



**AGENDA**  
**AUGUST 16, 2022**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**7:00 PM**

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**  
*Members may identify community events, functions, and other activities.*
- 4. CITIZENS COMMENTS**  
*Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.*
- 5. PROCLAMATION**  
Hunger Action Month – Peanut Butter Drive 2022
- 6. CONSENT AGENDA**  
*Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.*
  - A.** Approve the minutes of the August 2, 2022, meeting.
  - B.** Approve Ordinance No. **2022-08-01** calling a General Election for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 to be held jointly with other political subdivisions and administered by the Collin County Elections Administrator on Tuesday, November 8, 2022, and providing for an Effective Date.
  - C.** Approve Resolution No. **2022-08-03** approving and authorizing the Mayor to execute Contract Amendment No. Sixteen (16) to extend the interlocal agreement with Collin County for animal control and animal shelter services for a one (1) year period from October 1, 2022 to September 30, 2023; and providing for an effective date.
  - D.** Approve Resolution No. **2022-08-04** approving and authorizing the Mayor to execute Task Order No. 12 with Freeman-Millican, Inc. for professional engineering services associated with the Phase 1 - Planning relating to a gravity sanitary sewer collection system to serve properties located in the vicinity of the intersection of Lake Rd. and SH 78 for an amount not to exceed \$3,700.00.
  - E.** Approve Resolution No. **2022-08-05** designating The Wylie News as the official newspaper for Fiscal Year 2022-23.
- 7. ITEMS FOR CONSIDERATION**
  - A.** Discussion and action regarding Ordinance No. **2022-08-02** amending Ordinance No. **2018-09-06** adopting the 2018 International Fire Code with local amendments requested by Community Independent School District to permit the temporary installation of a 7,200 square foot portable building without an automatic sprinkler system that is 1,200 square foot greater in area than is permitted by the amendment of Section 903 Automatic Sprinkler Systems, Section 903.2.3 Group E. that requires an automatic sprinkler system shall be provided for E occupancies where the floor area exceeds 6,000 square feet of fire area at 801 Presidents Blvd.; providing conflict, severability, and repealing clauses; finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law; providing for a penalty; and setting an effective date.

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- B. Discussion and action regarding the Home Rule Charter Commission submittal of a draft home rule charter and Ordinance No. 2022-08-03 ordering a special election to be held on November 8, 2022, for the purpose of submitting to the qualified voters of the City of Lavon the following issue: establishing a home rule charter; designating locations and hours of polling; ordering notices of election to be given as prescribed by law in connection with such election; authorizing the mayor and city secretary to take all actions necessary to comply with applicable election laws; providing a severability clause and providing an effective date.
- C. Discussion and action regarding Ordinance No. 2022-08-04 approving the 2022 Annual Service Plan Update and Assessment Rolls for public improvements for the Heritage Public Improvement District No. 1 (Residential) in accordance with Chapter 372, Texas Local Government Code, as amended; making various findings and provisions related to the subject; and providing for an effective date.
- D. Discussion and action regarding Resolution No. 2022-08-06 determining the costs of certain authorized improvements to be financed by the LakePointe Public Improvement District; approving a preliminary amended Service Plan and Assessment Plan, including Proposed Improvement Area #3 Assessment Roll; calling a meeting and noticing a public hearing for September 6, 2022 to consider an ordinance levying assessments on property located within the LakePointe Public Improvement District; directing the filing of the proposed Improvement Area #3 Assessment Roll with the city secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
- E. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

**8. DEPARTMENT REPORTS**

*Members may receive and discuss the reports.*

- A. Police Services – Service, activity, programs, and administration report – introduce new officers?
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; TxDOT Projects Report; and administration and staff reports

**9. BUDGET WORK SESSION**

Discussion regarding the regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, tax rates, departmental service levels, fee schedule, Capital Improvements Plan (CIP) updates, FY 2021-22 projections, and proposed revenues and expenditures for FY 2022-23.

**10. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION**

- A. Public hearing and discussion regarding the proposed Fiscal Year 2022-23 Annual Budget, Capital Improvements Plan, and Fee Schedule.
  - 1) **PUBLIC HEARING** to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.
  - 2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.
- B. Discussion and action regarding Ordinance No. 2022-08-05 amending Ordinance No. 2021-09-02 that approved and adopted a Budget for the city for the fiscal year October 1, 2021 through September 30, 2022, as amended, to amend adopted revenues and expenditures of the budget; and declaring an effective date.
- C. Discuss the proposed tax rate and conduct a record vote to call a public hearing for Monday, August 29, 2022 at 7:00 p.m.

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

**11. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding the LakePointe Development Agreement.

**12. RECONVENE INTO REGULAR SESSION**

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

**13. SET FUTURE MEETINGS AND AGENDA**

*Requests may be made for items to be placed on a future agenda or for a special meeting.*

August 29, 2022 - Special Meeting - Tax Rate and Budget public hearings and consideration

September 6, 2022 – Regular Meeting

October 4, 2022 – Celebrating the City of Lavon’s 50<sup>th</sup> Year of Incorporation and National Night Out

**14. PRESIDING OFFICER TO ADJOURN THE MEETING**

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

This is to certify that this Agenda was duly posted on the City’s website at [www.cityoflavon.com](http://www.cityoflavon.com) and at City Hall and on or before 6:00 PM on August 12, 2022.

*/ Rae Norton /*

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Rae Norton, City Secretary



# PROCLAMATION

## City of Lavon, Texas

“Hunger Action Month – Peanut Butter Drive 2022”

**WHEREAS**, millions of children and families living in America face hunger and food insecurity every day; and

**WHEREAS**, the North Texas Food Bank is committed to ending food insecurity in our community through such programs as Food 4 Kids and Mobile Pantry, as well as raising awareness through campaigns such as Hunger Action Month and the Collin County Peanut Butter Drive; and

**WHEREAS**, joining the fight against hunger, the City of Lavon wishes to “Spread the Hope” by designating September 1 – 30 as Hunger Action Month and kicking off the 2022 Collin County Peanut Butter Drive; doing our part to provide for the needs of our most vulnerable citizens.

**NOW THEREFORE**, be it proclaimed that September 2022 shall be hereafter known as

### Hunger Action Month

in the City of Lavon, Texas, and all residents and businesses are encouraged to donate peanut butter at Lavon City Hall and use the resources at <https://www.cor.net/i-want-to/donate-give/peanut-butter-drive> and help illuminate hunger in Collin County.

**IN WITNESS WHEREOF**, I have hereunto set my hand and have caused the Seal of the City of Lavon, Texas, to be affixed this 16<sup>th</sup> day of August 2022.

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Vicki Sanson, Mayor



**MINUTES**  
**AUGUST 2, 2022**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**7:00 PM**

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

ABSENT: MINDI SERKLAND, PLACE 5

**1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:04 P.M. AND ANNOUNCED A QUORUM PRESENT.**

**2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**

**3. ITEMS OF INTEREST/COMMUNICATIONS**

- CISD Back to School Bash and Meet the Braves - August 13, 2022, 4:30 p.m.- 8:30 p.m.
- 50<sup>th</sup> Anniversary and NNO Celebration - October 4, 2022, at Boyd Farm.
- TxDOT Construction to begin on FM 6 - August 29, 2022.

**4. CITIZENS COMMENTS**

There were none.

**5. CONSENT AGENDA**

**A. Approve the minutes of the July 19, 2022, meeting.**

**B. Approve Resolution No. 2022-08-01 approving a Negotiated Settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2022 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC’s legal counsel.**

Eva Hummel, Manager Public Affairs, Atmos Energy Corporation spoke in support of the resolution and offered to answer questions.

**C. Approve Resolution No. 2022-08-02 approving and authorizing the Mayor to execute a Utility Easement Agreement with Farmers Electric Cooperative for an easement on city-owned property located adjacent to the Bear Creek Addition, Lavon, Texas.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: KELL

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Serkland)

**6. ITEMS FOR CONSIDERATION**

**A. Discussion, and action regarding the regarding street naming update project involving CR 484 and portions of CR 483, CR 485, Lake Rd., Geren Dr., and Windmill Dr.**

Ms. Dobbs and Chief Jones provided information regarding the proposed name change project. Staff was directed to proceed with the proposed name changes.

**B. Receive report and discuss the Home Rule Charter Commission progress drafting a home rule charter**

Ms. Dobbs provided a report regarding the Home Rule Charter Commission and the progress on the draft Charter.

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

No action was taken.

**7. BUDGET WORK SESSION**

**Discussion regarding the regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels, fee schedule, Capital Improvements Plan (CIP) updates, FY 2021-22 projections, and proposed revenues and expenditures for FY 2022-23.**

Ms. Dobbs provided reports regarding regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels, fee schedule, and projected needs for FY 2022-23. Mr. Kell suggested, and the consensus of the City Council was for the budget to be prepared utilizing a total tax rate of 0.43 cents. The City Council further directed that the departmental requests for staffing in the police department, fire department and public works department be incorporated into the proposed budget.

**8. EXECUTIVE SESSION**

At 8:21 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the Mayor recessed the regular meeting into Executive Session (closed meeting) pursuant to Section 551.074 - Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or hear a complaint or charge against an officer or employee – City Administrator.

**9. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 9:25 p.m. and stated that no action was taken in executive session.

**10. SET FUTURE MEETINGS AND AGENDA.**

August 16, 2022, Regular Meeting

August 29, 2022 – possible Special Meeting for budget and tax rate consideration

**9. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:26 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 16<sup>th</sup> day of August 2022.

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

**ATTEST:**

\_\_\_\_\_  
Rae Norton, City Secretary



# CITY OF LAVON

## Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 6 - B

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**Item:**

CONSENT AGENDA

Approve Ordinance No. 2022-08-01 calling a General Election for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 to be held jointly with other political subdivisions and administered by the Collin County Elections Administrator on Tuesday, November 8, 2022, and providing for an Effective Date.

**Background:**

The General Election must be called no later than August 22, 2022.

**Financial Consideration:**

Funding for the election is included in the proposed Annual Operating Budget for Fiscal Year 2022-2023 and will be conducted pursuant to a contract with the Collin County Elections Office. The cost is divided proportionately among the entities conducting elections on the same date.

**Attachments:** Proposed Ordinance  
Notice of Candidate Filing Deadline

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2022-08-01**

Calling General Election – Nov. 8, 2022

**A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH OTHER POLITICAL SUBDIVISIONS DESIGNATED BY THE COUNTY ELECTIONS ADMINISTRATOR AND ADMINISTERED BY THE COUNTY ELECTIONS ADMINISTRATOR ON TUESDAY, NOVEMBER 8, 2022, FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS, ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3 AND ONE (1) FOR PLACE 5 FOR TWO (2) YEAR TERMS EACH FOR SAID CITY RESPECTIVELY; PROVIDING FOR THE CONDUCT AND THE GIVING NOTICE OF THE ELECTION; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**WHEREAS**, the City of Lavon, Texas (“City”) is a Type A general-law municipality of the State of Texas; and

**WHEREAS**, the Texas Local Government Code provides a term of two years for elected officials of the City and that elections be held annually on an authorized uniform election date as provided by Chapter 41 of the Texas Election Code; and

**WHEREAS**, Chapter 41 of the Texas Election Code provides that the first Tuesday after the first Monday in November, being November 8, 2022, is an authorized uniform election date for municipal elections; and

**WHEREAS**, the Texas Election Code requires that the governing body of the City is responsible for ordering the general and special election of elected officials of the City; and

**WHEREAS**, by this Ordinance, it is the intention of the City Council to call for said election to be held on said date and establish and set forth procedures for conducting said election.

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

**Section 1. Findings.** That the recitals set forth in the WHEREAS clauses of this Ordinance are true and correct, constitute findings and determinations by the City Council acting in its legislative capacity and are incorporated herein.

**Section 2. General Election Ordered.** That a General Election is hereby ordered to be held jointly with other jurisdictions as possible in and throughout the City on Tuesday, November 8, 2022, for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for place 3, and one (1) for Place 5 for two (2) year terms each and that notice be provided in accordance with the Code.

**Section 3. Application for a Place on the General Election Ballot.** That in accordance with Section 143.007 of the Code, any eligible and qualified person may have his/her name printed upon the official ballot as a candidate for the offices herein before set forth by filing his/her sworn application with the City Secretary not earlier than 8:00 am, July 23, 2022 and not later than 5:00 pm, August 22, 2022. Each such application shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with the Code.

application with the City Secretary not earlier than 8:00 am, July 23, 2022 and not later than 5:00 pm, August 22, 2022. Each such application shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with the Code.

**Section 4. Voting System; Ballots.** That in all respects said election shall be conducted in accordance with the Texas Election Code. Direct Recording Electronic (DRE) voting machines shall be used in this Election for early voting by personal appearance and Election Day voting. Optical-scan ballots shall be used for early voting by mail. The ballots shall be prepared in accordance with the applicable provisions of V.T.C.A. Election Code.

**Section 5. Election Administration.** That the City agrees to conduct a joint election with the political subdivisions designated by the County Elections Officer and the election will be conducted by the County pursuant to the terms of the election contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

**Section 6. Precincts and Polling Places.** That the City shall be a single election precinct and the main polling place on Election Day shall be Lavon City Hall, 120 School Road, Lavon, Texas. Additional polling places may be designated by the Elections Administrator which conform to the Election Agreement and the Texas Election Code.

**Section 7. Early Voting.** That Early Voting shall begin on October 24, 2022. The main polling place for conducting early voting by personal appearance is 120 School Road, Lavon, Texas and the address for early voting by mail, for said election only is Collin County Early Voting Clerk, Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069; Facsimile: (972) 547-1914; E-mail: [election@collincountytx.gov](mailto:election@collincountytx.gov) . Additional polling places may be designated by the Elections Administrator which conform to the Election Agreement and the Texas Election Code and that the early voting ballots shall be canvassed by the Early Voting Ballot Board, which shall be appointed and designated in accordance with the provisions of the Election Agreement.

**Section 8. Persons Qualified to Vote.** That all resident qualified electors of said City shall be permitted to vote in said election.

**Section 9. Effective Date.** That this Ordinance shall become effective immediately upon its passage.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 16<sup>th</sup> day of August 2022.

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

**ATTEST:**

\_\_\_\_\_  
Rae Norton, City Secretary

**NOTICE OF DEADLINE TO FILE APPLICATIONS FOR  
PLACE ON THE BALLOT**

*(AVISO DE FECHA LIMITE PARA PRESENTAR SOLICITUDES PARA  
UN LUGAR EN LA BOLETA)*

Notice is hereby given that applications for a place on the CITY OF LAVON November 8, 2022 Ballot for the Regular election of Place 1, Place 3, and Place 5 City Council member may be filed during the following times:

*(Por la presente se notifica que las solicitudes para un lugar en la boleta electoral para la Eleccion Regular del 8 de noviembre de 2022 para la eleccion de Plaza 1 y Plaza 3 y Plaza 5 Concejo Municipal Ciudad de Lavon, Texas pueden presentarse durante las siguientes horas:)*

**REGULAR GENERAL ELECTION Filing Dates and Times:**

*(Fechas y Horario para Entregar Solicitudes)*

Start Date: July 23, 2022

*(Fecha Inicio: 23 de Julio de 2022)*

End Date: August 22, 2022

*(Fecha Limite: 22 de Agosto de 2022)*

Office Hours: 8:00 a.m. to 5:00 p.m. Monday - Friday

*(Horario de la Oficina 8:00 a.m. hasta 5:00 p.m. lunes hasta que viernes)*

Physical address for filing applications in person for place on the ballot:

*(Dirección a física para presentar las solicitudes en persona para un lugar en la boleta):*

Lavon City Hall, 120 School Rd., Lavon, TX 75166

*(Ciudad de Lavon, 120 Escuela Rd., Lavon, TX 75166)*

Address to mail applications for place on the ballot (if filing by mail):

*(Dirección a donde enviar las solicitudes para un lugar en la boleta (en caso de presenter por correo))*

City of Lavon – Elections

PO Box 340

Lavon, TX 75166

Rae Norton

Filing Officer (Nombre en letra de molde del Oficial de Archivos)

06/10/2022

Date Posted Online (Fecha archivada)

06/10/2022

Date Posted at City Hall (Fecha archivada)



## CITY OF LAVON Agenda Brief

MEETING: August 16, 2022

ITEM: 6 – C

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**Item:**

CONSENT AGENDA

Approve Resolution No. **2022-08-03** approving and authorizing the Mayor to execute Contract Amendment No. Sixteen (16) to extend the interlocal agreement with Collin County for animal control and animal shelter services for a one (1) year period from October 1, 2022 to September 30, 2023; and providing for an effective date.

**Background:**

In 2006, the City entered into an Interlocal Agreement with Collin County for Animal Control and Animal Shelter Services. Each year, the City Council has extended the term of the Agreement as provided for in the original document. The proposed extension is Contract Amendment Sixteen (16).

**Financial Consideration:**

The total annual contract amount is \$6,250.00, which is the same as this past fiscal year. The allocation of the payment is \$3,100.00 for animal shelter services and \$3,150.00 for animal control services. The City's annual budget includes funding for this contract.

***Staff Notes:***

Approval is recommended.

- Attachments:**
- 1) Resolution and Proposed Amendment
  - 2) FY 2023 Billing Worksheets

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2022-08-03**

Interlocal Agreement for Animal Control and Animal Shelter Services

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACT AMENDMENT NO. SIXTEEN (16) TO EXTEND THE INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR ANIMAL CONTROL AND ANIMAL SHELTER SERVICES FOR A ONE (1) YEAR PERIOD FROM OCTOBER 1, 2022, TO SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council entered into an Interlocal Agreement with Collin County for the provision of animal control and animal shelter services in 2006; and

WHEREAS, the term of the original Interlocal Agreement and the term of each subsequent amendment is one (1) year with a provision for renewal; and

WHEREAS, the City Council finds it is in the best interests of the City of Lavon to continue the partnership and desires for Collin County to continue to provide animal control and animal shelter services.

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

**SECTION 1.** That the City Council does hereby approve and authorize the Mayor to execute Contract Amendment No. Sixteen (16) to Extend the Interlocal Agreement with Collin County for Animal Control and Animal Shelter Services, which is attached hereto and labeled “Exhibit A”;

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

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 16<sup>th</sup> day of August, 2022.

