95,000	74,750	169,750
2039	100,000	70,000	170,000
2040	105,000	65,000	170,000
2041	110,000	59,750	169,750
2042	115,000	54,250	169,250
2043	120,000	48,500	168,500
2044	125,000	42,500	167,500
2045	130,000	36,250	166,250
2046	140,000	29,750	169,750
2047	145,000	22,750	167,750
2048	150,000	15,500	165,500
2049	160,000	8,000	168,000
Total	<u>\$2,630,000</u>	<u>\$2,471,600</u>	<u>\$5,101,600</u>

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Year Ending (September 15)	Principal	Interest	Total
2020	\$-	\$226,932	\$226,932
2021	100,000	228,200	328,200
2022	105,000	224,700	329,700
2023	110,000	221,025	331,025
2024	115,000	217,175	332,175
2025	115,000	213,150	328,150
2026	120,000	208,838	328,838
2027	125,000	204,338	329,338
2028	130,000	199,650	329,650
2029	135,000	194,775	329,775
2030	140,000	189,713	329,713
2031	145,000	183,763	328,763
2032	150,000	177,600	327,600
2033	160,000	171,225	331,225
2034	165,000	164,425	329,425
2035	170,000	157,413	327,413
2036	180,000	150,188	330,188
2037	185,000	142,538	327,538
2038	195,000	134,675	329,675
2039	205,000	126,388	331,388
2040	210,000	117,675	327,675
2041	220,000	108,225	328,225
2042	230,000	98,325	328,325
2043	240,000	87,975	327,975
2044	255,000	77,175	332,175
2045	265,000	65,700	330,700
2046	280,000	53,775	333,775
2047	290,000	41,175	331,175
2048	305,000	28,125	333,125
2049	320,000	14,400	334,400
Total	<u>\$5,365,000</u>	<u>\$4,429,257</u>	<u>\$9,794,257</u>

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**EXHIBIT K-3 – ANNUAL INSTALLMENT SCHEDULE FOR IMPROVEMENT AREA #2
REIMBURSEMENT OBLIGATION**

Installments Due	Principal	Interest ¹	Total Installment ²
1/31/2022	\$ 115,813.21	\$ 402,900.00	\$ 518,713.21
1/31/2023	\$ 121,603.87	\$ 397,109.34	\$ 518,713.21
1/31/2024	\$ 127,684.06	\$ 391,029.15	\$ 518,713.21
1/31/2025	\$ 134,068.27	\$ 384,644.94	\$ 518,713.21
1/31/2026	\$ 140,771.68	\$ 377,941.53	\$ 518,713.21
1/31/2027	\$ 163,302.67	\$ 344,197.93	\$ 507,500.60
1/31/2028	\$ 170,879.92	\$ 336,620.69	\$ 507,500.60
1/31/2029	\$ 178,808.74	\$ 328,691.86	\$ 507,500.60
1/31/2030	\$ 187,105.47	\$ 320,395.14	\$ 507,500.60
1/31/2031	\$ 195,787.16	\$ 311,713.44	\$ 507,500.60
1/31/2032	\$ 204,871.69	\$ 302,628.92	\$ 507,500.60
1/31/2033	\$ 214,377.73	\$ 293,122.87	\$ 507,500.60
1/31/2034	\$ 224,324.86	\$ 283,175.74	\$ 507,500.60
1/31/2035	\$ 234,733.53	\$ 272,767.07	\$ 507,500.60
1/31/2036	\$ 245,625.17	\$ 261,875.43	\$ 507,500.60
1/31/2037	\$ 257,022.18	\$ 250,478.43	\$ 507,500.60
1/31/2038	\$ 268,948.01	\$ 238,552.60	\$ 507,500.60
1/31/2039	\$ 281,427.19	\$ 226,073.41	\$ 507,500.60
1/31/2040	\$ 294,485.42	\$ 213,015.19	\$ 507,500.60
1/31/2041	\$ 308,149.54	\$ 199,351.07	\$ 507,500.60
1/31/2042	\$ 322,447.68	\$ 185,052.93	\$ 507,500.60
1/31/2043	\$ 337,409.25	\$ 170,091.35	\$ 507,500.60
1/31/2044	\$ 353,065.04	\$ 154,435.56	\$ 507,500.60
1/31/2045	\$ 369,447.26	\$ 138,053.35	\$ 507,500.60
1/31/2046	\$ 386,589.61	\$ 120,910.99	\$ 507,500.60
1/31/2047	\$ 404,527.37	\$ 102,973.24	\$ 507,500.60
1/31/2048	\$ 423,297.44	\$ 84,203.17	\$ 507,500.60
1/31/2049	\$ 442,938.44	\$ 64,562.17	\$ 507,500.60
1/31/2050	\$ 463,490.78	\$ 44,009.82	\$ 507,500.60
1/31/2051	\$ 484,996.76	\$ 22,503.85	\$ 507,500.60
Total	\$ 8,058,000.00	\$ 7,223,081.17	\$ 15,281,081.17

¹ Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

² Parcels in Improvement Area #2 are also subject to Major Improvement Area Assessments.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT L-1 – DISTRICT METES AND BOUNDS

LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 470, in the City of Lavon, Collin County, Texas, being part of a tract of land described in a deed to Meredith M. Roark and Margaret M. Arnold, recorded in Document No. 2010526000533270, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Roark and Arnold tract, being the southwest corner of a called 140.22 acre tract of land described in a deed to Petro Hunt, LLC, as recorded in Document No. 20070208000186500, in said Deed Records, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE South 72 degrees 03 minutes 07 seconds West, with the south line of said Roark and Arnold tract and the north line of said Northeast Texas Rural Rail Transportation District tract, a distance of 1,656.82 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the southwest corner of said Roark and Arnold tract, being southeast corner of a 0.478 acre tract of land described in a deed to North Texas Municipal Water District, recorded in Document No. 20121116001469900, in said Deed Records;

THENCE North 23 degrees 30 minutes 56 seconds West, departing the north line of said Northeast Texas Rural Rail Transportation District tract, with the west line of said Roark and Arnold tract, and with the east lines of said 0.478 acre tract and a called 0.91 acre tract described in a deed to Mary Evans, recorded in Document No. 200804070014460, in said Deed Records, a distance of 173.19 feet to a 1/2-inch iron rod found;

THENCE North 01 degree 53 minutes 11 seconds West, continuing with the west line of said Roark and Arnold tract, and with the east lines of said 0.91 acre tract and a called 2.062 acre tract of land described in a deed to Connie S. Miller, recorded in Volume 4001, Page 947, in said Deed Records, a distance of 530.40 feet to a 1/2-inch iron rod found at the northeast corner of said 2.062 acre tract;

THENCE South 84 degrees 43 minutes 14 seconds West, continuing with the west line of said Roark and Arnold tract and with the north line of said 2.062 acre tract, a distance of 236.18 feet to a 1/2-inch iron rod found at the northwest corner of said 2.062 acre tract, being in the east line of a tract of land described as Tract Two in a deed to 78 Straddle, LP, recorded in Volume 5571, Page 3351, in said Deed Records, also being the approximate center of Bois D’Arc Lane (no recording information found);