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

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2022-08-03**

**EXHIBIT A**

Contract Amendment No. Sixteen (16)  
to Extend the Interlocal Agreement with Collin County  
for Animal Control and Animal Shelter Services



Contract Modification Document

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Vendor: City of Lavon
P.O. Box 340
Lavon, TX 75166

Contract No. 10107-09
Contract: Interlocal Agreement for Animal Control
and Animal Shelter Services

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

- Item #1 Extend agreement for a one year period as provided in section 5.0 of the contract documents. Agreement shall be in effect from October 1, 2022, through September 30, 2023, at the rate below.
Item #2 Total Amount for fiscal year 2023: \$6,250.00 Shelter: \$3,100.00 and Control: \$3,150.00

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No.16 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No. effective on 10/1/2022.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB

(Print Name)

TITLE: Purchasing Agent

DATE:

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HISTORICAL INFORMATION

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Awarded by Court Order No. 2006-878-09-26

Amendment	<u>No. 15</u>	Court Order No.	<u>2021-807-08-23</u>	Summary	<u>Renewal</u>
Amendment	<u>No. 16</u>	Court Order No.	<u></u>	Summary	<u>Agreement extended and fees</u>

## FY 2023 Animal Control Billing Worksheet

Larger Entities / Original Entities						
% of Charges	FY23 Budgeted M&O and Per.	FY23 Capital Contribution**	FY23 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY21 Budget vs. Actual	FY23 Total Billed
Anna	8.51%	\$ 55,778	\$ 1,702	\$ 57,480	\$ 2,787	\$ 3,652
Celina	5.36%	\$ 35,157	\$ 1,073	\$ 36,230	\$ 1,757	\$ 2,302
Fairview	9.39%	\$ 61,525	\$ 1,877	\$ 63,402	\$ 3,074	\$ 4,028
Melissa	4.74%	\$ 31,100	\$ 949	\$ 32,049	\$ 1,554	\$ 2,036
Princeton	6.60%	\$ 43,270	\$ 1,320	\$ 44,590	\$ 2,162	\$ 2,833
Prosper	9.64%	\$ 63,215	\$ 1,929	\$ 65,144	\$ 3,159	\$ 4,138
Collin County	55.75%	\$ 365,429	\$ 11,150	\$ 376,579	\$ 18,261	\$ 23,924
<b>Totals</b>	<b>100%</b>	<b>\$ 655,474</b>	<b>\$ 20,000</b>	<b>\$ 675,474</b>	<b>\$ 32,755</b>	<b>\$ 42,912</b>

\*\*Yearly Capital Charge Covers Any/All Equipment Replacement Costs

Total cost before adjustments is calculated by taking the adopted operating budget for the upcoming year and adding \$20,000 for Capital Contributions. To get the total billed amount subtract the flat contract amounts for the smaller entities and entities added at a later time and subtract out the adjustments from the last closed fiscal year to true up the expenditures. See below the adjustment calculation.

FY23 Billing Breakout	
Total Billed:	\$ 655,474
Smaller Entities:	\$ 32,755
<b>Total +/- back</b>	<b>\$ 622,719</b>

Adjust. for FY21 Budget vs. Actual	
FY21 Billed	\$ 626,785
FY21 Actual	\$ 583,873
<b>Total +/- back</b>	<b>\$ 42,912</b>

Smaller Entities / Added Later						
% of Charges	FY23 Budgeted M&O and Per.	FY23 Capital Contribution**	FY23 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY21 Budget vs. Actual	FY23 Total Billed
Lavon			\$ 3,150			\$ 3,150
Lucas			\$ 19,030			\$ 19,030
Nevada			\$ 1,575			\$ 1,575
Weston			\$ 2,500			\$ 2,500
Van Alstyne MUD No. 2			\$ 2,000			\$ 2,000
Blue Meadow MUD No. 1			\$ 1,500			\$ 1,500
Raintree MUD			\$ 1,500			\$ 1,500
Van Alstyne MUD No. 3			\$ 1,500			\$ 1,500
			<b>\$ 32,755</b>			<b>\$ 32,755</b>

**Grand Total: \$ 632,562**

Grand Total is the total billed amount for the larger and smaller entities combined.

## FY 2023 Animal Shelter Billing Worksheet

Larger Entities / Original Entities								
	% of Charges	FY23 Budgeted M&O and Per.	FY23 Capital Contribution**	FY23 Total Cost before Adjust.	Less FY21 Fees Collected	Less Adjustments for FY21 Budget vs. Actual	FY23 Total Billed	
Anna	2.47%	\$ 30,832	\$ 1,481	\$ 32,313	\$ 1,463	\$ 4,935	\$	25,915
Celina	1.56%	\$ 19,434	\$ 933	\$ 20,367	\$ 922	\$ 3,111	\$	16,334
Fairview	2.72%	\$ 34,009	\$ 1,634	\$ 35,642	\$ 1,614	\$ 5,444	\$	28,585
Farmersville	1.00%	\$ 12,520	\$ 601	\$ 13,121	\$ 594	\$ 2,004	\$	10,523
Frisco	32.03%	\$ 400,072	\$ 19,216	\$ 419,288	\$ 18,984	\$ 64,036	\$	336,268
McKinney	37.97%	\$ 474,257	\$ 22,779	\$ 497,036	\$ 22,504	\$ 75,910	\$	398,622
Melissa	1.38%	\$ 17,191	\$ 826	\$ 18,017	\$ 816	\$ 2,752	\$	14,450
Princeton	1.91%	\$ 23,918	\$ 1,149	\$ 25,067	\$ 1,135	\$ 3,828	\$	20,104
Prosper	2.80%	\$ 34,943	\$ 1,678	\$ 36,622	\$ 1,658	\$ 5,593	\$	29,370
Collin County	16.17%	\$ 201,998	\$ 9,702	\$ 211,700	\$ 9,585	\$ 32,332	\$	169,783
<b>TOTAL</b>	<b>100%</b>	<b>\$ 1,249,175</b>	<b>\$ 60,000</b>	<b>\$ 1,309,175</b>	<b>\$ 59,275</b>	<b>\$ 199,945</b>	<b>\$</b>	<b>1,049,955</b>

FY23 Billing Breakout	
Total Billed:	\$ 1,277,795
Smaller Entities:	\$ 28,620
<b>TOTAL for Original:</b>	<b>\$ 1,249,175</b>

Adjust for FY21 Budget vs. Actual	
FY21 Billed:	\$ 1,192,525
FY21 Actual:	\$ 1,051,743
FY21 Difference:	\$ 140,782
<b>Diff w/ Cap Return</b>	<b>\$ 199,945</b>

*In FY 2021 only \$836.39 was spent of the \$60,000 Capital Contribution. The unused funds totaling \$59,163.61 are reflected in the FY21 adjustments.*

Smaller Entities / Added Later							
	% of Charges	FY23 Budgeted M&O and Per.	FY23 Capital Contribution**	FY23 Total Cost before Adjust.	Less FY21 Fees Collected	Less Adjustments for FY21 Budget vs. Actual	FY23 Total Billed
Lavon				\$ 3,100			\$ 3,100
Lucas				\$ 14,970			\$ 14,970
Nevada				\$ 1,550			\$ 1,550
Weston				\$ 2,500			\$ 2,500
Van Alstyne MUD No. 2				\$ 2,000			\$ 2,000
Blue Meadow MUD No. 1				\$ 1,500			\$ 1,500
Raintree MUD				\$ 1,500			\$ 1,500
Van Alstyne MUD No. 3				\$ 1,500			\$ 1,500
<b>TOTAL</b>				<b>\$ 28,620</b>			<b>\$ 28,620</b>

<b>Grand Total: \$</b>	<b>1,078,575</b>
------------------------	------------------

*Grand Total is the total billed amount for the larger and smaller entities combined.*



## CITY OF LAVON Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 6 - D

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**Item:**

CONSENT

Approve Resolution No. 2022-08-02 approving and authorizing the Mayor to execute Task Order No. 12 with Freeman-Millican, Inc. for professional engineering services associated with the Phase 1 - Planning relating to a gravity sanitary sewer collection system to serve properties located in the vicinity of the intersection of Lake Rd. and SH 78 for an amount not to exceed \$3,700.00.

**Background:**

Task Order No. 12 is submitted as provided by the June 5, 2018 Professional Services Agreement with Freeman-Millican, Inc. and as described in the Capital Improvements Plan (CIP). The Task Order includes professional engineering services for planning and design of a specific expansion project for the sanitary sewer system.

**Financial Implications:**

The proposed fees for the services will not exceed the estimated total of \$3,700.00. On August 8, 2022, the Lavon Economic Development Corporation voted to fund the Task Order.

***Staff Notes:***

Approval is recommended.

**Attachments:** Resolution and Proposed Task Order No. 12

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2022-08-04**

Task Order # 12 – Freeman Millican Inc.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE TASK ORDER NO. 12 WITH FREEMAN-MILICAN, INC. FOR PROFESSIONAL ENGINEERING SERVICES ASSOCIATED WITH THE PHASE 1 - PLANNING RELATING TO A GRAVITY SANITARY SEWER COLLECTION SYSTEM TO SERVE PROPERTIES LOCATED IN THE VICINITY OF THE INTERSECTION OF LAKE RD. AND SH 78 FOR AN AMOUNT NOT TO EXCEED \$3,700.00.**

**WHEREAS**, the City Council of the City of Lavon, Texas (“City Council”) has determined that Task Order # 12 between the City of Lavon, Texas and Freeman Millican Inc. (the “Agreement”) is appropriate and in the best interest of the citizens of the City to approve.

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

**SECTION 1.** The findings set forth in the recitals of this Resolution are found to be true and correct.

**SECTION 2.** The City Council hereby approves and authorizes the Mayor to execute Task Order #12, attached hereto as **Exhibit “A”**, between the Parties.

**SECTION 3.** This Resolution shall be effective from and after its date of in accordance with law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON** this 16<sup>th</sup> day of August 2022.

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

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary

**RESOLUTION NO. 2022-08-04**

**EXHIBIT "A"**

**TASK ORDER No. 12**

## TASK ORDER No. 12

This Task Order is made part of and governed by the terms and provisions of the Agreement between Owner and Engineer for Professional Services, dated June 5, 2018 ("Agreement"), by and between the City of Lavon ("OWNER") and Freeman-Millican, Inc. ("ENGINEER"). All capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Agreement.

### **PROJECT: SANITARY SEWER CONNECTION – LAKE/SH 78**

The Lavon Economic Development Corporation (LEDC) desires to provide gravity sanitary sewer service to properties located in the vicinity of the intersection of Lake Rd. and SH 78. These properties specifically are the Mohammed Frotan (Exxon) and the Sharon Gray properties. Depending upon the final alignment, other properties may be served.

This project consists of planning and design of a new sanitary sewer collection system to serve the properties and connect to the existing sanitary sewer system. It is anticipated that the new sanitary sewer will connect to the existing sanitary sewer in the Grand Heritage Club development. However, other options will be explored in the planning phase of work.

### **SCOPE OF SERVICES:**

#### **Phase 1 – PLANNING**

1. Develop alternative alignments for sanitary sewer service to the properties.
2. Prepare Opinions of Probable Cost (OPCC) for each feasible alternative, as applicable.
3. Provide Memorandum outlining options and making recommendations.
4. The alignments and alternatives will be based upon available data, e.g. Collin CAD, Google Earth, construction documents, etc. No field work, i.e. topographic survey, is anticipated to be performed as part of the planning process.

#### **Phase 2 – ENGINEERING DESIGN**

1. Once direction is provided on preferred alternative(s), Engineering Design services shall commence. Multiple alternatives may be further investigated with detailed topography, deed research, property delineation, etc. in the event that existing data is insufficient to finalize the preferred alignment.
2. Conceptual Design (30%) will be prepared if multiple alternatives are to be investigated. These Conceptual Design plans will be sufficient to determine the final preferred alignment. If only one (1) alignment is determined in the planning phase, then Conceptual Design will not be provided.
3. Preliminary Design (65%) will be prepared for the preferred alignment. This will be sufficient for determining any easement/property acquisition, permitting requirements, and update of the OPCC.

4. Final Design (100%) will be prepared. This will be sufficient for bidding and permitting purposes, if necessary. This includes bid documents and technical specifications.

### **Phase 3 – BID PHASE SERVICES**

1. Once funding is in place, the bid phase service shall commence.
2. Assist the City, as required, in advertising for bids.
3. Provide the City with two sets of Final Plans and Bidding Documents for their use. Distribute bid documents through CivCast ([www.civcastusa.com](http://www.civcastusa.com)). Maintain a list of plan holders.
4. Assist the City in conducting a pre-bid conference, if needed, including answering any questions and distribution of necessary addenda.
5. Assist the City in opening and tabulation of the bids and deliver tabulation to the City within seven days of bid opening.
6. Evaluate the low bidder. Prepare a Letter of Recommendation to the City for award of the construction contract and assist the City in conducting a pre-construction conference.
7. Provide full size (24"x36" or 22"x34") and 11"x17" conformed plans and specifications that are Issued for Construction as follows:
  - a. Contractor – 4 sets
  - b. City of Lavon - 2 sets

### **Phase 4 – CONSTRUCTION PHASE SERVICES**

8. Following the award of the contract and the issuance of the notice to proceed, FMI will provide limited construction administration (CA) and construction observation services for the project, as we understand City staff will perform primary CA and inspection duties. Based on an estimated 4-month construction schedule, we will perform the following activities as a part of our limited Construction administration/observation duties:
  - a. An FMI designated representative will meet with the City inspector and superintendent of the Contractor and Subcontractors on an as needed basis to discuss the work, submittals, schedule, and any other issues that need to be discussed.
  - b. FMI will review and answer Request for Information (RFI) submitted by Contractor.
  - c. FMI in consultation with the City Staff and Inspector will review monthly pay requests submitted by the contractor. City Inspector will verify quantities.
  - d. At the request of the City, FMI will prepare the paperwork for change orders to the contract and deliver the change orders to the City for their approval.
  - e. FMI will review contractor submittals as required by the construction contract documents.

9. FMI will prepare "Record of Construction Drawings" based on mark-ups supplied by the contractor and/or City. One full size set will be provided to the City. An electronic set, in .pdf format, will be supplied to the City.

## **EXCLUSIONS AND ASSUMPTIONS**

Services specifically excluded from our proposed Scope of Services include, but are not necessarily limited to the following:

- Construction Staking
- Fees for permitting and advertising
- Full time inspection during construction
- Design for trench safety.
- Quality control and materials testing services during construction (testing part of Contractor's contract)
- Subsurface utility engineering in the event excavation is required to locate existing facilities.
- Environmental Services including but not limited to the following:
  - Threatened and endangered species surveys
  - Waters of the US. Determination
  - Wetland Delineation
  - USACE Permit Application and coordination of any kind.
  - Preliminary mitigation and monitoring plans
  - Section 404 permitting.
  - Preconstruction Notification (PCN) for a Nationwide Permit
- Preparation and maintenance of Storm Water Pollution Prevention Plans or measures
- Property Boundary Survey
- Geotechnical Analysis.
- Lift Stations, if required, are not included in this scope of work.

**PAYMENT BASIS:**

Compensation for professional services for the Lake/US 78 Sewer Connection project outlined above shall be paid as shown below.

Planning Services	\$ 3,700	Lump Sum
Conceptual Design (30%) – if needed	\$ 6,600	Lump Sum
Preliminary Design (65%)	\$ 13,800	Lump Sum
Final Design (100%)	\$ 9,900	Lump Sum
Bid Services	\$ 2,200	Lump Sum
Construction Administration	\$ 4,900	Lump Sum
Topographic Survey	\$ 5,300	Lump Sum
Easement Preparation	\$ 1,700	Lump Sum per Each

Invoices for the work performed shall be submitted on a monthly basis by FMI. Invoices are due and payable on receipt.

Compensation for any additional services shall be determined prior to commencing said services.

Project progress shall be invoiced monthly. Invoices shall be due and payable upon receipt. In the event that invoices are not paid in a timely manner, FMI reserves the option to add interest to the outstanding balance at a rate of 1% per month.

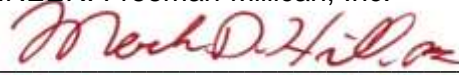
All documentation, plans, specifications and studies performed by FMI with respect to this contract remain the property of FMI until the final payment is received.

**APPROVAL/ACCEPTANCE**

Acceptance of the terms of this Task Order is acknowledged by the following signatures of the authorized representatives of the parties to the Agreement. This Task Order consists of this document and any supplemental pages attached and referenced hereto.

ENGINEER: Freeman-Millican, Inc.

OWNER: City of Lavon

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

Name: Mark D. Hill, P.E. Name: Vicki Sanson

Title: Partner Title: Mayor

Date: 13 JUL 22 Date: \_\_\_\_\_



## CITY OF LAVON Agenda Brief

MEETING: August 16, 2022

ITEM: 6 - E

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**Item:**

CONSENT AGENDA

Approve Resolution No. 2022-08-05 designating The Wylie News as the official newspaper for fiscal year 2022 - 2023.

**Background:**

Presently, the City of Lavon currently employs The Wylie News for publication of all notices. State law requires that at the beginning of the fiscal year the city council of a Type A city designate its official newspaper by resolution or ordinance and contract with that paper to publish required notices.

***Code Excerpt:***

**TEXAS LOCAL GOVERNMENT CODE**

**SECTION 52.004 OFFICIAL NEWSPAPER**

(a) As soon as practicable after the beginning of each municipal year, the governing body of the municipality shall contract, as determined by ordinance or resolution, with a public newspaper of the municipality to be the municipality's official newspaper until another newspaper is selected.

(b) The governing body shall publish in the municipality's official newspaper each ordinance, notice, or other matter required by law or ordinance to be published.

While there is some dispute among attorneys as to the exact requirements that apply in designating an official newspaper, a city using the criteria in Government Code Sections 2051.044 and 2051.048 is on strong legal footing. Section 2051.044 provides that a newspaper used to convey official notices must as a general matter:

(1) devote not less than 25 percent of its total column lineage to general interest items; (2) be published at least once each week; (3) be entered as second-class postal matter in the county where published; and (4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.

**Staff Notes:**

Approval is recommended.

**Attachments:** Proposed Resolution

**CITY OF LAVON**  
**RESOLUTION NO. 2022-08-05**

Designating Official Newspaper

**A RESOLUTION OF THE CITY OF LAVON, TEXAS, DESIGNATING  
THE WYLIE NEWS AS THE OFFICIAL NEWSPAPER FOR FISCAL  
YEAR 2022.**

WHEREAS, Section 52.004 of the Local Government Code provides that the City Council shall, as soon as practical after the beginning of each municipal year, contract with a public newspaper of the city to be the official newspaper until another is selected; and

WHEREAS, all ordinances, notices, and other matters required to be published by ordinance, or by law, shall be published in the official newspaper; and

WHEREAS, The Wylie News newspaper meets the statutory requirements of eligibility for designation as an official newspaper.