THENCE North 06 degrees 53 minutes 43 seconds West, continuing with the west line of said Roark and Arnold tract, with the east lines of said Tract Two and a tract of land described as Tract No. 2 in a deed to DPB Investments, LP, recorded in Document No. 20110606000576510, in said Deed Records, and along said Bois D’Arc Lane, a distance of 748.23 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the northeast corner of said Tract No. 2, being in the south line of a called 2.25 acre tract of land described in a deed to MJKMart, LLC, recorded in Document No. 20120906001115340, in said Deed Records;

THENCE South 89 degrees 16 minutes 47 seconds East, continuing with the west line of said Roark and Arnold tract and with the south line of said 2.25 acre tract, a distance of 64.98 feet to a 1/2-inch iron rod found at the southeast corner of said 2.25 acre tract;

THENCE North 11 degrees 02 minutes 32 seconds West, continuing with the west line of said Roark and Arnold tract and with the east line of said 2.25 acre tract, a distance of 490.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 2.25 acre tract, being in the east line of State Highway 78 (variable width right-of-way);

THENCE North 33 degrees 42 minutes 56 seconds East, continuing with the west line of said Roark and Arnold tract and with the east line of said State Highway 78, a distance of 1,298.45 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found on a non-tangent curve to the left, having a radius of 5,729.57 feet and a central angle of 11 degrees 53 minutes 10 seconds;

THENCE continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, and with said curve to the left, an arc distance of 1,188.61 feet (Chord Bearing North 27 degrees 54 minutes 44 seconds East – 1,186.48 feet);

THENCE, South 88 degrees 51 minutes 28 seconds East, departing said east and west lines, for a distance of 167.90 feet;

THENCE, North 33 degrees 46 minutes 49 seconds East, for a distance of 344.38 feet;

THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 625.77 feet;

THENCE, North 01 degrees 01 minutes 20 seconds East, for a distance of 9.75 feet;

THENCE, South 88 degrees 58 minutes 40 seconds East, for a distance of 118.86 feet;

THENCE, South 01 degrees 01 minutes 20 seconds West, for a distance of 300.00 feet;

THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 580.12 feet, in the east line of said Roark and Arnold tract, being in the west line of called 59.757 acre tract described in a deed to Petro Hunt LLC, records in Document No. 20070208000183240, in said Deed Records;

THENCE South 01 degree 00 minutes 58 seconds West, with the east line of said Roark and Arnold tract, and with the west line of said 59.757 acre tract, a distance of 1,450.63 feet to the southwest corner of said 59.757 acre tract, being in the north line of the aforementioned 140.22 acre tract;

THENCE North 88 degrees 51 minutes 38 seconds West, continuing with the east line of said Roark and Arnold tract and with the north line said 140.22 acre tract, a distance of 871.25 feet to a 1/2-inch iron rod found at the northwest corner of said 140.22 acre tract;

THENCE South 01 degree 09 minutes 20 seconds West, continuing with the east line of said Roark and Arnold tract and with the west line said 140.22 acre tract, a distance of 2,042.77 feet to the POINT OF BEGINNING and containing 173.037 acres of land.

EXHIBIT L-2 – MAJOR IMPROVEMENT AREA METES AND BOUNDS

MAJOR IMPROVEMENTS AREA LEGAL DESCRIPTION Lakepointe Phase II (North) & Phase III

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most easterly southeast corner of said 200.9089 acre tract;
THENCE, North 88°51'38" West, along a south line of said 200.9089 acre tract, for a distance of 871.25 feet, to a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract;
THENCE, North 01°09'20" East, for a distance of 59.54 feet, to a point;
THENCE, North 07°55'56" West, for a distance of 108.68 feet, to a point on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 02°37'39";
THENCE, along said curve to the left for an arc distance of 29.81 feet (Chord Bearing North 67°51'51" East – 29.81 feet), to a point;
THENCE, North 23°26'58" West, for a distance of 170.00 feet, to a point on a curve to the right, having a radius of 480.00 feet, a central angle of 24°35'24";
THENCE, along said curve to the right for an arc distance of 206.01 feet (Chord Bearing South 78°50'44" West – 204.43 feet), to a point at the point of tangency;

THENCE, North 88°51'33" West, for a distance of 406.13 feet, to a point at the point of curvature of a curve to the right, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, with said curve to the right for an arc distance of 554.32 feet (Chord Bearing North 72°34'19" West – 546.89 feet), to a point at the point of tangency;

THENCE, North 56°17'04" West, for a distance of 103.06 feet, to a point in the east line of said Highway 78 (120' R.O.W.) and the west line of said 200.9089 acre tract, being on a curve to the left, having a radius of 5729.58 feet, a central angle of 10°36'49";

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 1061.36 feet (Chord Bearing North 27°17'01" East – 1059.84 feet), to a point;
THENCE, South 88°51'33" East, departing said east and west lines, for a distance of 168.46 feet, to a point;
THENCE, North 33°46'44" East, for a distance of 344.38 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 624.63 feet, to a point;
THENCE, North 01°01'15" East, for a distance of 9.75 feet, to a point;
THENCE, South 88°58'45" East, for a distance of 120.00 feet, to a point;
THENCE, South 01°01'15" West, for a distance of 300.00 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 579.95 feet, to a point in the east line of said 200.9089 acre tract;
THENCE, South 01°00'58" West, along the east line of said 200.9089 acre tract, for a distance of 1449.67 feet, to the POINT OF BEGINNING and containing 62.157 acres of land.

LEGAL DESCRIPTION
Lakepointe Phase II (South)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 200.9089 acre tract, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE, South 72°03'07" West, along the south line of said 200.9089 acre and the north line of said Northeast Texas Rural Rail Transportation District, for a distance of 1656.82 feet, to a ½ inch iron rod found at the most southerly southwest corner of said 200.9089 acre tract;

THENCE, North 23°30'56" West, departing said north line and along the west line of said 200.9089 acre tract, for a distance of 173.19 feet, to a ½ inch iron rod found;

THENCE, North 01°53'11" West, continuing along said west line, for a distance of 530.40 feet, to a ½ inch iron rod found;

THENCE, South 84°43'14" West, continuing along said west line, for a distance of 236.18 feet, to a ½ inch iron rod found;

THENCE, North 06°53'43" West, continuing along said west line, for a distance of 748.23 feet, to a ½ inch iron rod found;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet passing a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract and continuing for a total distance of 244.07 feet, to a point being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the left for an arc distance of 140.04 feet (Chord Bearing South 45°16'41" East – 98.55 feet), to a point on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East – 180.08 feet), to a point at the point of reverse curvature of a curve to the left, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East – 195.88 feet), to a point on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West – 120.55 feet), to a point on a curve to the left, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the left for an arc distance of 686.07 feet (Chord Bearing South 81°52'38" East – 648.37 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.96 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 7.65 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 340.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 7.73 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 365.88 feet, to a point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the right for an arc distance of 510.69 feet (Chord Bearing North 82°18'48" West – 509.58 feet), to a point;

THENCE, North 14°52'24" East, for a distance of 680.06 feet, to a point on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East – 346.98 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 546.28 feet, to a point;

THENCE, North 01°09'20" East, for a distance of 10.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 120.00 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°09'20" West, along the east line of said 200.9089 acre tract, for a distance of 1762.46 feet, to the POINT OF BEGINNING and containing 57.455 acres of land.

EXHIBIT L-3 – IMPROVEMENT AREA #1 METES AND BOUNDS

IMPROVEMENT AREA # 1 LEGAL DESCRIPTION - Lakepointe Phase I

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northerly corner of MJKART tract, as described in Doc. No. 20120906001115340 in said Deed Records, and being in the east line of said Highway 78 (120' R.O.W.) same being in the west line of said 200.9089 acre tract;
THENCE, North 33°42'56" East, along the east line of said Highway 78 and the west line of said 200.9089 acre tract, for a distance of 1289.45 feet, to a 5/8 inch iron found with a Txdot Aluminum cap at the point of curvature of a curve to the left, having a radius of 5729.58, a central angle of 01°15'53";
THENCE, continuing along said east and west lines and with curve to the left for an arc distance of 126.48 feet (Chord Bearing North 33°13'22" East – 126.48 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 56°17'04" East, departing said lines, for a distance of 103.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, continuing along said curve to the left for an arc distance of 554.32 feet (Chord Bearing South 72°34'19" East – 546.89 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 406.13 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left for an arc distance of 480.00 feet, a central angle of 24°35'24";

THENCE, continuing along said curve to the left for an arc distance of 206.01 feet (Chord Bearing North 78°50'44" East – 204.43 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 23°26'58" East, for a distance of 170.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°37'39";

THENCE, continuing along said curve to the right for an arc distance of 29.81 feet (Chord Bearing South 67°51'51" West – 29.81 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 07°55'56" East, for a distance of 108.68 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 01°09'20" West, at 59.54 feet, passing a ½ inch iron rod found at an ell corner in the east line of said 200.9089 acre tract, for a total distance of 339.85 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, departing said east line, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°09'20" West, for a distance of 10.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 546.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the right for an arc distance of 347.70 feet (Chord Bearing North 82°27'13" West – 346.98), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 14°52'24" West, for a distance of 680.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the left for an arc distance of 510.69 feet (Chord Bearing South 82°18'48" East – 509.58 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.88 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 88°51'33" East, for a distance of 7.73 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 340.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 88°51'33" West, for a distance of 7.65 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 365.96 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the right for an arc distance of 686.07 feet (Chord Bearing North 81°52'38" West – 648.37 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the right for an arc distance of 120.57 feet (Chord Bearing North 09°44'11" East – 120.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the right for an arc distance of 195.92 feet (Chord Bearing North 72°34'22" West – 195.88 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the left for an arc distance of 180.25 feet (Chord Bearing North 74°47'36" West – 180.08 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the right for an arc distance of 140.04 feet (Chord Bearing North 45°16'41" West – 98.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°16'47" West, for a distance of 179.09 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 200.9089 acre tract;

THENCE, North 11°02'32" West, along the west line of said 200.9089 acre tract, for a distance of 490.85 feet, to the POINT OF BEGINNING and containing 53.425 acres of land.

EXHIBIT L-4 – IMPROVEMENT AREA #2 METES AND BOUNDS

LEGAL DESCRIPTION

Lakepointe Phase II (North)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMECNING, at a ½ inch iron rod found at the most westerly northwest corner of said 200.9089 acre tract, being in the east line of Highway 78 (120' R.O.W.);

THENCE, South 19°58'32" West, along the west line of said 200.9089 acre tract and the east line of said Highway 78, for a distance of 419.76 feet, to a 5/8 inch iron rod found with a Txdot Aluminum cap found at the point of curvature of a curve to the right, having a radius of 5729.58 feet, a central angle of 09°58'17";

THENCE, continuing along said east and west lines and with said curve to the right for an arc distance of 997.15 feet (Chord Bearing South 21°42'53" West – 995.90 feet), to the POINT OF BEGINNING;

THENCE, South 56°13'16" East, departing said east and west lines, for a distance of 234.46 feet, to a point on a non-tangent curve to the left, having a radius of 395.00 feet, a central angle of 17°52'25";

THENCE, along said curve to the left for an arc distance of 123.22 feet (Chord Bearing South 79°55'21" East – 122.72 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 568.53 feet, to a point at the point of curvature of a curve to the right, having a radius of 395.00 feet, a central angle of 58°11'51";

THENCE, along said curve to the right for an arc distance of 401.22 feet (Chord Bearing South 59°45'37" East – 384.19 feet), to a point on a non-tangent curve to the right, having a radius of 1140.00 feet, a central angle of 00°42'28";

THENCE, along said curve to the right for an arc distance of 14.09 feet (Chord Bearing North 71°46'39" East – 14.09 feet), to a point;

THENCE, South 17°52'06" East, for a distance of 170.00 feet, to a point on a non-tangent curve to the left, having a radius of 970.00 feet, a central angle of 17°51'38";

THENCE, along said curve to the left for an arc distance of 302.38 feet (Chord Bearing South 63°12'04" West – 301.15 feet), to a point at the point reverse curvature of a curve to the right, having a radius of 480.00 feet, a central angle of 36°52'11";

THENCE, along said curve to the right for an arc distance of 308.88 feet (Chord Bearing South 72°42'21" West – 303.58 feet), to a point at the point of tangency;

THENCE, North 88°51'33" West, for a distance of 406.13 feet, to a point at the point of curvature of a curve to the right, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, with said curve to the right for an arc distance of 554.32 feet (Chord Bearing North 72°34'19" West – 546.89 feet), to a point at the point of tangency;

THENCE, North 56°17'04" West, for a distance of 103.06 feet, to a point in the east line of said Highway 78 (120' R.O.W.) and the west line of said 200.9089 acre tract, being on a curve to the left, having a radius of 5729.58 feet, a central angle of 05°53'23";

THENCE, along the west line of said 200.9089 acre tract and the east line of Highway 78 with said curve to the left, for an arc distance of 588.97 feet (Chord Bearing North 29°38'44" East – 588.72 feet), to the POINT OF BEGINNING and containing 17.524 acres of land.

LEGAL DESCRIPTION Lakepointe Phase II (South)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 200.9089 acre tract, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE, South 72°03'07" West, along the south line of said 200.9089 acre and the north line of said Northeast Texas Rural Rail Transportation District, for a distance of 1656.82 feet, to a ½ inch iron rod found at the most southerly southwest corner of said 200.9089 acre tract;

THENCE, North 23°30'56" West, departing said north line and along the west line of said 200.9089 acre tract, for a distance of 173.19 feet, to a ½ inch iron rod found;

THENCE, North 01°53'11" West, continuing along said west line, for a distance of 530.40 feet, to a ½ inch iron rod found;

THENCE, South 84°43'14" West, continuing along said west line, for a distance of 236.18 feet, to a ½ inch iron rod found;

THENCE, North 06°53'43" West, continuing along said west line, for a distance of 748.23 feet, to a ½ inch iron rod found;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet passing a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract and continuing for a total distance of 244.07 feet, to a point being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the left for an arc distance of 140.04 feet (Chord Bearing South 45°16'41" East – 98.55 feet), to a point on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East – 180.08 feet), to a point at the point of reverse curvature of a curve to the left, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East – 195.88 feet), to a point on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West – 120.55 feet), to a point on a curve to the left, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the left for an arc distance of 686.07 feet (Chord Bearing South 81°52'38" East – 648.37 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.96 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 7.65 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 340.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 7.73 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 365.88 feet, to a point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the right for an arc distance of 510.69 feet (Chord Bearing North 82°18'48" West – 509.58 feet), to a point;

THENCE, North 14°52'24" East, for a distance of 680.06 feet, to a point on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East – 346.98 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 546.28 feet, to a point;

THENCE, North 01°09'20" East, for a distance of 10.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 120.00 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°09'20" West, along the east line of said 200.9089 acre tract, for a distance of 1762.46 feet, to the POINT OF BEGINNING and containing 57.455 acres of land.