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

SECTION 1: The City Council hereby designates The Wylie News newspaper as the City's official newspaper for fiscal year 2022; and

SECTION 2: This resolution shall stay in effect until another newspaper is designated subject to the City Council appropriating necessary funds for legal advertising in the annual operating budget; and

SECTION 3: This Resolution is effective immediately upon its passage and approval.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 16<sup>th</sup> day of August 2022.

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

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary



# CITY OF LAVON

## Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 7-A

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**Item:**

Discussion and action regarding Ordinance No. 2022-08-02 amending Ordinance No. 2018-09-06 adopting the 2018 International Fire Code with local amendments requested by Community Independent School District to permit the temporary installation of a 7,200 square foot portable building without an automatic sprinkler system that is 1,200 square foot greater in area than is permitted by the amendment of Section 903 Automatic Sprinkler Systems, Section 903.2.3 Group E. that requires an automatic sprinkler system shall be provided for E occupancies where the floor area exceeds 6,000 square feet of fire area at 801 Presidents Blvd.; providing conflict, severability, and repealing clauses; finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law; providing for a penalty; and setting an effective date.

### Background Information

**Owner(s):** Community Independent School District

**Applicant:** Community Independent School District

**Location:** NeSmith Elementary School  
801 Presidents Blvd.

**Property Description:** Community ISD Elementary Addition, Block A, Lot 1  
City of Lavon, Collin County, Texas

**Current Zoning:** Planned Development (PD)

**Request:** Variance to local amendment of the 2018 International Fire Code

To temporarily meet the rapidly growing student population that has outpaced the District's ability to construct permanent classroom space, Community Independent School District (CISD) has sought permits to place three portable structures at NeSmith. The portable structures are expected to be temporary serving the 2022-23 academic year from August 2022 to June 2023.

Due to an accidental oversight of the City's local amendment regarding the threshold for automatic sprinkler systems, the large portable structure was constructed without an automatic sprinkler. The 2018 International Fire Code requirement for this type of structure is 12,000 square feet before a sprinkler

system is required. The City of Lavon adopted a local amendment lowering the threshold to 6,000 square feet. The portable structure is 7,200 square feet, 1,200 square feet larger than permitted.

Due to the nature of the occupancy, the intended activities, the building area, and the other safety measures in place, the city staff, Fire Chief, and Fire Marshal support granting a temporary variance for the use of the portable as proposed.

***Staff Notes:***

Approval is recommended.

**Attachments:**           1) Variance Request  
                                  2) Proposed Ordinance



# COLLIN COUNTY

Fire Marshal's Office  
4690 Community Dr.  
Suite 200  
McKinney, Texas 75071  
972-548-5576  
972-548-5574 fax  
www.collincountytx.gov

## PLAN REVIEW FOR PERMIT # 22-000870

**801 Presidents Blvd**

**Nesmith Elementary Community ISD**

**08/09/2022**

**Add modular buildings / overflow classrooms**

1. Portable extinguishers to be provided and mounted per NFPA 10 and the adopted fire code.
2. E-occupancies exceeding 6,000 square feet shall be protected by an automatic fire sprinkler.
3. New building shall be equipped with appropriate fire alarms and tied to existing fire alarm system in main building.
4. Emergency egress and emergency exit signs shall be in place and in operating order.

The plans have been reviewed by the Fire Marshal's Office. Please remit the above information or provide a written response to our office. Once all of the above have been corrected, and you receive your permit from City of Lavon, you will be able pick up your permit, which will allow you to begin the scope of work in which you applied. Once work has started, please contact City of Lavon for all building inspections and for your final inspection to receive your Certificate of Occupancy.

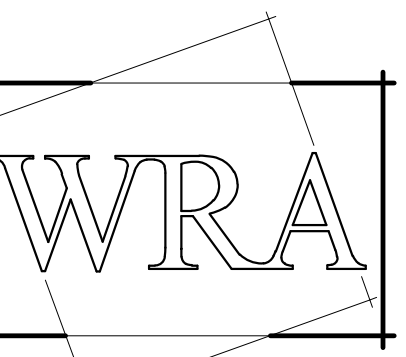
If you need any further assistance, please find my contact information below.

**Matthew Jones**  
**Collin County Fire Marshal's Office**  
**Deputy Fire Marshal**

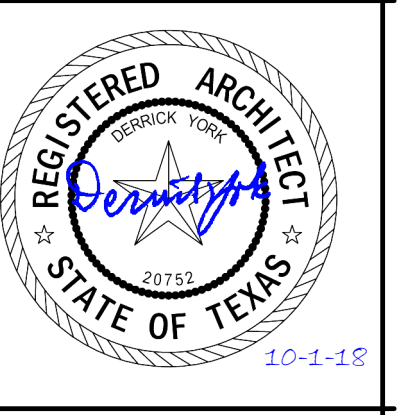
**972-548-5576**  
**majones@collincountytx.gov**

**SITE PLAN NOTES**

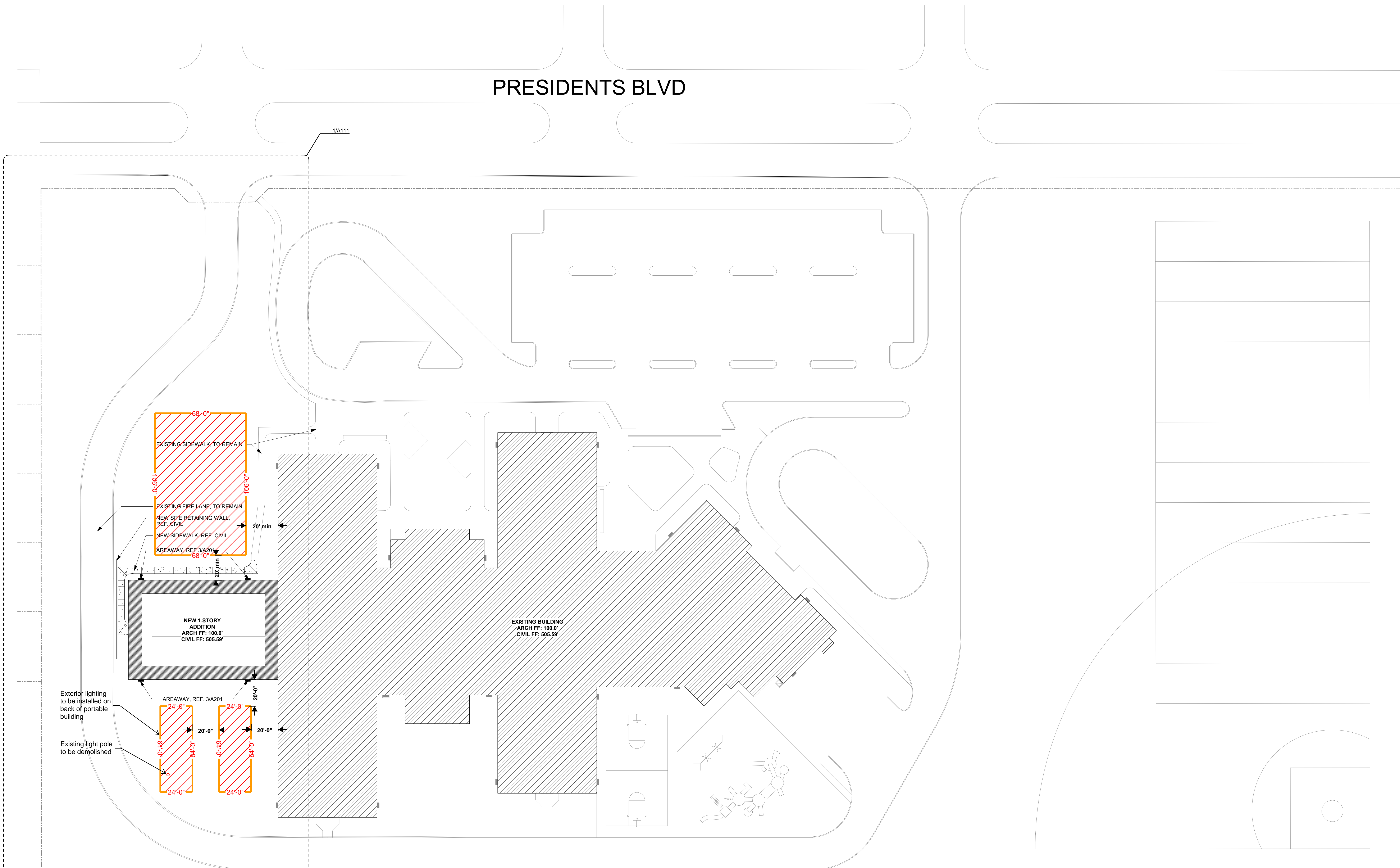
1. REFER TO CIVIL ENGINEER DRAWINGS FOR DIMENSION CONTROL PLAN OF BUILDING, VEHICULAR PAVING, AND ADDITIONAL SITE DEMO INFORMATION.
2. REFER TO CIVIL ENGINEER DRAWINGS FOR SITE GRADING AND SITE UTILITIES INFORMATION (ADDITIONAL SITE UTILITY INFORMATION IS AS SHOWN ON M.P.E. ENGINEER DRAWINGS).
3. CONTRACTOR SHALL COORDINATE LOCATION OF ALL SLEEVES UNDER SIDEWALKS AS NEEDED FOR LANDSCAPE IRRIGATION AND ALL SITE UTILITIES.
4. SIDEWALKS SHALL BE 5'-0" W, U.N.O. AND CONSTRUCTED ACCORDING TO DETAILS ON ARCHITECTURAL SHEET A111. ALL SIDEWALKS PARALLEL TO BLDG. SHALL HAVE A MAX. SLOPE OF 1/4" PER FOOT.
5. EXPANSION JOINT FILLER AND SEALANT SHALL BE INSTALLED AT ALL LOCATIONS WHERE CONCRETE SIDEWALKS MEET THE BUILDING.
6. ACCESSIBLE ROUTE TO BUILDING ENTRANCES SHALL COMPLY WITH ALL REQUIREMENTS FOR CHANGES IN LEVELS PER T.A.S. (A.D.A. STANDARDS) REQUIREMENTS.
7. AT ALL CONDITIONS WHERE SIDEWALKS MEET BUILDING ENTRANCE OR EXTERIOR DOOR, PROVIDE #4 DOWELS AT 12" O.C., DOWELED INTO BUILDING GRADE BEAM.
8. ALL SITE SIDEWALKS SHALL BE INSTALLED 1" ABOVE GRADE AND SLOPE WITH EXISTING GRADES. MAXIMUM SLOPE IN DIRECTION OF TRAVEL 5%. MAXIMUM GROSS SLOPE IS 1/4" PER FOOT (SLOPE WITH SITE GRADING).
9. ALL SIDEWALKS WIDER THAN 5' SHALL HAVE LIME STABILIZED SUBGRADE PER SPEC.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADES AROUND EDGE OF BUILDING TO BE 1'-0" BELOW FINISH FLOOR WHERE IT DOES NOT CAUSE ENTRANCE PROBLEMS.
11. REFER TO CIVIL DRAWINGS FOR SITE UTILITY & ADDITIONAL SITE DEMO.



WRA Architects, Inc.  
 12377 Merit Drive  
 Suite 1800  
 Dallas, Texas 75251  
 214.750.0077 voice  
 214.750.5931 fax  
 www.wraarchitects.com



**PRESIDENTS BLVD**



**NeSMITH ELEMENTARY SCHOOL**  
 801 PRESIDENTS BLVD, LAVON, TX 75166

REVISIONS:  
 No. Date

JOB NO. 1807  
 DATE: October 1, 2018

Overall Site Plan

**A100**

**CITY OF LAVON**  
**ORDINANCE NO. 2022-08-02**

CISD - Variance to 2018 Int. Fire Code

**AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ORDINANCE NO. 2018-09-06 ADOPTING THE 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS REQUESTED BY COMMUNITY INDEPENDENT SCHOOL DISTRICT TO PERMIT THE TEMPORARY INSTALLATION OF A 7,200 SQUARE FOOT PORTABLE BUILDING WITHOUT AN AUTOMATIC SPRINKLER SYSTEM THAT IS 1,200 SQUARE FOOT GREATER IN AREA THAN IS PERMITTED BY THE AMENDMENT OF SECTION 903 AUTOMATIC SPRINKLER SYSTEMS, SECTION 903.2.3 GROUP E. THAT REQUIRES AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR E OCCUPANCIES WHERE THE FLOOR AREA EXCEEDS 6,000 SQUARE FEET OF FIRE AREA; PROVIDING CONFLICT, SEVERABILITY, AND REPEALING CLAUSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR A PENALTY; AND SETTING AN EFFECTIVE DATE.**

WHEREAS, the City of Lavon, Texas (the “City”) is a Type A general law municipality; and

WHEREAS, Section 51.012 of the Texas Local Government Code authorizes a city to adopt ordinances regulating the subdivision and development of land; and

WHEREAS, the City Council finds that this Ordinance substantially promotes the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

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

Section 1. Incorporation of Recitals. The foregoing recitals hereby are incorporated by reference and made a part hereof as if fully set forth.

Section 2. Amendment. That Ordinance No. 2018-09-06 adopting the 2018 International Fire Code with local amendments is hereby amended as requested by Community Independent School District to permit the temporary installation of a 7,200 square foot portable building without an automatic sprinkler system that is 1,200 square foot greater in area than is permitted by the amendment of Section 903 Automatic Sprinkler Systems, Section 903.2.3 Group E. that requires an automatic sprinkler system shall be provided for E occupancies where the floor area exceeds 6,000 square feet of fire area:

Section 3. Conflict Clause. To the extent any provisions of the City’s Subdivision Ordinance, codified as Article 9.02 of the City’s Code of Ordinances, are in conflict with this Ordinance, this Ordinance shall control.

Section 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared

unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

Section 5. Repealing. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent that they conflict with this Ordinance.

Section 6. Penalty. Violations of this Ordinance shall be enforced by penalties in accordance with Section 9.02.009 of the City’s Code of Ordinances.

Section 7. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 16<sup>th</sup> day of August 2022.

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

**ATTEST:**

\_\_\_\_\_  
Rae Norton, City Secretary



# CITY OF LAVON

## Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 7-B

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**Item:**

Discussion and action regarding the Home Rule Charter Commission submittal of a draft home rule charter and Ordinance No. 2022-08-03 ordering a special election to be held on November 8, 2022, for the purpose of submitting to the qualified voters of the City of Lavon the following issue: establishing a home rule charter; designating locations and hours of polling; ordering notices of election to be given as prescribed by law in connection with such election; authorizing the mayor and city secretary to take all actions necessary to comply with applicable election laws; providing a severability clause and providing an effective date..

**Background:**

The seventeen (17) member Council appointed Home Rule Charter Commission met four times and on August 10, 2022 voted unanimously to present the Draft Home Rule Charter to the City Council for the purpose of calling an election on the adoption of the Charter. Please see below a process outline and a summary of proposed changes.

**Home Rule Charter Development Process**

- 1 City Council's appointment of Home Rule Charter Commission
- 2 Mayor's appointment of Chairman of the Home Rule Charter Commission
- 3 Identification of regular meeting time
- 4 Kick-Off Meeting with City Attorney
- 5 Charter Commission drafts the proposed charter
- 6 Charter Commission delivers the proposed charter
- 7 City Council receives the proposed charter
- 8 City Council to adopt an ordinance to call a charter election - a special election
- 9 Thirty days prior to election, mail proposed charter to each registered voter in the city
- 10 Home Rule Charter Election

**Key Dates**

- 8/22/2022 Last day to order November 8, 2022, Special Election
- 9/29/2022 Final day to review and update the proposed charter
- 11/8/2022 Special Election

To address questions and concerns identified by commissioners, the city attorney and staff researched other city charters, articles, and state law references. Although the draft Charter presented is completed, the City Council may return it to the Charter Commission for additional review and non-substantive revision if needed. No changes can be made after September 29, 2022.

## SUMMARY OF CHANGES FROM CURRENT OPERATIONS TO PROPOSED CHARTER

The section numbers and titles shown below in bold face type are excerpted from the home rule charter proposed by the Charter Commission. The Charter in its entirety and as a whole will be subject to voter approval.

The City currently operates under the general laws of the State of Texas and according to policy provisions to be found in a substantial number of local ordinances.

Many of the City’s current policies and procedures will not be materially affected by the adoption of the home rule charter. Others will, however, and the purpose of this summary is to clearly point out the substantive differences between certain provisions in the proposed Charter and current operations of the City.

<b>SECTION</b>	<b>TITLE</b>	<b>CURRENT OPERATION (GENERAL LAW)</b>	<b>PROPOSED CHARTER (HOME RULE)</b>
<b>2.01</b>	Form of Government	There is no designation.	The form of government will be “Council-Manager” where the governing power is concentrated in the Mayor and City Council who hire a professional manager to oversee the delivery of public services.
<b>2.01</b>	Form of Government	City Council shall be composed of a Mayor and five (5) City Council Members in places 1,2,3,4, and 5. The Mayor and Council Members in places 2 and 4 shall be elected in odd numbered years and places 1,3, and 5 shall be elected in even numbered years.	No changes made.
<b>2.02</b>	Powers of the City – Home Rule Status	The City is designated a “Type A – General Law” City and is limited to powers granted by State law.	The City will be designated a “Home Rule” City with greater autonomy than is provided for under the general laws.
<b>3.03</b>	Qualifications	Texas Election Code Ch 141.001 (2) 18 years of age on the first day of the term.	Each Candidate for Election to the City Council or office of Mayor shall be not less than twenty-one (21)
<b>3.03</b>	Qualifications	There is no designation regarding incumbents.	The office of an incumbent elected City official shall become vacant when the person holding such office files an application to have his or her name placed on an official ballot as a candidate for any

			elective public office other than the one such person holds
<b>4.02</b>	Direction and Supervision of Employees	No restriction on involvement of the City Council in the appointment or removal of employees.	No member of the City Council may order the appointment or removal of any administrative employee under the City Manager's authority.
<b>5.01</b>	City Secretary	The City Secretary is appointed by the City Council.	The City Secretary is appointed by the City Manager, subject to confirmation by the City Council.
<b>8.04</b>	Annual Budget	The Mayor is the Chief Budget Officer.	The City Manager shall submit the annual budget not later than the 30 <sup>th</sup> day prior to the end of the fiscal year.
<b>12.01 – 12.14</b>	Initiative, Referendum and Recall	No provisions.	Through the submission of valid petitions to the City Council, citizens may call for the adoption of ordinances (initiative), the repeal of ordinances (referendum) and the removal of members of the City Council (recall).

**Staff Notes:**

Approval is recommended.