EXHIBIT L-5 – IMPROVEMENT AREA #3 METES AND BOUNDS

LEGAL DESCRIPTION

Lakepoint Phase III

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most easterly southeast corner of said 200.9089 acre tract;
THENCE, North 88°51'38" West, along a south line of said 200.9089 acre tract, for a distance of 871.25 feet, to a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract;
THENCE, North 01°09'20" East, for a distance of 59.54 feet, to a point;
THENCE, North 07°55'56" West, for a distance of 108.68 feet, to a point on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 02°37'39";
THENCE, along said curve to the left for an arc distance of 29.81 feet (Chord Bearing North 67°51'51" East – 29.81 feet), to a point;
THENCE, North 23°26'58" West, for a distance of 170.00 feet, to a point on a curve to the left, having a radius of 480.00 feet, a central angle of 12°16'46";
THENCE, along said curve to the left for an arc distance of 102.87 feet (Chord Bearing North 60°24'38" East – 102.68 feet), to a point at the point of reverse curvature of a curve to the right, having a radius of 970.00 feet, a central angle of 17°51'38";
THENCE, along said curve to the right for an arc distance of 302.38 feet (Chord Bearing North 63°12'04" East – 301.15 feet), to a point;
THENCE, North 17°52'06" West, for a distance of 170.00 feet, to a point on a non-tangent curve to the left, having a radius of 1140.00 feet, a central angle of 00°42'28";
THENCE, along said curve to the left for an arc distance of 14.09 feet (Chord Bearing South 71°46'39" West – 14.09 feet), to a point on a curve to the left, having a radius of 395.00 feet, central angle of 58°11'51";
THENCE, along said curve to the left for an arc distance of 401.22 feet (Chord Bearing North 59°45'37" West – 384.19 feet), to a point at the point of tangency;
THENCE, North 88°51'33" West, for a distance of 568.53 feet, to a point at the point of curvature of a curve to the right, having a radius 395.00 feet, a central angle of 17°52'25";
THENCE, along said curve to the right for an arc distance of 123.22 feet (Chord Bearing North 79°55'21" West – 122.72 feet), to a point;
THENCE, North 56°13'16" West, for a distance of 234.46 feet, to a point in the west line of said 200.9089 acre tract and being in the east line of Highway 78 (120' R.O.W.), being on a curve to the left, having a radius of 5729.58 feet, a central angle of 04°43'15";
THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 472.08 feet (Chord Bearing North 24°20'25" East – 471.95 feet), to a point;
THENCE, South 88°51'33" East, departing said east and west lines, for a distance of 168.46 feet, to a point;

THENCE, North 33°46'44" East, for a distance of 344.38 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 624.63 feet, to a point;
THENCE, North 01°01'15" East, for a distance of 9.75 feet, to a point;
THENCE, South 88°58'45" East, for a distance of 120.00 feet, to a point;
THENCE, South 01°01'15" West, for a distance of 300.00 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 579.95 feet, to a point in the east line of said 200.9089 acre tract;
THENCE, South 01°00'58" West, along the east line of said 200.9089 acre tract, for a distance of 1449.67 feet, to the POINT OF BEGINNING and containing 44.633 acres of land.

**APPENDIX A-1 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 –
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$22,605.39

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS
COUNTY OF _____

§
§
§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

LakePointe PID - Improvement Area #1 Lot Type 1 Projected Annual Installments

Installments Due 1/31	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Annual Installment
2022	\$ 450.82	\$ 964.75	\$ 113.03	\$ 200.41	\$ 1,729.01
2023	\$ 472.29	\$ 948.98	\$ 110.77	\$ 204.42	\$ 1,736.45
2024	\$ 493.75	\$ 932.45	\$ 108.41	\$ 208.51	\$ 1,743.12
2025	\$ 493.75	\$ 915.16	\$ 105.94	\$ 212.68	\$ 1,727.54
2026	\$ 515.22	\$ 896.65	\$ 103.47	\$ 216.93	\$ 1,732.28
2027	\$ 536.69	\$ 877.33	\$ 100.90	\$ 221.27	\$ 1,736.18
2028	\$ 558.16	\$ 857.20	\$ 98.21	\$ 225.69	\$ 1,739.27
2029	\$ 579.63	\$ 836.27	\$ 95.42	\$ 230.21	\$ 1,741.53
2030	\$ 601.09	\$ 814.53	\$ 92.53	\$ 234.81	\$ 1,742.97
2031	\$ 622.56	\$ 788.99	\$ 89.52	\$ 239.51	\$ 1,740.58
2032	\$ 644.03	\$ 762.53	\$ 86.41	\$ 244.30	\$ 1,737.26
2033	\$ 686.96	\$ 735.16	\$ 83.19	\$ 249.19	\$ 1,754.49
2034	\$ 708.43	\$ 705.96	\$ 79.75	\$ 254.17	\$ 1,748.31
2035	\$ 729.90	\$ 675.85	\$ 76.21	\$ 259.25	\$ 1,741.21
2036	\$ 772.83	\$ 644.83	\$ 72.56	\$ 264.44	\$ 1,754.66
2037	\$ 794.30	\$ 611.99	\$ 68.70	\$ 269.73	\$ 1,744.71
2038	\$ 837.24	\$ 578.23	\$ 64.72	\$ 275.12	\$ 1,755.31
2039	\$ 880.17	\$ 542.65	\$ 60.54	\$ 280.62	\$ 1,763.98
2040	\$ 901.64	\$ 505.24	\$ 56.14	\$ 286.24	\$ 1,749.25
2041	\$ 944.57	\$ 464.67	\$ 51.63	\$ 291.96	\$ 1,752.83
2042	\$ 987.51	\$ 422.16	\$ 46.91	\$ 297.80	\$ 1,754.38
2043	\$ 1,030.44	\$ 377.72	\$ 41.97	\$ 303.76	\$ 1,753.89
2044	\$ 1,094.85	\$ 331.35	\$ 36.82	\$ 309.83	\$ 1,772.85
2045	\$ 1,137.78	\$ 282.08	\$ 31.34	\$ 316.03	\$ 1,767.24
2046	\$ 1,202.19	\$ 230.88	\$ 25.65	\$ 322.35	\$ 1,781.07
2047	\$ 1,245.12	\$ 176.79	\$ 19.64	\$ 328.79	\$ 1,770.34
2048	\$ 1,309.52	\$ 120.76	\$ 13.42	\$ 335.37	\$ 1,779.07
2049	\$ 1,373.93	\$ 61.83	\$ 6.87	\$ 342.08	\$ 1,784.70
Total	\$ 22,605.39	\$ 17,062.99	\$ 1,940.67	\$ 7,425.45	\$ 49,034.50

¹ Interest is calculated at 3.500%, 3.750%, 4.250% and 4.500% for bonds maturing 9/15/2024, 9/15/2029, 9/15/2039 and 9/15/2049 respectively.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-2 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 –
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$24,660.42