**Attachments:** Proposed Ordinance and Order  
DRAFT Home Rule Charter

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. 2022-08-03**

Order of a Home Rule Charter Election on November 8, 2022

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 8, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF LAVON THE FOLLOWING PROPOSITION: ADOPTION OF A HOME RULE CHARTER; DESIGNATING LOCATIONS AND HOURS OF POLLING; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AUTHORIZING THE MAYOR AND CITY SECRETARY TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH APPLICABLE ELECTION LAWS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lavon, Texas (“City”), has, on its own motion, determined to submit to the qualified voters of said City, for their adoption or rejection thereof, the establishment of a Home Rule Charter, pursuant to the provisions of Section 9.003 of the Texas Local “Government Code (the “Code”); and

**WHEREAS**, the City Council of the City (“City Council”) has determined that the City shall conduct a special municipal election on the November 8, 2022 “uniform election date” for the purpose of considering adoption of the Home Rule Charter (the “Election”); and

**WHEREAS**, Section 41.001 of the Texas Election Code establishes Tuesday, November 8, 2022, as the first succeeding uniform election date following the adoption of this Ordinance for which sufficient time elapses for the holding of an election; and

**WHEREAS**, the City and Collin County, Texas (“County”), shall enter into a contract for election services whereby the County will conduct all aspects of the Election.

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

**SECTION 1.** The findings set forth above are true and correct and are incorporated into this Ordinance as if fully set forth herein.

**SECTION 2.** A special election of the City is hereby ordered and will be held within the City on the 8<sup>th</sup> day of November 2022, between the hours of 7:00 a.m. and 7:00 p.m., to consider the adoption of the following for the City:

**Home Rule Charter**

**SECTION 3.** The official ballots for said Election shall be prepared in accordance with Sections 52.072 and 501.035 of the Texas Election Code, and the Texas Local Government Code, each as amended, so as to permit all eligible voters of the City to vote “FOR” or “AGAINST” the proposition. Pursuant to Section 9.003(c) of the Texas Local Government Code, as amended, the

Charter Commission determined it to be impracticable to submit the proposed Charter to the voters by subject. The ballots shall contain such provisions, markings, and language as required by law and such propositions shall be expressed substantially as follows:

**City of Lavon Proposition A**

The City of Lavon shall adopt the proposed Home Rule Charter. (La Ciudad de Lavon aprobará la propuesta Carta de Autonomía.)

- For (A favor)
  
- Against (En contra)

**SECTION 4.** The City agrees to conduct the Election jointly with the political subdivisions designated by the County Elections Officer and the Election will be conducted by the County pursuant to the terms of the election services contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

**SECTION 5.** In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk for the purposes of conducting said Election:

Bruce Sherbet, Collin County Elections Administrator.

Applications for early voting ballots should be sent to the following:

Mailing Address: Bruce Sherbet, Early Voting Clerk  
Collin County Elections Administration Office  
2010 Redbud Blvd., Suite 102  
McKinney, Texas 75069  
Fax: (972) 547-1914  
Email: [election@collincountytx.gov](mailto:election@collincountytx.gov)

**SECTION 6.** Early Voting by personal appearance shall be conducted beginning October 24, 2022, and continuing through November 4, 2022. The main early voting location shall be located at:

Lavon City Hall  
120 School Rd, Lavon, Texas 75166

Early voting shall take place during the dates and times and at voting locations as prescribed by the Collin County Elections Administrator and the State of Texas.

**SECTION 7.** This Election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas. The Mayor, City Secretary or City Council shall perform each act as is required to be performed, in connection with the holding and consummation of such Election, and to give effect to the intent of this Ordinance and the City’s election contract with the County.

**SECTION 8.** All registered, qualified voters of the City shall be permitted to vote at the Election. In addition, the election materials enumerated in the Texas Election Code, as amended, shall be printed in English and Spanish for use at the polling places and for early voting for the Election.

**SECTION 9.** The Election shall be held in accordance with the Constitution of the State of Texas, the Texas Election Code, and the Texas Local Government Code.

**SECTION 10.** The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 11.** The City Secretary is hereby authorized to give Notice of the Election by posting a notice of election in both English and Spanish at Lavon City Hall located at 120 School Road, Lavon, Texas, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the City, being a newspaper of general circulation within the Town, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit. Additionally, pursuant to Texas Local Government Code Section 9.003, the City Secretary is hereby ordered to mail a copy of the proposed charter to each registered voter of the City no later than October 8, 2022.

**SECTION 12.** It is hereby officially found and determined that all notice required by law has been given and notice of this Ordinance was posted and the Ordinance passed in accordance with the Texas Open Meetings Act.

**SECTION 13.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 16<sup>th</sup> day of August 2022.

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Vicki Sanson  
Mayor

**ATTEST:**

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Rae Norton  
City Secretary

**CITY OF LAVON, TEXAS**  
**NOTICE OF SPECIAL ELECTION**  
**(AVISO DE ELECCIONES GENERALES)**

To the registered voters of the City of Lavon, Texas (*a los votantes registrados del Ciudad de Lavon, Texas*):

A special election is hereby ordered to be held on November 8, 2022, for the purpose of considering adoption of a **Home Rule Charter**. (*Por la presente se ordena la celebración de una elección especial el 8 de noviembre de 2022, con el fin de considerar la adopción de una Carta de Autonomía.*)

ELECTION DAY VOTING LOCATION (*DÍA DE LA ELECCIÓN lugar de votación*):

November 8, 2022	7:00 a.m. – 7:00 p.m.	Lavon City Hall, 120 School Road, Lavon, Texas
<i>8 de noviembre, 2022</i>	<i>7:00 a.m. – 7:00 p.m.</i>	<i>Lavon Ayuntamiento, 120 School Road, Lavon, Texas</i>

Eligible City of Lavon registered voters (with an effective date of registration on or before October 11, 2022) may vote at any Collin County Voting Location. A list of Voting Locations can be downloaded at [www.collincounty.gov/elections](http://www.collincounty.gov/elections).

(*Ciudad elegibles de Lavon votantes registrados (con una fecha de vigencia de la inscripción en la tarde del 11 octubre, 2022) pueden votar en cualquiera de las ubicaciones del Condado de Collin de voto. Una lista de los lugares de votación se puede descargar en [www.collincounty.gov/elections](http://www.collincounty.gov/elections)).*)

EARLY VOTING BY PERSONAL APPEARANCE WILL BE CONDUCTED AS SHOWN BELOW: (*La votación adelantada en persona se llevará a cabo como se muestra a continuación*): (or as amended by the Collin County Election Administrator) (*o según enmendado por el Administrador de Elecciones del Condado de Collin*)

Lavon City Hall, 120 School Road, Lavon, Texas  
*Lavon Ayuntamiento, 120 School Road, Lavon, Texas*

October 22 – November 4      Times to be determined. (*octubre 22 a noviembre 8, Ser determinado*)

Early Voting Polling Places for the election shall include all locations and times established by the Collin County Elections Department as Early Voting Polling Places as listed at [www.collincounty.gov/elections](http://www.collincounty.gov/elections).

Applications for ballot by mail shall be mailed to:

(*Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:*)

Bruce Sherbet, Elections Administrator  
Early Voting Clerk, Collin County  
2010 Redbud Blvd., Suite 102  
McKinney, TX 75069  
Fax: (972) 547-1914    E-mail: [election@collincountytx.gov](mailto:election@collincountytx.gov)

Applications for ballots by mail must be received by close of business on October 28, 2022. (*Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de negocio octubre 28, 2022*)

So resolved by the City Council of the City of Lavon on August 16, 2022.

\_\_\_\_\_  
Vicki Sanson, Mayor  
*Firma del Alcalde*



August 11, 2022

TO: Honorable Mayor and City Council  
City of Lavon

Dear Mayor Sanson and Members of the City Council,

On behalf of the Home Rule Charter Commission, I respectfully submit to you the approved draft of the City of Lavon's Home Rule Charter. The seventeen member Home Rule Charter Commission that you appointed has met regularly over the summer to bring to you this City Charter, a document that defines the organization, powers, functions, and essential procedures of the city government. The enclosed Charter is the result of the Commission's labor, energy, discussion, and deliberation.

This proposed Home Rule Charter for the City of Lavon, Texas, is submitted to the City Council for the purpose of calling an election on the question of adoption of the Home Rule Charter and represents the unanimous recommendation of the majority of the members of the Home Rule Charter Commission.

The Home Rule Charter Commission is honored by your appointment and grateful for the opportunity to be a part of this important process in our City's history.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Nabors", is written over the typed name.

Deborah Nabors  
Chairperson –  
City of Lavon Home Rule Charter Commission

# HOME RULE CHARTER



## CITY OF LAVON, TEXAS

To be submitted to a vote of the people on: November 8, 2022

**CITY OF LAVON  
HOME RULE CHARTER**

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## **CHAPTER ONE: INCORPORATION AND BOUNDARIES**

### **SECTION 1.01. INCORPORATION**

All inhabitants of the City of Lavon, Collin County, Texas, as the boundaries and limits of said City have heretofore been established and now exist or may hereafter be established in the manner prescribed by this charter, shall constitute a municipal body politic incorporated under and known by the name “City of Lavon” with such powers, rights, duties, privileges, and immunities as are herein provided.

### **SECTION 1.02. BOUNDARIES AND LIMITS**

- A. The boundaries and limits of the City of Lavon shall be those as established and described in ordinances duly passed by the City Council of the City of Lavon in accordance with the laws of the State of Texas. The City Secretary shall at all times keep a correct and complete description and official City map on file, including annexations and disannexations.
- B. The City may, by ordinance of the City Council, alter its boundaries by annexing or disannexing any territory adjoining its present or future boundaries in any size or shape desired in any manner provided by State law.
- C. Any additional territory annexed to the City shall be a part of the City for all purposes, and the property situated therein shall bear taxes levied by the City as provided by State law. The inhabitants of the annexed territory shall be entitled to all rights and privileges of citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City.

## **CHAPTER TWO: FORM OF GOVERNMENT AND POWERS**

### **SECTION 2.01. FORM OF GOVERNMENT**

- A. The municipal form of government for the City shall be the “Council-Manager” Government. Except as otherwise provided by the Constitution of the State of Texas, the laws of the State of Texas, and this Charter, all powers of the City shall be vested in an elective council, hereinafter referred to as the “City Council”. The City Council shall be composed of a Mayor and five (5) City Council Members in places 1, 2, 3, 4, and 5 elected by qualified voters, and unless removed sooner under the provisions of this Charter, shall serve for a term of two (2) years, and until their successor shall be duly qualified.
- B. The Mayor and Council Members shall be elected at large. The Mayor and Council Members in places 2 and 4 shall be elected in odd numbered years. Council Members in places 1, 3, and 5 shall be elected in even numbered years. All of the City Council holding office at the time of passage of this Charter shall continue to hold their respective office until their current term expires.

## **SECTION 2.02. GENERAL POWERS OF THE CITY**

The City shall have all powers and rights of self-government and home rule that exist now or may be granted to municipalities by the Constitution and laws of the State of Texas, unless such power or right is expressly prohibited or restricted by this Charter. The enumeration of particular powers in this Charter shall not be held or deemed to be exclusive, and in addition to the powers enumerated herein, implied herein or appropriate to the exercise thereof, the City shall have and may exercise all other powers which under the Constitution and laws of the State of Texas that it would be competent for this Charter to specifically enumerate.

## **SECTION 2.03. PUBLIC IMPROVEMENTS**

The City shall have the power to, among other things, construct and maintain, within or without its corporate limits, public improvements as authorized by State statutes and such other public improvements as the City Council shall determine to serve a public purpose of the City, including but not limited to, constructing and maintaining streets, flood control and sanitary facilities, water and storm drainage facilities in, over, under or upon all public property or easements granted for that purpose and to levy assessments for the costs of such improvements. The City shall have the power to collect attorney's fees for the collection of paving assessment in foreclosure cases as allowed under State law, and to cause liens to be established for the purpose of securing the payment of such levies and shall have the power to compel the use of such improvements by the citizens of the City.

## **SECTION 2.04. INTERGOVERNMENTAL RELATIONS.**

The City may participate by contract or otherwise with any governmental entity of this State or any other state or the United States in the performance of any activity which one or more of such entities has the authority to undertake.

## **CHAPTER THREE: CITY COUNCIL**

### **SECTION 3.01. MAYOR**

The person elected Mayor shall be the presiding officer of all meetings of the City Council and shall be the official head of the City government. The Mayor shall participate in the discussion of all matters coming before the City Council but shall not have a vote on matters before the City Council, except in the event of a tie.

### **SECTION 3.02. MAYOR PRO TEM**

The City Council shall elect one of its members as Mayor Pro Tem for a one (1) year term. The Mayor Pro Tem shall perform the duties of Mayor in the case of the absence or inability of the Mayor to perform the duties of his or her office, and shall, during that time, be vested with all the

powers belonging to the Mayor. In the absence of the Mayor and the Mayor Pro Tem, the Council Member of greatest seniority shall preside over the meeting.

### **SECTION 3.03. QUALIFICATIONS**

- A. Each candidate for election to the City Council or office of Mayor shall be a qualified voter of the City, shall be not less than twenty-one (21) years of age, shall have resided in the City not less than twelve (12) months immediately preceding Election Day and shall meet the requirements of the Texas Election Code. Each Council Member and the Mayor must continually reside within the City during his term of office, and any removal of his residence from the City during his term of office shall constitute a vacation of his office, and such vacancy shall be filled as provided in Section 3.05.
- B. The office of an incumbent elected City official shall become vacant when the person holding such office files an application to have his or her name placed on an official ballot as a candidate for any elective public office other than the one such person holds, unless otherwise prohibited by law.

### **SECTION 3.04. COMPENSATION OF CITY COUNCIL MEMBERS**

The Mayor and Council Members shall be entitled to reimbursement of all necessary and reasonable expenses incurred in the performance of their official Mayoral and City Council duties, upon approval of such expenses by the City Council.

### **SECTION 3.05. VACANCIES IN THE CITY COUNCIL; FILLING OF VACANCIES**

- A. The office of a Council Member or office of the Mayor shall become vacant upon his or her death, resignation, removal from office in any manner authorized by law, removal of his or her residence from the City of Lavon, or other forfeiture of his or her office.
- B. A Council Member or the Mayor shall forfeit his or her office if he or she (i) lacks at any time during his or her term of office any qualification for the office prescribed by this Charter or by State law, (ii) violates any express prohibition of this section or any other provision of this Charter, (iv) fails to attend three (3) consecutive regular City Council meetings without being excused by the City Council, or (iv) is convicted of a felony, a misdemeanor involving moral turpitude, or for violating any state laws regulating conflicts of interests of municipal officers. The foregoing list is not exclusive. The City Council shall convene a public hearing before exercising its authority under this section, and permit the Council Member to be heard regarding such forfeiture, if requested by such Council Member.
- C. If for any reason a single vacancy exists on the City Council, a majority of the remaining members, including the Mayor, may fill the vacancy by appointment unless an election to fill the vacancy is required by Article XI, Section 11, of the Texas Constitution. The person appointed to fill the vacancy serves until the next regular municipal election. In lieu of appointing a person to fill a vacancy on the City Council, a special election may be ordered to elect a person to fill the vacancy. If two or more vacancies on the City Council exist at the same time, a special election shall be ordered to fill the vacancies. If a vacancy exists in any

other municipal office, the Mayor or acting Mayor shall appoint a person to fill the vacancy, subject to confirmation by the City Council.

### **SECTION 3.06. MEETINGS AND QUORUM**

Regular meetings of the City Council shall be held at the City Hall at such times as may be prescribed from time to time by resolution of the City Council. Special meetings shall be called by the City Secretary upon request of the Mayor, City Manager, or three (3) or more Council Members. Notice of any regular or special meetings of the City Council shall state the subject to be considered at the meeting. Except as provided by State law, all official meetings of the City Council and of all committees thereof shall be open to the public. A majority of the City Council shall constitute a quorum for the purpose of transaction of business. The City Council shall determine its own rules of procedure, may censure its members for misconduct, and may compel the attendance of absent members.

### **SECTION 3.07. POWERS OF THE CITY COUNCIL**

All powers of the City and the determination of all matters of policy shall be vested in the City Council. Except where in conflict with and otherwise expressly provided by this Charter, the City Council shall have the powers authorized to be exercised by the Constitution and laws of the United States and the State of Texas and the acts amendatory thereof and supplementary thereto, nor or hereafter enacted. Without limitation of the foregoing and among the other powers that may be exercised by the City Council, the following are hereby enumerated for greater certainty:

- (1) Appoint and remove the City Manager, City Secretary, Municipal Court Judge, and City Attorney;
- (2) Designate items to appear on a future agenda of a City Council meeting for consideration and/or discussion;
- (3) Establish administrative departments;
- (4) Adopt the budget of the City;
- (5) Collectively inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs;
- (6) Provide for and appoint such boards, commissions, committees, task forces, and other appointed groups to assist the City Council in the performance of its duties and responsibilities as deemed necessary, each of which shall have all powers and duties now or hereafter conferred by City ordinance or by applicable law;
- (7) Adopt and modify the official map of the City;
- (8) Adopt, modify, and carry out plans in conjunction with the Planning & Zoning Commission for the planning, improvement, and redevelopment of specific areas of the City, or for the planning, reconstruction, or redevelopment of any area or district which may have been destroyed in whole or part by disaster;
- (9) Regulate, license, and fix the charges or fares made by any person owning, operating, or controlling any vehicle of any character used for the carrying of passengers for hire on the public streets and alleys of the City, in accordance with applicable State law;

- (10) Provide for the establishment and designation of fire safety codes and prescribe the kind and character of buildings or structures or improvements to be erected therein; provide for the erection of fireproof buildings within certain limits; and provide for the condemnation of dangerous structures of buildings or dilapidated buildings or buildings calculated to increase the fire hazard, and the manner of their removal or destruction;
- (11) Fix and regulate rates and charges of all utilities and public services, except as otherwise provided by State law;
- (12) Adopt plats, unless otherwise provided by the City Council;
- (13) Individually make inquiries of the City Manager regarding items and issues before the City Council in preparation for City Council or other meetings.

### **SECTION 3.08. CODE OF ETHICS**

The City Council shall adopt and maintain, by ordinance or resolution, a Code of Ethics for the purpose of, among other things, establishing and defining the bounds of reasonable ethical behavior by the City Council and all appointed City Officials.