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

LakePointe PID - Improvement Area #1 Lot Type 2 Projected Annual Installments

Installments Due 1/31	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Annual Installment
2022	\$ 491.80	\$ 1,052.46	\$ 123.30	\$ 218.63	\$ 1,886.19
2023	\$ 515.22	\$ 1,035.25	\$ 120.84	\$ 223.00	\$ 1,894.31
2024	\$ 538.64	\$ 1,017.21	\$ 118.27	\$ 227.46	\$ 1,901.58
2025	\$ 538.64	\$ 998.36	\$ 115.57	\$ 232.01	\$ 1,884.59
2026	\$ 562.06	\$ 978.16	\$ 112.88	\$ 236.65	\$ 1,889.75
2027	\$ 585.48	\$ 957.08	\$ 110.07	\$ 241.38	\$ 1,894.02
2028	\$ 608.90	\$ 935.13	\$ 107.14	\$ 246.21	\$ 1,897.38
2029	\$ 632.32	\$ 912.30	\$ 104.10	\$ 251.14	\$ 1,899.85
2030	\$ 655.74	\$ 888.58	\$ 100.94	\$ 256.16	\$ 1,901.42
2031	\$ 679.16	\$ 860.71	\$ 97.66	\$ 261.28	\$ 1,898.81
2032	\$ 702.58	\$ 831.85	\$ 94.26	\$ 266.51	\$ 1,895.20
2033	\$ 749.41	\$ 801.99	\$ 90.75	\$ 271.84	\$ 1,913.99
2034	\$ 772.83	\$ 770.14	\$ 87.00	\$ 277.28	\$ 1,907.25
2035	\$ 796.25	\$ 737.30	\$ 83.14	\$ 282.82	\$ 1,899.51
2036	\$ 843.09	\$ 703.45	\$ 79.16	\$ 288.48	\$ 1,914.18
2037	\$ 866.51	\$ 667.62	\$ 74.94	\$ 294.25	\$ 1,903.32
2038	\$ 913.35	\$ 630.80	\$ 70.61	\$ 300.13	\$ 1,914.89
2039	\$ 960.19	\$ 591.98	\$ 66.04	\$ 306.13	\$ 1,924.34
2040	\$ 983.61	\$ 551.17	\$ 61.24	\$ 312.26	\$ 1,908.28
2041	\$ 1,030.44	\$ 506.91	\$ 56.32	\$ 318.50	\$ 1,912.18
2042	\$ 1,077.28	\$ 460.54	\$ 51.17	\$ 324.87	\$ 1,913.87
2043	\$ 1,124.12	\$ 412.06	\$ 45.78	\$ 331.37	\$ 1,913.34
2044	\$ 1,194.38	\$ 361.48	\$ 40.16	\$ 338.00	\$ 1,934.02
2045	\$ 1,241.22	\$ 307.73	\$ 34.19	\$ 344.76	\$ 1,927.90
2046	\$ 1,311.48	\$ 251.87	\$ 27.99	\$ 351.65	\$ 1,942.99
2047	\$ 1,358.31	\$ 192.86	\$ 21.43	\$ 358.69	\$ 1,931.28
2048	\$ 1,428.57	\$ 131.73	\$ 14.64	\$ 365.86	\$ 1,940.80
2049	\$ 1,498.83	\$ 67.45	\$ 7.49	\$ 373.18	\$ 1,946.95
Total	\$ 24,660.42	\$ 18,614.17	\$ 2,117.10	\$ 8,100.50	\$ 53,492.18

¹ Interest is calculated at 3.500%, 3.750%, 4.250% and 4.500% for bonds maturing 9/15/2024, 9/15/2029, 9/15/2039 and 9/15/2049 respectively.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-3 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 –
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$33,118.08

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS
COUNTY OF _____

§
§
§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

LakePointe PID - Improvement Area #2 Lot Type 3 Projected Annual Installments								
Installments Due	Improvement Area #2 Reimbursement Obligation			Major Improvement Area Bond ¹				Total Installment
	Principal	Interest ²	Annual Collection Costs	Principal	Interest ³	Additional Interest	Annual Collection Costs	
1/31/2022	\$ 403.04	\$ 1,402.14	\$ 104.40	\$ 98.36	\$ 248.11	\$ 25.38	\$ 45.02	\$ 2,326.45
1/31/2023	\$ 423.20	\$ 1,381.99	\$ 106.49	\$ 98.36	\$ 243.81	\$ 24.88	\$ 45.92	\$ 2,324.65
1/31/2024	\$ 444.36	\$ 1,360.83	\$ 108.62	\$ 108.19	\$ 239.50	\$ 24.39	\$ 46.84	\$ 2,332.73
1/31/2025	\$ 466.57	\$ 1,338.61	\$ 110.79	\$ 108.19	\$ 234.77	\$ 23.85	\$ 47.78	\$ 2,330.57
1/31/2026	\$ 489.90	\$ 1,315.28	\$ 113.01	\$ 118.03	\$ 230.04	\$ 23.31	\$ 48.73	\$ 2,338.30
1/31/2027	\$ 568.31	\$ 1,197.85	\$ 115.27	\$ 118.03	\$ 224.87	\$ 22.72	\$ 49.71	\$ 2,296.76
1/31/2028	\$ 594.68	\$ 1,171.48	\$ 117.58	\$ 127.87	\$ 219.71	\$ 22.13	\$ 50.70	\$ 2,304.14
1/31/2029	\$ 622.28	\$ 1,143.89	\$ 119.93	\$ 127.87	\$ 214.11	\$ 21.49	\$ 51.72	\$ 2,301.28
1/31/2030	\$ 651.15	\$ 1,115.01	\$ 122.33	\$ 127.87	\$ 208.52	\$ 20.85	\$ 52.75	\$ 2,298.47
1/31/2031	\$ 681.36	\$ 1,084.80	\$ 124.77	\$ 137.70	\$ 202.13	\$ 20.21	\$ 53.80	\$ 2,304.78
1/31/2032	\$ 712.98	\$ 1,053.18	\$ 127.27	\$ 147.54	\$ 195.24	\$ 19.52	\$ 54.88	\$ 2,310.61
1/31/2033	\$ 746.06	\$ 1,020.10	\$ 129.81	\$ 147.54	\$ 187.86	\$ 18.79	\$ 55.98	\$ 2,306.14
1/31/2034	\$ 780.68	\$ 985.49	\$ 132.41	\$ 157.37	\$ 180.49	\$ 18.05	\$ 57.10	\$ 2,311.58
1/31/2035	\$ 816.90	\$ 949.26	\$ 135.06	\$ 167.21	\$ 172.62	\$ 17.26	\$ 58.24	\$ 2,316.55
1/31/2036	\$ 854.80	\$ 911.36	\$ 137.76	\$ 167.21	\$ 164.26	\$ 16.43	\$ 59.41	\$ 2,311.22
1/31/2037	\$ 894.47	\$ 871.69	\$ 140.51	\$ 177.04	\$ 155.90	\$ 15.59	\$ 60.59	\$ 2,315.80
1/31/2038	\$ 935.97	\$ 830.19	\$ 143.32	\$ 186.88	\$ 147.05	\$ 14.70	\$ 61.80	\$ 2,319.92
1/31/2039	\$ 979.40	\$ 786.76	\$ 146.19	\$ 196.72	\$ 137.70	\$ 13.77	\$ 63.04	\$ 2,323.58
1/31/2040	\$ 1,024.84	\$ 741.32	\$ 149.11	\$ 206.55	\$ 127.87	\$ 12.79	\$ 64.30	\$ 2,326.78
1/31/2041	\$ 1,072.40	\$ 693.77	\$ 152.10	\$ 216.39	\$ 117.54	\$ 11.75	\$ 65.59	\$ 2,329.53
1/31/2042	\$ 1,122.16	\$ 644.01	\$ 155.14	\$ 226.22	\$ 106.72	\$ 10.67	\$ 66.90	\$ 2,331.81
1/31/2043	\$ 1,174.22	\$ 591.94	\$ 158.24	\$ 236.06	\$ 95.41	\$ 9.54	\$ 68.24	\$ 2,333.65
1/31/2044	\$ 1,228.71	\$ 537.45	\$ 161.41	\$ 245.90	\$ 83.60	\$ 8.36	\$ 69.60	\$ 2,335.03
1/31/2045	\$ 1,285.72	\$ 480.44	\$ 164.63	\$ 255.73	\$ 71.31	\$ 7.13	\$ 70.99	\$ 2,335.96
1/31/2046	\$ 1,345.38	\$ 420.78	\$ 167.93	\$ 275.40	\$ 58.52	\$ 5.85	\$ 72.41	\$ 2,346.28
1/31/2047	\$ 1,407.80	\$ 358.36	\$ 171.29	\$ 285.24	\$ 44.75	\$ 4.48	\$ 73.86	\$ 2,345.78
1/31/2048	\$ 1,473.13	\$ 293.04	\$ 174.71	\$ 295.07	\$ 30.49	\$ 3.05	\$ 75.34	\$ 2,344.83
1/31/2049	\$ 1,541.48	\$ 224.68	\$ 178.21	\$ 314.75	\$ 15.74	\$ 1.57	\$ 76.85	\$ 2,353.27
1/31/2050	\$ 1,613.00	\$ 153.16	\$ 181.77	\$ -	\$ -	\$ -	\$ -	\$ 1,947.93
1/31/2052	\$ 1,687.85	\$ 78.32	\$ 185.40	\$ -	\$ -	\$ -	\$ -	\$ 1,951.57
Total	\$ 28,042.80	\$ 25,137.18	\$ 4,235.45	\$ 5,075.28	\$ 4,358.62	\$ 438.53	\$ 1,668.10	\$ 68,955.97