## **CHAPTER FOUR: CITY MANAGER**

### **SECTION 4.01. AUTHORITY, APPOINTMENT, REMOVAL AND COMPENSATION OF THE CITY MANAGER**

- A. The City Manager shall be the chief administrative officer of the City. The City Manager is appointed by and serves at the will of the City Council, by a supermajority vote of the entire City Council (qualified and serving at such time). The City Manager shall be appointed solely on the basis of his or her administrative ability, experience, and training.
- B. The City Manager shall administer the business of the City and the City Council shall ensure that such administration is efficient. The City Council may by ordinance delegate to the City Manager any additional powers or duties it considers proper for the efficient administration of City affairs.
- C. The City Manager shall execute a bond conditioned that he or she will faithfully perform the duties of City Manager. The amount of such bond shall be as prescribed by ordinance adopted by the City Council. The City Council shall be authorized to enter into a contract of employment with the City Manager and to prescribe such compensation therein as it may fix.
- D. Action, by supermajority vote of the entire City Council (qualified and serving at such time), in suspending or removing the City Manager shall be final, it being the intention of this Charter to vest all authority and responsibility for such suspension or removal in the City Council.
- E. If the City Manager is temporarily unable to perform appointed duties, the City Council or City Manager may designate an alternate.

**SECTION 4.02. DIRECTION AND SUPERVISION OF EMPLOYEES, NON-INTERFERENCE BY COUNCIL, APPOINTMENTS AND REMOVALS OF DEPARTMENT HEADS**

- A. Neither the Mayor nor any City Council member shall in any manner dictate the appointment or removal of any City administrative officer or employee whom the City Manager or any of his subordinates are empowered to appoint; but the Mayor and City Council members may express their views and fully and freely discuss with the City Manager anything pertaining to appointment and removal of such officers and employees.
- B. Except for the purpose of inquiries and for investigations, the Mayor and Council Members shall deal with City officers and employees who are subject to the direction and supervision of the City Manager solely through the City Manager, and neither the Mayor nor Council Members shall give orders to such officers or employees either publicly or privately.

**SECTION 4.03. SPECIFIC POWERS AND DUTIES OF THE CITY MANAGER**

The City Manager shall be responsible to the City Council for the proper administration of the affairs of the City and shall have the power and duty to:

- (1) Appoint and suspend or remove all City employees and appointive administrative officers provided for by or under this Charter, except as otherwise provided by State law, this Charter, or personnel rules or policies adopted pursuant to this Charter. The City Manager may authorize any administrative officer subject to the City Manager's discretion and supervision to exercise these powers with respect to subordinates in that officer's department, office, or agency;
- (2) Direct and supervise the administration of all departments, offices, and agencies of the City, except as otherwise provided by this Charter or State law;
- (3) The City Manager shall have the right to take part in discussion at City Council meetings, but shall not vote, and prepare and recommend items for inclusion in the official agenda of all City Council meetings and, when necessary, meetings of the Boards and Commissions as established by this Charter or ordinance;
- (4) See that all laws, provisions of this Charter, and acts of the City Council, subject to enforcement by the City Manager or by officers subject to the City Manager's discretion and supervision, are faithfully executed;
- (5) Prepare and submit the annual budget and capital program to the City Council, and implement the final budget approved by City Council to achieve the goals of the City;
- (6) Submit to the City Council and make available and accessible to the public a complete report on the finances and administrative activities of the City as of the end of each fiscal year and provide information needed by the City Council for its annual evaluation of performance;
- (7) Make available and accessible such other reports as the City Council may require concerning operations;
- (8) Keep the City Council fully advised as to the financial condition and future needs of the City;

- (9) Make recommendations to the City Council concerning the affairs of the City and facilitate the work of the City Council in developing policy;
- (10) Provide staff support services for the Mayor and City Council Members;
- (11) Assist the City Council in developing long term goals for the City and strategies to implement such goals;
- (12) Encourage and provide staff support for partnerships with community organizations and for regional and intergovernmental cooperation and equitable programming;
- (13) Promote partnerships among City Council, staff, and community members in developing public policy and building a sense of community; and
- (14) Perform such other duties as are specified in this Charter or may be required by the City Council.

## **CHAPTER FIVE: CITY SECRETARY**

### **SECTION 5.01. APPOINTMENT AND COMPENSATION OF THE CITY SECRETARY**

The City Manager shall appoint, suspend, and remove the City Secretary as necessary and subject to confirmation by the City Council. The City Secretary shall receive such compensation as shall be fixed by the City Council. If the City Secretary is temporarily unable to perform appointed duties, the City Secretary or City Manager may designate an alternate.

### **SECTION 5.02. DUTIES OF THE CITY SECRETARY**

The City Secretary shall:

- (1) Report to the City Manager;
- (2) Give notice of and, unless excused, attend City Council meetings, and keep accurate records of all actions taken by the City Council;
- (3) Maintain the official records and files of the City;
- (4) Administer oaths required by law;
- (5) Attest contracts, assessment certificates, ordinances, resolutions, and other legal instruments when executed by authorized officers of the City;
- (6) Hold and maintain the City seal and affix it to all appropriate documents as required; and
- (7) Perform such other duties as may be required by the City Manager, this Charter, or State law.

## **CHAPTER SIX: MUNICIPAL COURT**

### **SECTION 6.01. CREATION**

The City Council shall establish and caused to be maintained a Municipal Court, and may appoint, by a majority vote of the entire City Council (qualified and serving at such time), one or more

Municipal Judges to serve in such Court. The Court shall have all the powers and duties as are now or as may hereafter be prescribed by State law within its jurisdiction.

### **SECTION 6.02. MUNICIPAL COURT JUDGE**

The Judge of the Municipal Court, and all alternates, shall be competent, duly qualified, and licensed attorneys in the State of Texas. The Judge of the Municipal Court shall be appointed to a term of two (2) years and may be appointed to additional and consecutive terms at the will and pleasure of the City Council. The Judge shall receive such compensation as may be determined by the City Council which shall be fixed and commensurate with the duties performed by the Judge.

### **SECTION 6.03. MUNICIPAL COURT CLERK**

There shall be a Clerk of the Municipal Court appointed by the City Manager. The Clerk of the Court and any Deputies appointed by the City Manager shall have the power to administer oaths and affidavits, make certificates, affix the seal of said court as necessary and as required by law, keep records of the Municipal Court, and in general do and perform any and all acts usual and necessary to be performed by clerks of municipal courts of the State.

## **CHAPTER SEVEN: CITY ATTORNEY**

### **SECTION 7.01. APPOINTMENT AND COMPENSATION OF CITY ATTORNEY**

The City Council shall appoint, by a majority vote of the entire City Council (qualified and serving at such time), a competent licensed attorney of recognized ability who shall be known as the City Attorney. The City Attorney shall receive for his or her services such compensation as may be fixed by the City Council at the time of appointment, and from time to time by appropriate resolution.

### **SECTION 7.02. DUTIES OF CITY ATTORNEY**

The City Attorney shall be the legal advisor of, and attorney for, all of the offices and departments of the City, and shall represent the City in all litigation and legal proceedings, provided however, that the City Council may retain special counsel at any time it deems appropriate and necessary. The City Attorney shall perform all duties prescribed by the Charter, by ordinance or by resolution of the City Council, or at the direction of the City Council.

## **CHAPTER EIGHT: CITY DEPARTMENTS/FISCAL ADMINISTRATION**

### **SECTION 8.01. ADMINISTRATIVE DEPARTMENTS**

The City Manager may establish, abolish, redesignate and/or combine departments, offices or agencies in addition to those provided for by this Charter, and may prescribe the functions and duties of such departments, offices and agencies.

## **SECTION 8.02. TAX ADMINISTRATION**

- A. A City Tax Assessor and Collector shall be appointed by the City Council. The Tax Assessor and Collector shall provide a bond with such sureties and in such amount as the City Council may require. The premiums on such bond shall be paid by the City. The City Council may provide for such services by contract.
- B. The City shall have the power to levy, assess, and collect taxes of every character and type for any municipal purpose not prohibited by the Constitution and laws of the State of Texas. The City shall have the power to grant tax exemptions in accordance with the laws of the State of Texas.
- C. All taxes due the City shall be payable at the office of the Tax Assessor and Collector, or at any location designated by the City Council, and may be paid at any time after the tax rolls for the year have been completed and approved, which completion and approval shall be in accordance with State law. Taxes shall be paid in accordance with State law. All such taxes not paid prior to such date shall be deemed delinquent and shall be subject to such penalty and interest as may be provided by State law. Failure to levy and assess taxes through omission in preparation of the approved tax rolls shall not relieve the person, firm or corporation so omitted from the obligation to pay such current or past due taxes shown to be payable by recheck of the rolls and receipts for the years in question, unless otherwise provided by law.
- D. All property having its location in the City on January 1st of each year shall stand charged with a lien in favor of the City from said date for the taxes due thereon. The lien provided hereby shall be superior to all other liens except other tax liens, regardless of when such other liens were created. All persons purchasing any of said property on or after January 1st in any year shall take the property subject to the lien herein provided. In addition to the lien herein provided on January 1st of any year, the owner of property subject to taxation by the City shall be personally liable for the taxes due thereon for such year. The City shall have the power to sue for and recover personal judgment for taxes without foreclosure, or to foreclose its lien or liens, or to recover both personal judgment and foreclosure. In such suit where it appears that the description of any property in the City assessment rolls is insufficient to identify such property, the City shall have the right to plead a good description of the property to be assessed, to prove the same, and to have its judgment foreclosing the tax lien and/or for personal judgment against the owner for such taxes as such ownership and property appears on the certified tax roll.

## **SECTION 8.03. FISCAL YEAR**

The fiscal year of the City shall begin on October 1st and end on the following September 30th of each year, unless otherwise provided by ordinance of the City Council or State law.

## **SECTION 8.04. ANNUAL BUDGET**

It shall be the duty of the City Manager to submit an annual budget to the City Council for its review, consideration, and revision in accordance with deadlines prescribed by State law. The City Council shall call such public hearings on the budget, with notice, as required by State law. The City Council may adopt a budget with or without amendments. The City Council may increase or decrease amounts or programs and may delete any programs or amounts except expenditures required by law or for a debt service. At the close of each fiscal year, the unencumbered balance of each appropriation shall revert to the fund from which it was appropriated and shall be subject to future appropriations, but appropriations may be made in furtherance of improvements or other objects of work of the City that will not be completed within the current year.

#### **SECTION 8.05. BONDS AND OTHER EVIDENCES OF INDEBTEDNESS**

- A. The City shall have the power to borrow money on the credit of the City and to issue general obligation bonds and other evidences of indebtedness for permanent public improvements or for any other public purpose not prohibited by the Constitution and laws of the State of Texas and to issue refunding bonds to refund outstanding bonds and other evidences of indebtedness of the City previously issued. All such bonds shall be issued in conformity with the laws of the State of Texas.
- B. The City shall further have the power to borrow money for the purpose of constructing, acquiring, improving, extending or repairing of public utilities, recreational facilities or any other self-liquidating municipal function not prohibited by the Constitution and laws of the State of Texas, and to issue revenue bonds to evidence the obligations created thereby. Such bonds shall be a charge upon and payable from the properties, or interest therein pledged, or the income there from, or both. The holders of the revenue bonds of the City shall not have the right to demand payment thereof out of monies raised or to be raised by taxation. All such bonds shall be issued in conformity with the laws of the State of Texas. The City shall have the power to borrow money for public improvements in any other manner provided by law, including certificates of obligation as authorized by Chapter 271 of the Texas Local Government Code. All bonds and evidences of indebtedness of the City having been approved by the Attorney General and registered by the Comptroller of Public Accounts shall thereafter be incontestable in any court or other forum for any reason, and shall be valid and binding obligations of the City in accordance with their terms for all purposes.

### **CHAPTER NINE: BOARDS AND COMMISSIONS**

#### **SECTION 9.01. PLANNING AND ZONING COMMISSION**

The City Council shall create a Planning and Zoning Commission of the City and shall appoint such members as it shall deem suitable by ordinance. Members shall be appointed for such terms as may be set forth by the Planning & Zoning Commission by ordinance; provided however, that members of the Planning & Zoning Commission serve at the pleasure of the City Council and may be removed, without cause, by any affirmative vote of the majority of the full membership of the City Council. Such appointees shall serve without compensation and may not hold any elective office of the State of Texas or any political subdivision thereof during their terms. A vacancy in an un-expired term shall be filled by the City Council for the remainder of the term. A majority of

the appointed members shall constitute a quorum, and decisions may only be made with the affirmative vote of a majority of those members present and voting. A Chairperson and Vice-Chairperson shall be appointed in accordance with procedures prescribed by City ordinance.

### **SECTION 9.02. BOARD OF ADJUSTMENT**

The City Council shall appoint a Board of Adjustment as the City Council shall deem suitable by ordinance and in accordance with the laws of the State of Texas. Such appointees shall serve without compensation. The City Council shall provide standards and procedures for the Board of Adjustment to hear and determine appeals of administrative decisions, petition for variances or special exceptions, and such other matters as may be required by the City Council or by law. A vacancy on the Board of Adjustment shall be filled by the City Council for the un-expired term. The Board of Adjustment shall select from any of its members a Chairperson and Vice-Chairperson.

### **SECTION 9.03. OTHER BOARDS, COMMISSIONS, OR COMMITTEES**

The City Council shall have the power and is hereby authorized to create, abolish, establish, and appoint such other boards, commissions, and committees, as it deems necessary to carry out the functions of the City, and to prescribe the purpose, composition, functions, and tenure of each board, commission, or committee. Unless otherwise provided for by ordinance or this Charter, any board, commission, or committee shall elect its Chairperson, Vice-Chairperson, and such other offices as each board, commission, or committee may designate. All boards, commissions, or committees of the City shall, at the discretion of the City Council, keep and maintain minutes of any proceedings held.

## **CHAPTER TEN: ORDINANCES**

### **SECTION 10.01. PROCEDURE FOR PASSING ORDINANCES AND RESOLUTIONS**

The City Council shall evidence its official actions by written ordinances, resolutions, or oral motions. The style of all ordinances and resolutions shall be as provided by City ordinance governing the style and form of City ordinances. Each proposed ordinance shall not be amended or repealed except by adoption of another ordinance. All ordinances and resolutions passed by the City Council shall become effective immediately from and after passage except where publication of a caption is required or where the ordinance, State law, or other provisions of this Charter provide otherwise, in which case the effective date shall be as prescribed in the ordinance.

### **SECTION 10.02. PUBLICATION OF ORDINANCES**

The descriptive caption or title of each ordinance containing a penalty shall be published at least once in the official newspaper of the City, unless otherwise provided by State law or this Charter.

### **SECTION 10.03. CODE OF ORDINANCES**

The City Council shall have the power to cause the ordinances of the City to be recorded, in code form, and shall have the same arranged and digested as often as the City Council may deem advisable.

## **CHAPTER ELEVEN: ELECTIONS**

### **SECTION 11.01. CITY ELECTIONS**

All City elections shall be governed by and conducted in accordance with the Texas Election Code or other applicable State law, the Constitution of the State of Texas, this Charter, and by ordinance of the City regulating the holding of municipal elections. City Council Members, including the Mayor, shall be elected to fill those positions which become vacant that year. The City Council shall fix the hours, place, and procedures for holding regular and special elections.

### **SECTION 11.02. SPECIAL ELECTIONS**

The City Council, by ordinance or resolution, may call such special elections as are authorized by State law or this Charter, fix the time and place of holding the same, and provide all means for holding such special elections. Every special election shall be called and held as nearly as practicable, according to the provisions governing regular elections.

### **SECTION 11.03. REGULATION OF ELECTIONS**

The City Council shall appoint election judges and other election officials and shall provide for the compensation of all election officials in City elections and for all other expenses in holding said elections.

### **SECTION 11.04. CANDIDATES; FILING FOR OFFICE**

Any qualified person as prescribed by Section 3.03 of this Charter may make application to have his name placed on the official ballot for the position of Council Member or Mayor. The application shall be made in accordance with all applicable laws and shall state that the candidate agrees to serve if qualified and elected. Each candidate shall execute such oath and other official form or affidavit as required by the Texas Election Code. The City Secretary shall review the application and notify the candidate whether or not the application satisfies the requirements of this Charter and the Texas Election Code. If an application is insufficient, the City Secretary shall return it immediately to the candidate with a statement of such insufficiency. The candidate may file a new application within the regular time for filing applications. The City Secretary shall keep on file all applications found sufficient at least until the expiration of the term of office for which such candidates filed.

### **SECTION 11.05. OFFICIAL BALLOT**

The order of the names of the candidates on the ballot shall be determined by the City Secretary in accordance with the procedures set out in the Texas Election Code. The name of each candidate seeking an elective office, except those who have withdrawn, died, or become ineligible prior to the time permitted for withdrawal, shall be printed on the official ballot in the name designated by the candidate in accordance with the Texas Election Code. Early voting shall be conducted in accordance with the Texas Election Code.

#### **SECTION 11.06. CANVASSING AND ELECTION RESULTS**

Returns of every municipal election shall be delivered forthwith by the election judges to the City Secretary, with a copy of the returns being sent to the Mayor. The City Council shall canvass the returns, investigate the qualifications of the candidates, and declare the official results of the election in accordance with timelines provided by the Texas Election Code. If two or more candidates for the same office tie for the number of votes required to be elected, a second election to fill the office shall be held in accordance with the Texas Election Code.

### **CHAPTER TWELVE: INITIATIVE, REFERENDUM AND RECALL**

#### **SECTION 12.01. POWERS OF INTITATIVE, REFERENDUM, AND RECALL**

- A. Initiative. The registered voters of the City shall have power to propose ordinances to the City Council and, if the City Council fails to adopt ordinances so proposed without any change in substance, to adopt or reject it at a City election, but such power shall not extend to the budget or capital program or any ordinance relating to appropriation of money, levy of taxes, salaries of city officers or employees, or effect any existing contract the City is party to. Proposed ordinances must not violate the Constitution, the laws of this State, or this Charter.
- B. Referendum. The registered voters of the City shall have power to require reconsideration by the City Council of any adopted ordinances and, if the City Council fails to repeal an ordinance so reconsidered, to approve or reject it at a City election, but such power shall not extend to the budget or capital program or any emergency ordinance or ordinance relating to appropriation of money, levy of taxes, or to salaries or benefits of public officers or employees.
- C. Recall. The registered voters of the City shall have power to recall elected officials of the City, but no recall petition shall be filed against any official within six (6) months after the official takes office, nor, in case of a member subjected to a recall election and not removed, until at least six (6) months after such recall election.