¹ Represents Lot Type 3's allocable portion of the Major Improvement Area Assessment.

² Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

³ Interest on Major Improvement Area Bonds calculated at a 4.375% rate for term bonds due 9/15/2029, and a 5.000% rate for term bonds due 9/15/2049.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-4 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 4 –
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,495.99

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

LakePointe PID - Improvement Area #2 Lot Type 4 Projected Annual Installments

Installments Due	Improvement Area #2 Reimbursement Obligation			Major Improvement Area Bond ¹			Annual Collection Costs	Total Installment
	Principal	Interest ²	Annual Collection Costs	Principal	Interest ³	Additional Interest		
1/31/2022	\$ 480.66	\$ 1,672.17	\$ 124.51	\$ 117.30	\$ 295.89	\$ 30.26	\$ 53.69	\$ 2,774.48
1/31/2023	\$ 504.70	\$ 1,648.13	\$ 127.00	\$ 117.30	\$ 290.76	\$ 29.68	\$ 54.77	\$ 2,772.33
1/31/2024	\$ 529.93	\$ 1,622.90	\$ 129.54	\$ 129.03	\$ 285.63	\$ 29.09	\$ 55.86	\$ 2,781.97
1/31/2025	\$ 556.43	\$ 1,596.40	\$ 132.13	\$ 129.03	\$ 279.98	\$ 28.45	\$ 56.98	\$ 2,779.39
1/31/2026	\$ 584.25	\$ 1,568.58	\$ 134.77	\$ 140.76	\$ 274.34	\$ 27.80	\$ 58.12	\$ 2,788.61
1/31/2027	\$ 677.76	\$ 1,428.53	\$ 137.47	\$ 140.76	\$ 268.18	\$ 27.10	\$ 59.28	\$ 2,739.07
1/31/2028	\$ 709.21	\$ 1,397.08	\$ 140.22	\$ 152.49	\$ 262.02	\$ 26.39	\$ 60.47	\$ 2,747.88
1/31/2029	\$ 742.11	\$ 1,364.18	\$ 143.02	\$ 152.49	\$ 255.35	\$ 25.63	\$ 61.68	\$ 2,744.46
1/31/2030	\$ 776.55	\$ 1,329.74	\$ 145.88	\$ 152.49	\$ 248.68	\$ 24.87	\$ 62.91	\$ 2,741.12
1/31/2031	\$ 812.58	\$ 1,293.71	\$ 148.80	\$ 164.22	\$ 241.05	\$ 24.11	\$ 64.17	\$ 2,748.64
1/31/2032	\$ 850.28	\$ 1,256.01	\$ 151.78	\$ 175.95	\$ 232.84	\$ 23.28	\$ 65.45	\$ 2,755.59
1/31/2033	\$ 889.74	\$ 1,216.55	\$ 154.81	\$ 175.95	\$ 224.04	\$ 22.40	\$ 66.76	\$ 2,750.26
1/31/2034	\$ 931.02	\$ 1,175.27	\$ 157.91	\$ 187.68	\$ 215.25	\$ 21.52	\$ 68.09	\$ 2,756.74
1/31/2035	\$ 974.22	\$ 1,132.07	\$ 161.07	\$ 199.41	\$ 205.86	\$ 20.59	\$ 69.46	\$ 2,762.67
1/31/2036	\$ 1,019.42	\$ 1,086.87	\$ 164.29	\$ 199.41	\$ 195.89	\$ 19.59	\$ 70.85	\$ 2,756.31
1/31/2037	\$ 1,066.73	\$ 1,039.57	\$ 167.57	\$ 211.14	\$ 185.92	\$ 18.59	\$ 72.26	\$ 2,761.78
1/31/2038	\$ 1,116.22	\$ 990.07	\$ 170.93	\$ 222.87	\$ 175.36	\$ 17.54	\$ 73.71	\$ 2,766.69
1/31/2039	\$ 1,168.01	\$ 938.28	\$ 174.34	\$ 234.60	\$ 164.22	\$ 16.42	\$ 75.18	\$ 2,771.06
1/31/2040	\$ 1,222.21	\$ 884.08	\$ 177.83	\$ 246.33	\$ 152.49	\$ 15.25	\$ 76.69	\$ 2,774.88
1/31/2041	\$ 1,278.92	\$ 827.37	\$ 181.39	\$ 258.06	\$ 140.17	\$ 14.02	\$ 78.22	\$ 2,778.15
1/31/2042	\$ 1,338.26	\$ 768.03	\$ 185.01	\$ 269.79	\$ 127.27	\$ 12.73	\$ 79.78	\$ 2,780.88
1/31/2043	\$ 1,400.36	\$ 705.93	\$ 188.72	\$ 281.52	\$ 113.78	\$ 11.38	\$ 81.38	\$ 2,783.06
1/31/2044	\$ 1,465.33	\$ 640.96	\$ 192.49	\$ 293.25	\$ 99.70	\$ 9.97	\$ 83.01	\$ 2,784.71
1/31/2045	\$ 1,533.33	\$ 572.97	\$ 196.34	\$ 304.98	\$ 85.04	\$ 8.50	\$ 84.67	\$ 2,785.82
1/31/2046	\$ 1,604.47	\$ 501.82	\$ 200.27	\$ 328.44	\$ 69.79	\$ 6.98	\$ 86.36	\$ 2,798.13
1/31/2047	\$ 1,678.92	\$ 427.37	\$ 204.27	\$ 340.17	\$ 53.37	\$ 5.34	\$ 88.09	\$ 2,797.53
1/31/2048	\$ 1,756.82	\$ 349.47	\$ 208.36	\$ 351.90	\$ 36.36	\$ 3.64	\$ 89.85	\$ 2,796.40
1/31/2049	\$ 1,838.34	\$ 267.95	\$ 212.52	\$ 375.36	\$ 18.77	\$ 1.88	\$ 91.65	\$ 2,806.47
1/31/2050	\$ 1,923.64	\$ 182.65	\$ 216.77	\$ -	\$ -	\$ -	\$ -	\$ 2,323.07
1/31/2052	\$ 2,012.89	\$ 93.40	\$ 221.11	\$ -	\$ -	\$ -	\$ -	\$ 2,327.40
Total	\$ 33,443.31	\$ 29,978.12	\$ 5,051.12	\$ 6,052.68	\$ 5,198.00	\$ 522.98	\$ 1,989.35	\$ 82,235.56

¹ Represents Lot Type 4's allocable portion of the Major Improvement Area Assessment.

² Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

³ Interest on Major Improvement Area Bonds calculated at a 4.375% rate for term bonds due 9/15/2029, and a 5.000% rate for term bonds due 9/15/2049.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-5 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 5 –
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: \$5,075.28

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 5

LakePointe PID - Improvement Area #3 Lot Type 5 Projected Annual Installments

Major Improvement Area Bond ¹						
Installments Due	Principal	Interest ²	Additional Interest	Annual Collection Costs	Total Installment	
1/31/2022	\$ 98.36	\$ 248.11	\$ 25.38	\$ 45.02	\$	416.86
1/31/2023	\$ 98.36	\$ 243.81	\$ 24.88	\$ 45.92	\$	412.97
1/31/2024	\$ 108.19	\$ 239.50	\$ 24.39	\$ 46.84	\$	418.93
1/31/2025	\$ 108.19	\$ 234.77	\$ 23.85	\$ 47.78	\$	414.59
1/31/2026	\$ 118.03	\$ 230.04	\$ 23.31	\$ 48.73	\$	420.11
1/31/2027	\$ 118.03	\$ 224.87	\$ 22.72	\$ 49.71	\$	415.33
1/31/2028	\$ 127.87	\$ 219.71	\$ 22.13	\$ 50.70	\$	420.41
1/31/2029	\$ 127.87	\$ 214.11	\$ 21.49	\$ 51.72	\$	415.19
1/31/2030	\$ 127.87	\$ 208.52	\$ 20.85	\$ 52.75	\$	409.99
1/31/2031	\$ 137.70	\$ 202.13	\$ 20.21	\$ 53.80	\$	413.84
1/31/2032	\$ 147.54	\$ 195.24	\$ 19.52	\$ 54.88	\$	417.18
1/31/2033	\$ 147.54	\$ 187.86	\$ 18.79	\$ 55.98	\$	410.17
1/31/2034	\$ 157.37	\$ 180.49	\$ 18.05	\$ 57.10	\$	413.01
1/31/2035	\$ 167.21	\$ 172.62	\$ 17.26	\$ 58.24	\$	415.33
1/31/2036	\$ 167.21	\$ 164.26	\$ 16.43	\$ 59.41	\$	407.30
1/31/2037	\$ 177.04	\$ 155.90	\$ 15.59	\$ 60.59	\$	409.13
1/31/2038	\$ 186.88	\$ 147.05	\$ 14.70	\$ 61.80	\$	410.44
1/31/2039	\$ 196.72	\$ 137.70	\$ 13.77	\$ 63.04	\$	411.23
1/31/2040	\$ 206.55	\$ 127.87	\$ 12.79	\$ 64.30	\$	411.51
1/31/2041	\$ 216.39	\$ 117.54	\$ 11.75	\$ 65.59	\$	411.27
1/31/2042	\$ 226.22	\$ 106.72	\$ 10.67	\$ 66.90	\$	410.51
1/31/2043	\$ 236.06	\$ 95.41	\$ 9.54	\$ 68.24	\$	409.25
1/31/2044	\$ 245.90	\$ 83.60	\$ 8.36	\$ 69.60	\$	407.46
1/31/2045	\$ 255.73	\$ 71.31	\$ 7.13	\$ 70.99	\$	405.17
1/31/2046	\$ 275.40	\$ 58.52	\$ 5.85	\$ 72.41	\$	412.19
1/31/2047	\$ 285.24	\$ 44.75	\$ 4.48	\$ 73.86	\$	408.33
1/31/2048	\$ 295.07	\$ 30.49	\$ 3.05	\$ 75.34	\$	403.95
1/31/2049	\$ 314.75	\$ 15.74	\$ 1.57	\$ 76.85	\$	408.90
Total	\$ 5,075.28	\$ 4,358.62	\$ 438.53	\$ 1,668.10	\$	11,540.53

¹ Represents Lot Type 5's allocable portion of the Major Improvement Area Assessment.

² Interest on Major Improvement Area Bonds calculated at a 4.375% rate for term bonds due 9/15/2029, and a 5.000% rate for term bonds due 9/15/2049.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-6 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT
AREA #2 INITIAL PARCEL – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #2 INITIAL PARCEL PRINCIPAL ASSESSMENT: \$8,058,000