#### **SECTION 12.02. INITIATIVE, REFERENDUM, AND RECALL PROCEEDINGS**

- A. Any five registered voters of the City entitled to vote in City elections may commence initiative, referendum, or recall proceedings by filing with the City Secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses and specifying the address to which all notices to the committee are to be sent, and setting out in full the proposed initiative ordinance, citing the ordinance sought to be reconsidered, or stating the name and

title of the officer sought to be recalled accompanied by a statement (not exceeding 200 words) of the reasons for the recall. Grounds for recall should relate to and affect the administration of the official's office and be of a substantial nature directly affecting the rights and interests of the public.

- B. Promptly after receipt of a recall petition, the City Secretary shall serve, personally or by certified mail, a copy of the affidavit on the elected officer sought to be recalled. Within ten (10) days of service of the affidavit, the elected officer sought to be recalled may file a statement with the City Secretary (not exceeding 200 words) in response.
- C. Promptly after the affidavit of the petitioners' committee is filed, and the response, if any, of an elected official sought to be recalled is filed, the City Secretary shall submit the proposed initiative, proposed referendum petition and recall petition to the City Attorney for review.
- D. The City Attorney must issue an opinion on the legality of the initiative, referendum, or recall petition, and if the City Attorney determines such petition to be legal shall provide the City Secretary with a title of the measure to be included on the petition, which will also be the title to be included on any ballot should the petition be sufficient. The City Secretary shall then issue the appropriate petition blanks to the petitioners' committee for those measures the City Attorney determines are legally sufficient. If the City Attorney shall certify that the petition is insufficient, the certificate shall specify the particulars in which it is defective, and the City Secretary shall at once notify in writing the person filing the petition of this finding.

### **SECTION 12.03. INITIATIVE, REFERENDUM, AND RECALL PETITIONS**

- A. Number of signatures. Initiative, referendum, and recall petitions must be signed by registered voters of the City equal in number to at least twenty percent (20%) of the total number of persons registered to vote at the last regular City election.
- B. Form and content. All papers of a petition shall be uniform in size and style and shall be assembled as one instrument for filing. Each signature shall be executed in ink and shall be followed by the address of the person signing, voter registration certificate number, and the date of signature. Initiative and referendum petitions throughout their circulation shall clearly state the title of the ordinance, include the City Attorney's description of the ordinance, and the full text of the ordinance sought to be proposed or reconsidered shall be made available to any registered voters who ask for it or be made available through a link to the City's website.
- C. Affidavit of Circulator. Each paper of a petition shall have attached to it when filed an affidavit executed by the person circulating it stating (i) that he or she is a registered voter of the City entitled to vote in a City election, (ii) that he or she personally circulated the paper, (iii) the number of signatures thereon, (iv) that all the signatures were affixed in his or her presence, (v) that he or she believes them to be the genuine signatures of the persons whose names they purport to be, (vi) and that each signer had an opportunity before signing to read the full text of the ordinance proposed or sought to be reconsidered if requested.
- D. Time for Filing Referendum and Recall Petitions. Referendum petitions must be filed within thirty (30) days after adoption by the City Council of the ordinance sought to be reconsidered. Recall petitions must be filed within forty (40) to one hundred and sixty (160) days of the filing of the petitioners' affidavit initiating the recall procedure.

### **SECTION 12.04. PROCEDURE AFTER FILING**

- A. Certificate of City Secretary; Amendment to Petition. Within twenty (20) days after the petition is filed, the City Secretary shall complete a certificate as to its sufficiency, specifying, if the petition is insufficient, the particulars wherein it is defective, and shall promptly send a copy of the certificate to the petitioners' committee by registered mail. A petition certified insufficient for lack of the required number of valid signatures may be amended once if the petitioners' committee files a notice of intention to amend it with the clerk within two (2) days after receiving the copy of his or her certificate and files a supplementary petition upon additional papers within ten (10) days after receiving the copy of such certificate. Such supplementary petition shall comply with the requirements of paragraphs B and C of § 12.03(c), and within five (5) days after it is filed, the City Secretary shall complete a certificate as to the sufficiency of the amended petition and promptly send a copy of such certificate to the petitioners' committee by registered mail (as in the case of an original petition). If a petition or amended petition is certified sufficient, or if a petition or amended petition is certified insufficient and the petitioners' committee does not elect to amend or request council review under paragraph B of this subsection within the time required, the City Secretary shall promptly present his or her certificate to the City Council and the certificate shall then be a final determination as to the sufficiency of the petition.
- B. Council Review. If a petition or amended petition has been certified insufficient or deemed illegal by the City Attorney, or if the petitioners' committee disagrees with the title or description provided by the City Attorney, the petitioners' committee may, within two (2) days after receiving the copy of such certificate or notice of the City Attorney's determination, file a request that it be reviewed by the City Council. The City Council shall review the certificate or determination at its next meeting following the filing of such request and approve or disapprove it or modify the title or description, and the City Council's determination shall then be a final determination as to the sufficiency of the petition.
- C. Court Review; New Petition. A final determination as to the sufficiency of a petition shall be subject to court review. A final determination of insufficiency, even if sustained upon court review, shall not prejudice the filing of a new petition for the same purpose after the passage of one (1) year from the date of the final determination of insufficiency, so long as submission is compliant with other requirements of this Chapter.

#### **SECTION 12.05. EFFECT OF SUSPENSION OF ORDINANCE UPON REFERENDUM**

When a referendum petition is filed with the City Secretary, the ordinance sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

- (1) There is a final determination of insufficiency of the petition;
- (2) The petitioners' committee withdraws the petition;
- (3) The City Council repeals the ordinance; or
- (4) Thirty (30) days have elapsed after a vote of the City on the ordinance, in order to determine election results.

#### **SECTION 12.06. ACTION ON PETITIONS**

- A. Action by City Council. When a referendum or initiative petition has been finally determined sufficient, the City Council shall promptly reconsider the referred ordinance by voting its repeal or adopting the initiative proposed. If the City Council fails to repeal the referred ordinance or adopt the initiative as proposed within thirty (30) days after the date the petition was finally determined sufficient, it shall submit the referred or initiated legislation to the voters of the City.
- B. Submission to Voters of Referred or Initiated Ordinance. The vote of the City on referred or initiated ordinances shall be held not less than thirty (30) days and not later than one (1) year from the date of the final City Council vote thereon, or such practicable dates as are compliant with the Texas Election Code. If no regular City election is to be held within the period prescribed in this subsection, the City Council shall provide for a special election; otherwise, the vote shall be held at the same time as such regular election, except that the City Council may in its discretion provide for a special election at an earlier date within the prescribed period. Copies of the referred or initiated ordinance shall be made available at the polls.
- C. Withdrawal of Petitions. A referendum or initiative petition may be withdrawn at any time prior to a determination that the petition is sufficient. Once determined sufficient, the petition may only be withdrawn if the City Council enacts the initiated ordinance or repeals the referred ordinance.

## **SECTION 12.07. RESULTS OF ELECTION**

- A. Initiative. If a majority of the registered voters voting on a proposed initiative ordinance vote in its favor, it shall be considered adopted upon certification of the election results and shall be treated in all respects in the same manner as ordinances of the same kind adopted by the City Council. If conflicting ordinances are approved at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.
- B. Referendum. If a majority of the registered voters voting on a referred ordinance vote against it, it shall be considered repealed upon certification of the election results.
- C. Recall. Ballots used at recall elections shall read, “Shall [name] be recalled (removed) from the office of \_\_\_\_\_?” Votes shall be for or against the proposition. If a majority of the registered voters voting on a proposed recall vote in its favor, the official is removed and the vacancy shall be filled in accordance with this Charter or City ordinance.

## **CHAPTER THIRTEEN: FRANCHISES**

### **SECTION 13.01. POWER TO GRANT FRANCHISE**

- A. The City shall have the full power, to the extent the same is conferred by the Constitution and laws of the State of Texas to own, lease, operate, prohibit, regulate, and control any public utility within or without the limits of the City and to provide for the compensation and rental to be paid to the City by any public utility for the use of its streets, highways, and public areas.
- B. In addition to the City’s power to buy, construct, lease, maintain, operate, and regulate public utilities and to manufacture, distribute, and sell the output of such utility operations, the City

shall have such regulatory and other powers as may now or hereafter be granted under the Constitution and laws of the state of Texas.

### **SECTION 13.02. FRANCHISES**

- A. The City Council, upon a vote of a majority of the members of the City Council then qualified and serving, shall have power by ordinance to grant, renew, and extend all franchises of public utilities of every character operating within the City and for such purposes is granted full power. The term “public utility” as used herein is construed to mean any person or entity furnishing to the public any general public service, including, but not limited to heat, light, gas, power, telephone service, communication services, community antenna or cable television service, sewer service and the treatment thereof, water, wrecker service, the carrying of passengers for hire, or any other public service whereby a right to, in part, appropriate or use the streets, highways, or other property of the City, as necessary or proper is granted.
- B. Any ordinance granting, renewing or extending franchises shall not take effect until at least thirty (30) days after its passage; and during such thirty (30) day period the descriptive caption of the ordinance shall be published at least twice in the official newspaper(s) of the City, the expense of the publication being borne by the proponents of the franchise.
- C. No franchise is transferable, except with the approval of the City Council by a vote of a majority of the City Council then qualified and serving. The franchise holder, however, may pledge franchise assets as security for a valid debt or mortgage.

### **SECTION 13.03. FRANCHISE VALUE NOT TO BE ALLOWED**

Franchises granted by the City under this Charter shall be considered to be of no value in fixing reasonable rates and charges for utility service within the City, and in determining the just compensation to be paid by the City for public utility property which the City may acquire by condemnation or otherwise.

### **SECTION 13.04. RIGHT OF REGULATION**

In granting, amending, renewing, and extending public service and utility franchises, the City reserves until itself all the usual and customary rights, including, but not limited to, the following rights:

- (1) To repeal the franchise by ordinance for failure to begin construction or operation within the time prescribed, or for failure to comply with terms of the franchise;
- (2) To require all extensions of service within the City limits to become part of the aggregate property of the service and operate subject to all obligations and reserved rights contained in this Charter. Any such extension is considered part of the original grant and terminable at the same time and under the same conditions as the original grant;
- (3) To require expansion and extension of facilities and services and to require maintenance of existing facilities to provide adequate service at the highest level of efficiency;
- (4) To require reasonable standards of service and quality of product and prevent rate discrimination;

- (5) To impose reasonable regulations and restrictions to ensure the safety and welfare of the public;
- (6) To examine and audit accounts and records and to require annual reports on local operations of the public service or utility;
- (7) To require the franchisee to restore, at franchisee's expense, all public or private property to a condition as good as or better than before disturbed by the franchisee for construction, repair or removal;
- (8) To require the franchisee to furnish to the City, from time to time within a reasonable time following request of the City, at franchisee's expense a general map outlining current location, character, size, length, depth, height, and terminal of all facilities over and under property within the City and its extraterritorial jurisdiction; and
- (9) To require compensation, rent or franchise fees to be paid to the City as may be permitted by the laws of the State of Texas.

### **SECTION 13.05. REGULATION OF RATES**

- A. The City Council has the power to fix and regulate the rates and charges of all utilities and public services, consistent with State statutes.
- B. Upon receiving written request from a utility or public service requesting a change in rates, or upon a recommendation from the City that rates for services provided by or owned by the City be changed, the City Council shall call a public hearing for consideration of the change.
- C. A holder of a franchise to provide a public service or utility in the City must show the necessity for the change in rates by any evidence required by the City Council, including but not limited to, the following:
  - (i) Cost of its investment for service to the City;
  - (ii) Amount and character of expenses and revenues connected with rendering the service;
  - (iii) Copies of any reports or returns filed with any state or federal regulatory agency within the last three (3) years; or
  - (iv) Demonstration that the return on investment, if any, is within state and federal limitations.
- D. If not satisfied with the sufficiency of evidence, the City Council may hire rate consultants, auditors and attorneys to investigate and, if necessary, litigate requests for rate changes, the expense of which shall be reimbursed to the City by the franchisee.

### **SECTION 13.06. LICENSES**

The City shall have the power to license, levy and collect fees in order to license any lawful business, occupation or calling subject to control pursuant to the police powers of the State of Texas and/or for any other purpose not contrary to the Constitution and laws of the State of Texas.

## **CHAPTER FOURTEEN: GENERAL AND TRANSITIONAL PROVISIONS**

### **SECTION 14.01. EFFECT ON EXISTING LAWS**

All City ordinances, resolutions, rules, and regulations in force at the time of the adoption of this Charter and not in conflict with it shall remain in force until altered, amended, or repealed by the City Council. All rights of the City under existing franchises and contracts are preserved in full force and effect. All taxes, assessments, liens, encumbrances, obligations, and demands of or against the City, fixed or established before such date, shall be valid if properly fixed or established either under the law in force at the time of such proceedings or under the law after the adoption of this Charter.

#### **SECTION 14.02. CONTINUATION OF PRESENT OFFICES**

All persons holding elective or administrative offices at the time this Charter takes effect shall continue in office and in the performance of their duties in the capacities to which they have been elected or appointed until provisions shall have been made in accordance with the terms of this Charter for the performance of such duties or the discontinuance of such office, if any. The powers conferred and the duties imposed upon any office, department, or agency of the City by the laws of the State shall, if such office, department, or agency be abolished by this Charter or under its authority, be thereafter exercised and discharged by the office, department, or agency designated by the City Council unless otherwise provided herein.

#### **SECTION 14.03. CONFLICT OF INTEREST**

All members of the City Council and all members of any board, commission, or committee of the City shall be subject to State laws regarding conflicts of interest. Any willful violation of this Section shall constitute malfeasance in office and any person found guilty thereof shall thereby forfeit his or her office or position. Any violation of this Section with the knowledge, actual or constructive, of the person or corporation contracting with the governing body of the City shall render the contract or transaction involved voidable by the City Manager or the City Council by the affirmative vote of a majority of the full membership of the City Council.

#### **SECTION 14.04. NEPOTISM**

All officers of the City, and the City Manager, shall be subject to State laws regarding nepotism.

#### **SECTION 14.05. OFFICIAL NEWSPAPER**

The City Council shall have the power to designate by resolution a newspaper of general circulation in the City as the City's official newspaper. All ordinances, captions of ordinances, notices and other matters required to be published by this Charter, by ordinance, or by State law, shall be published in the official newspaper, unless alternative publication methods are otherwise allowed by State law.

#### **SECTION 14.06. JUDICIAL NOTICE**

This Charter shall be recorded in the City Secretary’s office in a book kept for that purpose. As soon as practicable after its adoption, an authenticated copy of the Charter shall be certified to the Secretary of State of the State of Texas, at which time the Charter becomes a public act. Such Charter provisions may be read in evidence without pleading or proof of their provision, and judicial notice shall be taken thereof in all courts and places.

**SECTION 14.07. PROPERTY NOT SUBJECT TO GARNISHMENT AND EXECUTION**

No property owned or held by the City shall be subject to any garnishment or execution of any kind or nature except as specifically provided by State law.

**SECTION 14.08. PUBLIC MEETINGS AND RECORDS**

All meetings and public records of the City Council and all boards, commissions, and committees appointed by the City Council shall be governed by State laws regarding open meetings and public information and any amendments thereto with regard to the posting of agenda and the holding of public meetings.

**SECTION 14.09. INDEMNIFICATION OF OFFICERS**

The City Council shall, by appropriate ordinance, provide for the indemnification and defense of the officers and employees of the City, including the members of the City Council, or any board, commission, or committee, including volunteers, against any loss, cost, or expense, including court costs and attorney’s fees, to the extent allowed by law, arising out of the claim, suit, or judgment or settlement thereof, resulting from any alleged negligent act or omission of such officer, employee, member, or volunteer during the discharge of his duties and within the scope of his office, employment, membership, or assigned voluntary position with the City, or in any other case where the City is directed or authorized by law to do so. Such indemnification will not be provided for any act arising out of the intentional or knowing violation of any penal statute or ordinance or arising out of any conduct determined by final judgment to be an act of fraud or to have been taken with the intent to deceive or defraud, or for any personal or private business of such officer, employee, member, or volunteer, or for the gross negligence or official misconduct, or willful or intentionally wrongful act, or omission of such officer, employee, member, or volunteer.

**SECTION 14.10. AMENDMENT OF THIS CHARTER; CHARTER REVIEW COMMISSION**

- A. Amendments to this Charter may be framed, proposed, and submitted to the qualified voters of the City in the manner provided by the Constitution and the laws of the State of Texas, or by the City Council on its own motion, but the Charter may not be amended more often than once every two (2) years.
- B. The City Council shall appoint a Charter Review Commission at least once every seven (7) years. The Charter Review Commission shall be established and appointed not less than nine (9) months before the selected election date at which any proposed Charter amendments may

be considered. The Charter Review Commission shall consist of at least seven (7) citizens of the City who shall:

- a. Inquire into the operation of the City government under the Charter and determine whether any provisions require revision. To this end, public hearings may be held. The Commission may compel the attendance of any officer or employee of the City and require submission of any non-privileged and non-confidential City records which the Commission may determine is necessary to conduct such hearings;
  - b. Propose any recommendations it deems desirable to ensure compliance with the Charter;
  - c. Propose amendments to the Charter to improve the effective application of the Charter to current conditions; and
  - d. Report its findings and present its recommendations, if any, to the City Council.
- C. The City Council shall receive the report and the City Secretary shall post it on the City’s website and have published in the City’s official newspaper a notice that a copy of the report presented is available in the office of the City Secretary.
- D. The City Council shall consider any recommendations made and may order any amendments suggested to be submitted to the voters of the City in the manner provided by State law.
- E. Nothing in this Section prohibits the City Council from forming a Charter Review Commission at any time or from submitting any amendments to the Charter to election on its own initiative as provided by State law.

#### **SECTION 14.11. BOND OR SECURITY NOT REQUIRED**

It shall not be necessary in any action, suit or proceeding in which the City is a party, for any bond, undertaking, or security to be executed on behalf of said City. All such actions, suits, appeals, or proceedings shall be conducted in the same manner as if such bond, undertaking, or security had been given, and said City shall be liable as if such obligation had been duly given and executed.

#### **SECTION 14.12. SEVERABILITY CLAUSE**

If any chapter, section, paragraph, sentence, clause or phrase of this Charter shall be held unconstitutional or invalid for any reason by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter nor the context in which such provision so held invalid may appear, except to the extent that an entire chapter, section, paragraph, or sentence may be inseparably connected in meaning and effect with the provision to which such holding shall apply directly. Such unconstitutional or invalid chapter, section, paragraph, sentence, clause, or phrase shall be struck from the Charter with the next Charter amendment following such discovery.