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 INITIAL PARCEL

Installments Due	Principal	Interest ¹	Annual Collection Costs	Total Installment ²
1/31/2022	\$ 115,943.50	\$ 402,900.00	\$ 30,000.00	\$ 548,843.50
1/31/2023	\$ 121,740.68	\$ 397,102.82	\$ 30,600.00	\$ 549,443.50
1/31/2024	\$ 127,827.71	\$ 391,015.79	\$ 31,212.00	\$ 550,055.50
1/31/2025	\$ 134,219.10	\$ 384,624.41	\$ 31,836.24	\$ 550,679.74
1/31/2026	\$ 140,930.05	\$ 377,913.45	\$ 32,472.96	\$ 551,316.47
1/31/2027	\$ 163,286.82	\$ 344,164.53	\$ 33,122.42	\$ 540,573.77
1/31/2028	\$ 170,863.33	\$ 336,588.02	\$ 33,784.87	\$ 541,236.22
1/31/2029	\$ 178,791.39	\$ 328,659.96	\$ 34,460.57	\$ 541,911.92
1/31/2030	\$ 187,087.31	\$ 320,364.04	\$ 35,149.78	\$ 542,601.13
1/31/2031	\$ 195,768.16	\$ 311,683.19	\$ 35,852.78	\$ 543,304.13
1/31/2032	\$ 204,851.80	\$ 302,599.55	\$ 36,569.83	\$ 544,021.18
1/31/2033	\$ 214,356.93	\$ 293,094.42	\$ 37,301.23	\$ 544,752.58
1/31/2034	\$ 224,303.09	\$ 283,148.26	\$ 38,047.25	\$ 545,498.60
1/31/2035	\$ 234,710.75	\$ 272,740.60	\$ 38,808.20	\$ 546,259.55
1/31/2036	\$ 245,601.33	\$ 261,850.02	\$ 39,584.36	\$ 547,035.71
1/31/2037	\$ 256,997.23	\$ 250,454.12	\$ 40,376.05	\$ 547,827.40
1/31/2038	\$ 268,921.90	\$ 238,529.45	\$ 41,183.57	\$ 548,634.92
1/31/2039	\$ 281,399.88	\$ 226,051.47	\$ 42,007.24	\$ 549,458.59
1/31/2040	\$ 294,456.84	\$ 212,994.51	\$ 42,847.39	\$ 550,298.74
1/31/2041	\$ 308,119.63	\$ 199,331.72	\$ 43,704.34	\$ 551,155.68
1/31/2042	\$ 322,416.38	\$ 185,034.97	\$ 44,578.42	\$ 552,029.77
1/31/2043	\$ 337,376.50	\$ 170,074.85	\$ 45,469.99	\$ 552,921.34
1/31/2044	\$ 353,030.77	\$ 154,420.58	\$ 46,379.39	\$ 553,830.74
1/31/2045	\$ 369,411.40	\$ 138,039.95	\$ 47,306.98	\$ 554,758.33
1/31/2046	\$ 386,552.09	\$ 120,899.26	\$ 48,253.12	\$ 555,704.47
1/31/2047	\$ 404,488.11	\$ 102,963.24	\$ 49,218.18	\$ 556,669.53
1/31/2048	\$ 423,256.36	\$ 84,194.99	\$ 50,202.54	\$ 557,653.89
1/31/2049	\$ 442,895.45	\$ 64,555.90	\$ 51,206.59	\$ 558,657.94
1/31/2050	\$ 463,445.80	\$ 44,005.55	\$ 52,230.73	\$ 559,682.08
1/31/2051	\$ 484,949.68	\$ 22,501.67	\$ 53,275.34	\$ 560,726.69
Total	\$ 8,058,000.00	\$ 7,222,501.26	\$ 1,217,042.38	\$ 16,497,543.64

¹ Interest on Improvement Area #2 Reimbursement Obligation calculated at a 4.64% interest rate for years 1-5, and 5.00% for the remaining term.

² Parcels in Improvement Area #2 are also subject to Major Improvement Area Assessments.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**APPENDIX A-7 - LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT – UNPLATTED
MAJOR IMPROVEMENT AREA PARCEL – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

UNPLATTED MAJOR IMPROVEMENT AREA PRINCIPAL ASSESSMENT: \$2,580,000

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS
COUNTY OF _____

§
§
§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - UNPLATTED MAJOR IMPROVEMENT AREA PARCEL

Installments Due	Principal	Interest ¹	Additional Interest Reserve	Annual Collection Costs	Total Installment
1/31/2022	\$ 50,000.00	\$ 126,125.00	\$ 12,900.00	\$ 22,886.56	\$ 211,911.56
1/31/2023	\$ 50,000.00	\$ 123,937.50	\$ 12,650.00	\$ 23,344.29	\$ 209,931.79
1/31/2024	\$ 55,000.00	\$ 121,750.00	\$ 12,400.00	\$ 23,811.17	\$ 212,961.17
1/31/2025	\$ 55,000.00	\$ 119,343.76	\$ 12,125.00	\$ 24,287.40	\$ 210,756.16
1/31/2026	\$ 60,000.00	\$ 116,937.50	\$ 11,850.00	\$ 24,773.14	\$ 213,560.64
1/31/2027	\$ 60,000.00	\$ 114,312.50	\$ 11,550.00	\$ 25,268.61	\$ 211,131.11
1/31/2028	\$ 65,000.00	\$ 111,687.50	\$ 11,250.00	\$ 25,773.98	\$ 213,711.48
1/31/2029	\$ 65,000.00	\$ 108,843.76	\$ 10,925.00	\$ 26,289.46	\$ 211,058.22
1/31/2030	\$ 65,000.00	\$ 106,000.00	\$ 10,600.00	\$ 26,815.25	\$ 208,415.25
1/31/2031	\$ 70,000.00	\$ 102,750.00	\$ 10,275.00	\$ 27,351.55	\$ 210,376.55
1/31/2032	\$ 75,000.00	\$ 99,250.00	\$ 9,925.00	\$ 27,898.58	\$ 212,073.58
1/31/2033	\$ 75,000.00	\$ 95,500.00	\$ 9,550.00	\$ 28,456.56	\$ 208,506.56
1/31/2034	\$ 80,000.00	\$ 91,750.00	\$ 9,175.00	\$ 29,025.69	\$ 209,950.69
1/31/2035	\$ 85,000.00	\$ 87,750.00	\$ 8,775.00	\$ 29,606.20	\$ 211,131.20
1/31/2036	\$ 85,000.00	\$ 83,500.00	\$ 8,350.00	\$ 30,198.32	\$ 207,048.32
1/31/2037	\$ 90,000.00	\$ 79,250.00	\$ 7,925.00	\$ 30,802.29	\$ 207,977.29
1/31/2038	\$ 95,000.00	\$ 74,750.00	\$ 7,475.00	\$ 31,418.34	\$ 208,643.34
1/31/2039	\$ 100,000.00	\$ 70,000.00	\$ 7,000.00	\$ 32,046.70	\$ 209,046.70
1/31/2040	\$ 105,000.00	\$ 65,000.00	\$ 6,500.00	\$ 32,687.64	\$ 209,187.64
1/31/2041	\$ 110,000.00	\$ 59,750.00	\$ 5,975.00	\$ 33,341.39	\$ 209,066.39
1/31/2042	\$ 115,000.00	\$ 54,250.00	\$ 5,425.00	\$ 34,008.22	\$ 208,683.22
1/31/2043	\$ 120,000.00	\$ 48,500.00	\$ 4,850.00	\$ 34,688.38	\$ 208,038.38
1/31/2044	\$ 125,000.00	\$ 42,500.00	\$ 4,250.00	\$ 35,382.15	\$ 207,132.15
1/31/2045	\$ 130,000.00	\$ 36,250.00	\$ 3,625.00	\$ 36,089.79	\$ 205,964.79
1/31/2046	\$ 140,000.00	\$ 29,750.00	\$ 2,975.00	\$ 36,811.59	\$ 209,536.59
1/31/2047	\$ 145,000.00	\$ 22,750.00	\$ 2,275.00	\$ 37,547.82	\$ 207,572.82
1/31/2048	\$ 150,000.00	\$ 15,500.00	\$ 1,550.00	\$ 38,298.78	\$ 205,348.78
1/31/2049	\$ 160,000.00	\$ 8,000.00	\$ 800.00	\$ 39,064.75	\$ 207,864.75
Total	\$ 2,580,000.00	\$ 2,215,687.52	\$ 222,925.00	\$ 847,974.60	\$ 5,866,587.12

¹ Interest is calculated at a 4.375% rate and a 5.000% rate for bonds maturing 9/15/2029 and 9/15/2049 respectively.

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