#### **SECTION 14.13. MEANING OF WORDS**

The provision of this Charter shall be liberally construed for the purpose of effecting the objects and ends thereof. Unless some other meaning is manifest, the word “City” shall be construed to mean the “City of Lavan,” and the word “and” may be read “or” or the “or” may be read “and” if the sense requires. Words in the present tense include future tense and, except when a more

constrictive meaning is manifest, singular may mean plural. The word “Council” shall be construed to mean the City Council of the City of Lavon. The gender of the wording as contained in the Charter shall always be interpreted to mean either sex.

**SECTION 14.14. EFFECTIVE DATE**

This Charter shall take effect immediately following adoption by the voters and entry of the official order by the City Council declaring the same adopted as soon as practicable. After adoption, the Mayor shall certify to the Secretary of State an authenticated copy of the Charter under the City’s seal showing approval by the voters. The City Secretary shall record the Charter in a book kept for that purpose and keep and maintain the same as the official record of the City.

**Respectfully submitted on August 10, 2022 by:**

**City of Lavon Home Rule Charter Commission:**

- Deborah Nabors – Chairperson
- Joan Aquatero
- Scott Beaudette
- Rachel Dumas
- Perry Elliott
- Kay Gage
- Jose Garcia
- Mike Gulino
- Lindsey Hedge
- Kamil Kell
- Heather Miedema
- Dave Rosenquist
- Vicki Sanson
- Mindi Serkland
- Mandy Spink
- Sharon Winston-Edwards
- Kay Wright



# CITY OF LAVON

## Agenda Brief

MEETING: August 16, 2022

ITEM: 7 - C

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**Item:**

Discussion and action regarding Ordinance No. **2022-08-04** approving the 2022 Annual Service Plan Update and Assessment Rolls for public improvements for the Heritage Public Improvement District No. 1 (Residential) in accordance with Chapter 372, Texas Local Government Code, as amended; making various findings and provisions related to the subject; and providing for an effective date.

**Background:**

The Heritage Public Improvement District (PID) No. 1 (Residential) was created in 2004 to finance public improvements for the benefit of the property within the PID. At that time, a Service and Assessment Plan was prepared to identify the public improvements, the costs of such improvements, the indebtedness to be incurred for the improvements and the manner of assessing the property within the district for the cost of the improvements.

The Service and Assessment Plan is required to be reviewed and updated annually. The proposed Service Plan represents the 2022 update to the Service and Assessment Plan and explains the update of the Assessment Roll.

A representative of PID Administrator P3 Works will attend the City Council meeting to present and answer questions regarding the Annual Service and Assessment Plan.

**Attachments:** Proposed Ordinance and 2022 Annual Service Plan Update

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. 2022-08-01**

Heritage PID No. 1 – 2022 Annual SAP Update

**AN ORDINANCE OF THE CITY OF LAVON APPROVING THE 2022 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR PUBLIC IMPROVEMENTS FOR THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lavon, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits; and

**WHEREAS**, on October 28, 2004, the City Council passed and adopted Resolution No. 2004-10-01 which authorized the Heritage Public Improvement District No. 1 (Residential) (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

**WHEREAS**, on June 27, 2006, the City Council approved Ordinance No. 2006-06-11, which approved the Service and Assessment Plan for the District and adopted an Assessment Roll; and

**WHEREAS**, on May 19, 2020, the City Council approved Ordinance No. 2022-05-03, which approved the Amended and Restated Service and Assessment Plan, re-levied the Zone 2 Assessments, and levied the Zone 3 Assessments and Zone 4 Assessments to finance the Authorized Improvements to be constructed for the benefit of the Zone 2 Assessed Property, Zone 3 Assessed Property, and Zone 4 Assessed Property; and

**WHEREAS**, pursuant to Section 371.013 of the Act, the Amended and Restated Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

**WHEREAS**, the City Council has received the "City of Lavon, Texas, Heritage Public Improvement District No. 1 (Residential) 2022 Annual Service Plan Update" (the "2022 Annual Service Plan Update") which includes the updated Assessment Roll, and acts as the Annual Service Plan Update to the Amended and Restated Service and Assessment Plan for 2022, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2022 Annual Service Plan Update and updated

Assessment Rolls for the District as required by the Act;

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

**Section 1. Findings.** The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

**Section 2. Terms.** Terms not otherwise defined herein are defined in 2022 Annual Service Plan Update attached hereto as **Exhibit A**.

**Section 3. Approval of Update.** The 2022 Annual Service Plan Update is hereby approved and accepted by the City Council.

**Section 4. Severability.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 5. Filing in Land Records.** The City Secretary is directed to cause a copy of this Ordinance, including the 2022 Annual Service Plan Update, to be recorded in the real property records of Collin County, Texas, on or before August 9, 2022. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

**Section 6. Effective Date.** This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THIS 16<sup>th</sup> DAY OF AUGUST, 2022.**

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary

**EXHIBIT A**

2022 Annual Service Plan Update

*[Remainder of page intentionally left blank.]*



HERITAGE PUBLIC IMPROVEMENT  
DISTRICT NO. 1 (RESIDENTIAL)  
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 2, 2022

## INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended and Restated Service and Assessment Plan unless the context in which a term is used clearly requires a different meaning.

On October 28, 2004, the City Council passed and approved Resolution No. 2004-10-01, creating the District in accordance with the Act to finance certain Authorized Improvements for the benefit of certain property within the District.

On June 27, 2006, the City Council approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 2006-06-11. The Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

On May 19, 2020, the City Council approved the Amended and Restated Service and Assessment Plan, re-levied the Zone 2 Assessments, and levied the Zone 3 Assessments and Zone 4 Assessments to finance the Authorized Improvements to be constructed for the benefit of the Zone 2 Assessed Property, Zone 3 Assessed Property, and Zone 4 Assessed Property by approving the 2020 Assessment Ordinance.

On August 3, 2021, the City approved the 2021 Annual Service Plan Update for the District by adopting Ordinance No. 2021-08-06 which updated the Assessment Roll for 2021, including adjusting the Zone 1 Assessment to reflect the issuance of the Zone 1 Refunding Bonds.

Pursuant to the Act, the SAP must be reviewed and updated annually. This document is the 2022 Annual Service Plan Update. This document also updates the Assessment Roll for 2022 and reflects the issuance of the Zone 1 Refunding Bonds to refund the Zone 1 Bonds.

## PARCEL SUBDIVISION

### Zone 1

- The Final Plat for Grand Heritage Club consisting of 352 Residential Lots, 5 Lots classified as Non-Benefitted Property, and 2 commercial tracts within Collin County, and was recorded in the official public records of the County on April 12, 2006. 185 units are classified as Lot Type 1 and 167 units are classified as Lot Type 2.
- The Final Plat for Heritage East “A”, Phase 1 Addition consisting of 237 Residential Lots and 14 Lots classified as Non-Benefitted Property within Collin County, and was recorded in the official public records of the County on May 18, 2006. 223 units are classified as Lot Type 1 and 14 units are classified as Lot Type 2.
- The Final Plat for Grand Heritage – West C consisting of 140 Residential Lots and 11 Lots classified as Non-Benefitted Property within Collin County was recorded in the official public records of the County on May 19, 2008. All 140 units were classified as Lot Type 4.
- The Final Plat for Grand Heritage – East A2 consisting of 105 Residential Lots and 7 Lots classified as Non-Benefitted Property within Collin County was recorded in the official public records of the County on October 11, 2008. All 105 units are classified as Lot Type 3.
- The Final Plat for Lots 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 24A, 24B, 25A, 25B, 26A, and 26B, Block B, and Lots 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 26A, and 26B, Block E – Grand Heritage West C (being a replat of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25 and 26, Block B; and Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block E) consisting of 64 Residential Lots within Collin County was recorded in the official public records of the County on December 11, 2008. All 64 units are classified as Lot Type 5, leaving 108 units in the final plat for Grand Heritage – West C classified as Lot Type 4.
- The Final Replat for Grand Heritage Club Lots 1, 2 & 3, Block O consisting of 3 Lots classified as Non-Benefitted Property was recorded in the official public records of the County on August 8, 2019.

### Zone 2

- The Final Plat for Traditions at Grand Heritage consisting of 97 Residential Lots and 8 Lots classified as Non-Benefitted Property within Collin County, was recorded in the official public records of the County on September 29, 2016. All 97 units are classified as Lot Type 6.

- The Final Plat for Traditions at Grand Heritage West consisting of 84 Residential Lots and 3 Lots classified as Non-Benefitted Property within Collin County, was recorded in the official public records of the County on November 9, 2017. All 84 units are classified as Lot Type 7.

### **Zone 3**

- The Final Plat for Traditions at Grand Heritage, Phase 2 consisting of 111 Residential Lots and 2 Lots classified as Non-Benefitted Property within Collin County, was recorded in the official public records of the County on June 5, 2020. All 111 units are classified as Lot Type 8.

### **Zone 4**

- The Final Plat for Bear Creek Phase 3 consisting of 161 Residential Lots and 6 Non-Residential Lots within Collin County, was recorded in the official public records of the County on March 24, 2021. All 161 units are classified as Lot Type 9.
- The Final Plat for Bear Creek Amenity Center and Bridge consisting of 2 Non-Residential Lots within Collin County, was recorded in the official public records of the County on March 24, 2021.

## **LOT AND HOME SALES**

### **Zone 1**

All 866 homes in Zone 1 have been fully constructed and sold to end-users.

### **Zone 2**

All 181 homes in Zone 2 have been fully constructed and sold to end-users.

### **Zone 3**

Per information provided by the Owner, as of June 28, 2022, in Zone 3, 111 homes have begun construction, and 105 homes have been sold to end-users.

### **Zone 4**

Per information provided by the Owner, as of June 28, 2022, In Zone 4, 43 homes have begun construction, and one home has been sold to builders or end-users.

See **Exhibit C** for Buyer Disclosures.

## AUTHORIZED IMPROVEMENTS

### Zone 1

The developer has completed the Zone 1 General Benefit Improvements and the Zone 1 Specific Benefit Improvements listed in the SAP.

### Zone 2

The developer has completed the Zone 2 Specific Benefit Improvements listed in the SAP and they were dedicated to the City via the 2016 and 2017 plats.

### Zone 3

The developer has completed the Zone 3 Specific Benefit Improvements listed in the SAP and they were dedicated to the City via the plat filed in May 2020.

### Zone 4

The budget for the Authorized Improvements remains at \$3,242,195 for Phase 3 and \$2,725,443 for Phase 4 as shown on the table below. Per the Owner, the President Boulevard Bridge Improvements are complete.

## OUTSTANDING ASSESSMENT

### Zone 1

Zone 1 has an outstanding Assessment of \$5,872,210.55. The outstanding Assessment is less than the \$5,880,000.00 in outstanding Zone 1 Refunding Bonds due to a prepayment of Assessment for which Zone 1 Refunding Bonds have not yet been redeemed.

### Zone 2

The outstanding Zone 2 Assessment is \$1,593,687.56.

### Zone 3

The outstanding Zone 3 Assessment is \$1,020,000.00.

### Zone 4

The outstanding Zone 4 Assessment is \$7,420,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2023

### Zone 1

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$477,575.00.
- *Additional Interest* – The Delinquency and Prepayment Reserve requirement, as defined in the Indenture, is equal to \$18,500.00 and has been fully funded. As such, no Additional Interest deposits are required at this time.
- *Annual Collection Costs* – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$45,505.45.

Zone 1	
Due January 31, 2023	
Principal	\$ 305,000.00
Interest	\$ 172,575.00
Annual Collection Costs	\$ 45,505.45
Additional Interest	\$ -
<b>Total Annual Installment</b>	<b>\$ 523,080.45</b>

### Zone 2

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$108,658.88.
- *Annual Collection Costs* – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$11,260.84.

Zone 2	
Due January 31, 2023	
Principal	\$ 33,755.56
Interest	\$ 74,903.32
Annual Collection Costs	\$ 11,260.84
Additional Interest	\$ -
<b>Total Annual Installment</b>	<b>\$ 119,919.72</b>

### **Zone 3**

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$67,940.00.
- *Annual Collection Costs* – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$8,422.39.

<b>Zone 3</b>	
<b>Due January 31, 2023</b>	
Principal	\$ 20,000.00
Interest	\$ 47,940.00
Annual Collection Costs	\$ 8,422.39
Additional Interest	\$ -
<b>Total Annual Installment</b>	<b>\$ 76,362.39</b>

### **Zone 4**

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$479,128.00.
- *Annual Collection Costs* – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$36,827.32.

<b>Zone 4</b>	
<b>Due January 31, 2023</b>	
Principal	\$ 120,000.00
Interest	\$ 359,128.00
Annual Collection Costs	\$ 36,827.32
Additional Interest	\$ -
<b>Total Annual Installment</b>	<b>\$ 515,955.32</b>

See **Exhibit B-1** for the debt service schedule for the Zone 1 Refunding Bonds by Hilltop Securities, Inc. See **Exhibit B-2** for the Projected Annual Installment Schedule for Zone 2. See **Exhibit B-3** for the Projected Annual Installment Schedule for Zone 3. See **Exhibit B-4** for the Projected Annual Installment Schedule for Zone 4.

## PREPAYMENT OF ASSESSMENTS IN FULL

### Zone 1

The following is a list of all Parcels or Lots that made a Prepayment in full or that have been removed from the Zone 1 Assessment Roll.

Property ID	Zone	Year Platted	Lot Type	Year Removed	Prepayment	Original Assessment	Outstanding Assessment at Time of Removal	Recording Number of Lien Release
2612590	1	2006	Lot Type 2	2009	Yes	\$ 11,400.00	\$ 11,219.30	20190227000204640
2610975 <sup>1</sup>	1	2006	Lot Type 1	2012	No	\$ 9,500.00	\$ 9,086.38	N/A
2610999	1	2006	Lot Type 1	2012	Yes	\$ 9,500.00	\$ 9,086.38	20190226000198790
2612651 <sup>2</sup>	1	2006	Lot Type 2	2013	No	\$ 11,400.00	\$ 10,785.02	N/A
2612671	1	2006	Lot Type 2	2016	Yes	\$ 11,400.00	\$ 9,924.67	20190226000198750
2611110	1	2006	Lot Type 1	2017	Yes	\$ 9,500.00	\$ 8,017.19	20190226000198740
2610992	1	2006	Lot Type 1	2019	Yes	\$ 9,500.00	\$ 7,479.28	20190211000143190
2612674	1	2006	Lot Type 2	2019	Yes	\$ 11,400.00	\$ 8,975.12	20190211000143260
2612349	1	2006	Lot Type 1	2021	Yes	\$ 11,400.00	\$ 6,905.02	20210120000121200
2612448	1	2006	Lot Type 2	2022	Yes	\$ 11,400.00	\$ 7,675.71	Pending

Notes:

<sup>1</sup> Property ID 2610975 was removed from the Zone 1 Assessment Roll in the 2013 Annual Service Plan Update by the previous Administrator.

<sup>2</sup> Property ID 2612651 was replatted as a homeowner's association Lot and became non-benefitted and was removed in the 2014 Annual Service Plan Update by the previous Administrator.

### Zone 2

The following is a list of all Parcels or Lots that made a Prepayment in full or that have been removed from the Zone 2 Assessment Roll.

Property ID	Zone	Year Platted	Lot Type	Year Removed	Prepayment	Original Assessment	Outstanding Assessment at Time of Removal	Recording Number of Lien Release
2743500	2	2016	Lot Type 6	2018	Yes	\$ 9,500.00	\$ 9,427.75	20190211000143200

### Zone 3

No Prepayments have occurred in Zone 3 of the District.

### Zone 4

No Prepayments have occurred in Zone 4 of the District.

## PARTIAL PREPAYMENT OF ASSESSMENTS

### Zone 1

There have been no partial prepayments of Assessments in Zone 1 of the District.

### Zone 2

There have been no partial prepayments of Assessments in Zone 2 of the District.

**Zone 3**

There have been no partial prepayments of Assessments in Zone 3 of the District.

**Zone 4**

There have been no partial prepayments of Assessments in Zone 4 of the District.

## **EXTRAORDINARY OPTIONAL REDEMPTION**

### **Zone 1**

There have been no extraordinary option redemptions of Assessments in Zone 1 of the District.

### **Zone 2**

No PID Bonds have been issued on Zone 2. Therefore, extraordinary optional redemptions do not apply to Zone 2.

### **Zone 3**

No PID Bonds have been issued on Zone 3. Therefore, extraordinary optional redemptions do not apply to Zone 3.

### **Zone 4**

No PID Bonds have been issued on Zone 4. Therefore, extraordinary optional redemptions do not apply to Zone 4.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Zone 1						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
<i>Zone 1 Refunding Bonds</i>						
Principal		\$ 305,000.00	\$ 310,000.00	\$ 320,000.00	\$ 330,000.00	\$ 340,000.00
Interest		<u>\$ 172,575.00</u>	<u>\$ 163,425.00</u>	<u>\$ 154,125.00</u>	<u>\$ 144,525.00</u>	<u>\$ 134,625.00</u>
	(1)	\$ 477,575.00	\$ 473,425.00	\$ 474,125.00	\$ 474,525.00	\$ 474,625.00
Additional Interest	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs	(3)	\$ 45,505.45	\$ 46,415.56	\$ 47,343.87	\$ 48,290.75	\$ 49,256.56
<b>Total Annual Installment Due</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 523,080.45</b>	<b>\$ 519,840.56</b>	<b>\$ 521,468.87</b>	<b>\$ 522,815.75</b>	<b>\$ 523,881.56</b>
<b>Total Debt Service on Zone 1 Refunding Bonds</b>		<b>\$ 477,575.00</b>	<b>\$ 473,425.00</b>	<b>\$ 474,125.00</b>	<b>\$ 474,525.00</b>	<b>\$ 474,625.00</b>
Zone 2						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 33,755.56	\$ 35,342.07	\$ 37,003.15	\$ 38,742.30	\$ 40,563.18
Interest		<u>\$ 74,903.32</u>	<u>\$ 73,316.80</u>	<u>\$ 71,655.73</u>	<u>\$ 69,916.58</u>	<u>\$ 68,095.69</u>
	(1)	\$ 108,658.88	\$ 108,658.87	\$ 108,658.88	\$ 108,658.88	\$ 108,658.87
Annual Collection Costs	(2)	\$ 11,260.84	\$ 11,486.06	\$ 11,715.78	\$ 11,950.09	\$ 12,189.10
<b>Total Annual Installment Due</b>	<b>(3) = (1) + (2)</b>	<b>\$ 119,919.72</b>	<b>\$ 120,144.93</b>	<b>\$ 120,374.65</b>	<b>\$ 120,608.97</b>	<b>\$ 120,847.97</b>
<b>Annual Payments Under PID Reimbursement Agreement</b>		<b>\$ 108,658.88</b>	<b>\$ 108,658.87</b>	<b>\$ 108,658.88</b>	<b>\$ 108,658.88</b>	<b>\$ 108,658.87</b>
Zone 3						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Interest		<u>\$ 47,940.00</u>	<u>\$ 47,000.00</u>	<u>\$ 46,060.00</u>	<u>\$ 45,120.00</u>	<u>\$ 44,180.00</u>
	(1)	\$ 67,940.00	\$ 67,000.00	\$ 66,060.00	\$ 65,120.00	\$ 64,180.00
Annual Collection Costs	(2)	\$ 8,422.39	\$ 8,590.84	\$ 8,762.65	\$ 8,937.91	\$ 9,116.67
<b>Total Annual Installment Due</b>	<b>(3) = (1) + (2)</b>	<b>\$ 76,362.39</b>	<b>\$ 75,590.84</b>	<b>\$ 74,822.65</b>	<b>\$ 74,057.91</b>	<b>\$ 73,296.67</b>
<b>Annual Payments Under PID Reimbursement Agreement</b>		<b>\$ 67,940.00</b>	<b>\$ 67,000.00</b>	<b>\$ 66,060.00</b>	<b>\$ 65,120.00</b>	<b>\$ 64,180.00</b>
Zone 4						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 120,000.00	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	\$ 150,000.00
Interest		<u>\$ 359,128.00</u>	<u>\$ 353,320.00</u>	<u>\$ 347,028.00</u>	<u>\$ 340,494.00</u>	<u>\$ 333,718.00</u>
	(1)	\$ 479,128.00	\$ 483,320.00	\$ 482,028.00	\$ 480,494.00	\$ 483,718.00
Annual Collection Costs	(2)	\$ 36,827.32	\$ 37,563.87	\$ 38,315.14	\$ 39,081.45	\$ 39,863.08
<b>Total Annual Installment Due</b>	<b>(3) = (1) + (2)</b>	<b>\$ 515,955.32</b>	<b>\$ 520,883.87</b>	<b>\$ 520,343.14</b>	<b>\$ 519,575.45</b>	<b>\$ 523,581.08</b>
<b>Annual Payments Under PID Reimbursement Agreement</b>		<b>\$ 479,128.00</b>	<b>\$ 483,320.00</b>	<b>\$ 482,028.00</b>	<b>\$ 480,494.00</b>	<b>\$ 483,718.00</b>

## ASSESSMENT ROLL

The list of current Parcels or Lots within Zone 1 of the District, the corresponding total Zone 1 Assessments, and current Zone 1 Annual Installment are shown on the Zone 1 Assessment Roll attached hereto as **Exhibit A-1**.

The list of current Parcels or Lots within Zone 2 of the District, the corresponding total Zone 2 Assessments, and current Zone 2 Annual Installment are shown on the Zone 2 Assessment Roll attached hereto as **Exhibit A-2**.

The list of current Parcels or Lots within Zone 3 of the District, the corresponding total Zone 3 Assessments, and current Zone 3 Annual Installment are shown on the Zone 3 Assessment Roll attached hereto as **Exhibit A-3**.

The list of current Parcels or Lots within Zone 4 of the District, the corresponding total Zone 4 Assessments, and current Zone 4 Annual Installment are shown on the Zone 4 Assessment Roll attached hereto as **Exhibit A-4**.

The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

**EXHIBIT A-1 – ZONE 1 ASSESSMENT ROLL**

				Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2610853	2006	Non-Benefitted		\$ -	\$ -
2610854	2006	1		\$ 6,490.11	\$ 610.66
2610856	2006	Non-Benefitted		\$ -	\$ -
2610863	2006	1		\$ 6,490.11	\$ 610.66
2610864	2006	1		\$ 6,490.11	\$ 610.66
2610865	2006	1		\$ 6,490.11	\$ 610.66
2610866	2006	1		\$ 6,490.11	\$ 610.66
2610867	2006	1		\$ 6,490.11	\$ 610.66
2610868	2006	1		\$ 6,490.11	\$ 610.66
2610869	2006	1		\$ 6,490.11	\$ 610.66
2610870	2006	1		\$ 6,490.11	\$ 610.66
2610871	2006	1		\$ 6,490.11	\$ 610.66
2610872	2006	1		\$ 6,490.11	\$ 610.66
2610873	2006	Non-Benefitted		\$ -	\$ -
2610945	2006	Non-Benefitted		\$ -	\$ -
2610946	2006	Non-Benefitted		\$ -	\$ -
2610947	2006	Non-Benefitted		\$ -	\$ -
2610948	2006	Non-Benefitted		\$ -	\$ -
2610949	2006	Non-Benefitted		\$ -	\$ -
2610950	2006	Non-Benefitted		\$ -	\$ -
2610951	2006	Non-Benefitted		\$ -	\$ -
2610952	2006	Non-Benefitted		\$ -	\$ -
2610953	2006	Non-Benefitted		\$ -	\$ -
2610956	2006	1		\$ 6,490.11	\$ 610.66
2610957	2006	1		\$ 6,490.11	\$ 610.66
2610958	2006	1		\$ 6,490.11	\$ 610.66
2610959	2006	1		\$ 6,490.11	\$ 610.66
2610960	2006	1		\$ 6,490.11	\$ 610.66
2610961	2006	1		\$ 6,490.11	\$ 610.66
2610962	2006	1		\$ 6,490.11	\$ 610.66
2610963	2006	1		\$ 6,490.11	\$ 610.66
2610964	2006	1		\$ 6,490.11	\$ 610.66
2610965	2006	1		\$ 6,490.11	\$ 610.66
2610966	2006	1		\$ 6,490.11	\$ 610.66
2610967	2006	1		\$ 6,490.11	\$ 610.66
2610968	2006	1		\$ 6,490.11	\$ 610.66
2610969	2006	1		\$ 6,490.11	\$ 610.66
2610970	2006	1		\$ 6,490.11	\$ 610.66
2610971	2006	1		\$ 6,490.11	\$ 610.66
2610972	2006	1		\$ 6,490.11	\$ 610.66

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2610973	2006	1		\$ 6,490.11	\$	610.66
2610974	2006	1		\$ 6,490.11	\$	610.66
2610975	2006	1	(b)	\$ -	\$	-
2610976	2006	1		\$ 6,490.11	\$	610.66
2610977	2006	1		\$ 6,490.11	\$	610.66
2610978	2006	1		\$ 6,490.11	\$	610.66
2610979	2006	1		\$ 6,490.11	\$	610.66
2610980	2006	1		\$ 6,490.11	\$	610.66
2610981	2006	1		\$ 6,490.11	\$	610.66
2610982	2006	1		\$ 6,490.11	\$	610.66
2610983	2006	1		\$ 6,490.11	\$	610.66
2610984	2006	1		\$ 6,490.11	\$	610.66
2610985	2006	1		\$ 6,490.11	\$	610.66
2610986	2006	1		\$ 6,490.11	\$	610.66
2610987	2006	1		\$ 6,490.11	\$	610.66
2610988	2006	1		\$ 6,490.11	\$	610.66
2610989	2006	1		\$ 6,490.11	\$	610.66
2610990	2006	1		\$ 6,490.11	\$	610.66
2610991	2006	1		\$ 6,490.11	\$	610.66
2610992	2006	1	(f)	\$ -	\$	-
2610993	2006	1		\$ 6,490.11	\$	610.66
2610994	2006	1		\$ 6,490.11	\$	610.66
2610995	2006	1		\$ 6,490.11	\$	610.66
2610996	2006	1		\$ 6,490.11	\$	610.66
2610997	2006	1		\$ 6,490.11	\$	610.66
2610998	2006	1		\$ 6,490.11	\$	610.66
2610999	2006	1	(c)	\$ -	\$	-
2611000	2006	1		\$ 6,490.11	\$	610.66
2611001	2006	1		\$ 6,490.11	\$	610.66
2611002	2006	1		\$ 6,490.11	\$	610.66
2611003	2006	1		\$ 6,490.11	\$	610.66
2611004	2006	1		\$ 6,490.11	\$	610.66
2611005	2006	1		\$ 6,490.11	\$	610.66
2611006	2006	1		\$ 6,490.11	\$	610.66
2611007	2006	1		\$ 6,490.11	\$	610.66
2611008	2006	1		\$ 6,490.11	\$	610.66
2611009	2006	1		\$ 6,490.11	\$	610.66
2611010	2006	1		\$ 6,490.11	\$	610.66
2611011	2006	1		\$ 6,490.11	\$	610.66
2611012	2006	1		\$ 6,490.11	\$	610.66

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2611013	2006	1		\$ 6,490.11	\$ 610.66	
2611014	2006	1		\$ 6,490.11	\$ 610.66	
2611015	2006	1		\$ 6,490.11	\$ 610.66	
2611016	2006	1		\$ 6,490.11	\$ 610.66	
2611017	2006	1		\$ 6,490.11	\$ 610.66	
2611018	2006	1		\$ 6,490.11	\$ 610.66	
2611019	2006	1		\$ 6,490.11	\$ 610.66	
2611020	2006	1		\$ 6,490.11	\$ 610.66	
2611021	2006	1		\$ 6,490.11	\$ 610.66	
2611022	2006	1		\$ 6,490.11	\$ 610.66	
2611023	2006	1		\$ 6,490.11	\$ 610.66	
2611024	2006	1		\$ 6,490.11	\$ 610.66	
2611025	2006	1		\$ 6,490.11	\$ 610.66	
2611026	2006	1		\$ 6,490.11	\$ 610.66	
2611027	2006	1		\$ 6,490.11	\$ 610.66	
2611028	2006	1		\$ 6,490.11	\$ 610.66	
2611029	2006	1		\$ 6,490.11	\$ 610.66	
2611030	2006	1		\$ 6,490.11	\$ 610.66	
2611031	2006	1		\$ 6,490.11	\$ 610.66	
2611032	2006	1		\$ 6,490.11	\$ 610.66	
2611033	2006	1		\$ 6,490.11	\$ 610.66	
2611034	2006	1		\$ 6,490.11	\$ 610.66	
2611035	2006	1		\$ 6,490.11	\$ 610.66	
2611036	2006	1		\$ 6,490.11	\$ 610.66	
2611037	2006	1		\$ 6,490.11	\$ 610.66	
2611038	2006	1		\$ 6,490.11	\$ 610.66	
2611039	2006	1		\$ 6,490.11	\$ 610.66	
2611040	2006	1		\$ 6,490.11	\$ 610.66	
2611041	2006	1		\$ 6,490.11	\$ 610.66	
2611042	2006	1		\$ 6,490.11	\$ 610.66	
2611043	2006	1		\$ 6,490.11	\$ 610.66	
2611044	2006	1		\$ 6,490.11	\$ 610.66	
2611045	2006	1		\$ 6,490.11	\$ 610.66	
2611046	2006	1		\$ 6,490.11	\$ 610.66	
2611047	2006	1		\$ 6,490.11	\$ 610.66	
2611048	2006	1		\$ 6,490.11	\$ 610.66	
2611049	2006	1		\$ 6,490.11	\$ 610.66	
2611050	2006	1		\$ 6,490.11	\$ 610.66	
2611051	2006	1		\$ 6,490.11	\$ 610.66	
2611052	2006	1		\$ 6,490.11	\$ 610.66	

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2611053	2006	1		\$ 6,490.11	\$ 610.66	
2611054	2006	1		\$ 6,490.11	\$ 610.66	
2611055	2006	1		\$ 6,490.11	\$ 610.66	
2611056	2006	1		\$ 6,490.11	\$ 610.66	
2611057	2006	1		\$ 6,490.11	\$ 610.66	
2611058	2006	1		\$ 6,490.11	\$ 610.66	
2611059	2006	1		\$ 6,490.11	\$ 610.66	
2611060	2006	1		\$ 6,490.11	\$ 610.66	
2611061	2006	1		\$ 6,490.11	\$ 610.66	
2611062	2006	1		\$ 6,490.11	\$ 610.66	
2611063	2006	1		\$ 6,490.11	\$ 610.66	
2611064	2006	1		\$ 6,490.11	\$ 610.66	
2611065	2006	1		\$ 6,490.11	\$ 610.66	
2611066	2006	1		\$ 6,490.11	\$ 610.66	
2611067	2006	1		\$ 6,490.11	\$ 610.66	
2611068	2006	1		\$ 6,490.11	\$ 610.66	
2611069	2006	1		\$ 6,490.11	\$ 610.66	
2611070	2006	1		\$ 6,490.11	\$ 610.66	
2611071	2006	1		\$ 6,490.11	\$ 610.66	
2611072	2006	1		\$ 6,490.11	\$ 610.66	
2611073	2006	1		\$ 6,490.11	\$ 610.66	
2611074	2006	1		\$ 6,490.11	\$ 610.66	
2611075	2006	1		\$ 6,490.11	\$ 610.66	
2611076	2006	1		\$ 6,490.11	\$ 610.66	
2611077	2006	1		\$ 6,490.11	\$ 610.66	
2611078	2006	1		\$ 6,490.11	\$ 610.66	
2611079	2006	1		\$ 6,490.11	\$ 610.66	
2611080	2006	1		\$ 6,490.11	\$ 610.66	
2611081	2006	1		\$ 6,490.11	\$ 610.66	
2611082	2006	1		\$ 6,490.11	\$ 610.66	
2611083	2006	1		\$ 6,490.11	\$ 610.66	
2611084	2006	1		\$ 6,490.11	\$ 610.66	
2611085	2006	1		\$ 6,490.11	\$ 610.66	
2611086	2006	1		\$ 6,490.11	\$ 610.66	
2611087	2006	1		\$ 6,490.11	\$ 610.66	
2611088	2006	1		\$ 6,490.11	\$ 610.66	
2611089	2006	1		\$ 6,490.11	\$ 610.66	
2611090	2006	1		\$ 6,490.11	\$ 610.66	
2611091	2006	1		\$ 6,490.11	\$ 610.66	
2611092	2006	1		\$ 6,490.11	\$ 610.66	

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2611093	2006	1		\$ 6,490.11	\$ 610.66	
2611094	2006	1		\$ 6,490.11	\$ 610.66	
2611095	2006	1		\$ 6,490.11	\$ 610.66	
2611096	2006	1		\$ 6,490.11	\$ 610.66	
2611097	2006	1		\$ 6,490.11	\$ 610.66	
2611098	2006	1		\$ 6,490.11	\$ 610.66	
2611099	2006	1		\$ 6,490.11	\$ 610.66	
2611100	2006	1		\$ 6,490.11	\$ 610.66	
2611101	2006	1		\$ 6,490.11	\$ 610.66	
2611102	2006	1		\$ 6,490.11	\$ 610.66	
2611103	2006	1		\$ 6,490.11	\$ 610.66	
2611104	2006	1		\$ 6,490.11	\$ 610.66	
2611105	2006	1		\$ 6,490.11	\$ 610.66	
2611106	2006	1		\$ 6,490.11	\$ 610.66	
2611107	2006	1		\$ 6,490.11	\$ 610.66	
2611108	2006	1		\$ 6,490.11	\$ 610.66	
2611109	2006	1		\$ 6,490.11	\$ 610.66	
2611110	2006	1	(e)	\$ -	\$ -	
2611111	2006	1		\$ 6,490.11	\$ 610.66	
2611112	2006	1		\$ 6,490.11	\$ 610.66	
2611113	2006	1		\$ 6,490.11	\$ 610.66	
2611114	2006	1		\$ 6,490.11	\$ 610.66	
2611115	2006	1		\$ 6,490.11	\$ 610.66	
2611116	2006	1		\$ 6,490.11	\$ 610.66	
2611117	2006	1		\$ 6,490.11	\$ 610.66	
2611118	2006	1		\$ 6,490.11	\$ 610.66	
2611119	2006	1		\$ 6,490.11	\$ 610.66	
2611120	2006	1		\$ 6,490.11	\$ 610.66	
2611121	2006	1		\$ 6,490.11	\$ 610.66	
2611122	2006	1		\$ 6,490.11	\$ 610.66	
2611123	2006	1		\$ 6,490.11	\$ 610.66	
2611124	2006	1		\$ 6,490.11	\$ 610.66	
2611125	2006	1		\$ 6,490.11	\$ 610.66	
2611126	2006	1		\$ 6,490.11	\$ 610.66	
2611127	2006	1		\$ 6,490.11	\$ 610.66	
2611128	2006	1		\$ 6,490.11	\$ 610.66	
2611129	2006	1		\$ 6,490.11	\$ 610.66	
2611130	2006	1		\$ 6,490.11	\$ 610.66	
2611131	2006	1		\$ 6,490.11	\$ 610.66	
2611132	2006	1		\$ 6,490.11	\$ 610.66	

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2611133	2006	1		\$ 6,490.11	\$ 610.66	
2611134	2006	1		\$ 6,490.11	\$ 610.66	
2611135	2006	1		\$ 6,490.11	\$ 610.66	
2611136	2006	1		\$ 6,490.11	\$ 610.66	
2611137	2006	1		\$ 6,490.11	\$ 610.66	
2611138	2006	1		\$ 6,490.11	\$ 610.66	
2611139	2006	1		\$ 6,490.11	\$ 610.66	
2611140	2006	1		\$ 6,490.11	\$ 610.66	
2611141	2006	1		\$ 6,490.11	\$ 610.66	
2611142	2006	1		\$ 6,490.11	\$ 610.66	
2611143	2006	1		\$ 6,490.11	\$ 610.66	
2611144	2006	1		\$ 6,490.11	\$ 610.66	
2611145	2006	1		\$ 6,490.11	\$ 610.66	
2611146	2006	1		\$ 6,490.11	\$ 610.66	
2611147	2006	1		\$ 6,490.11	\$ 610.66	
2611148	2006	1		\$ 6,490.11	\$ 610.66	
2611149	2006	1		\$ 6,490.11	\$ 610.66	
2611150	2006	1		\$ 6,490.11	\$ 610.66	
2611151	2006	1		\$ 6,490.11	\$ 610.66	
2611152	2006	1		\$ 6,490.11	\$ 610.66	
2611153	2006	1		\$ 6,490.11	\$ 610.66	
2611154	2006	1		\$ 6,490.11	\$ 610.66	
2611155	2006	1		\$ 6,490.11	\$ 610.66	
2611156	2006	1		\$ 6,490.11	\$ 610.66	
2611157	2006	1		\$ 6,490.11	\$ 610.66	
2611158	2006	1		\$ 6,490.11	\$ 610.66	
2611159	2006	2		\$ 7,788.12	\$ 732.79	
2611160	2006	2		\$ 7,788.12	\$ 732.79	
2611161	2006	2		\$ 7,788.12	\$ 732.79	
2611162	2006	2		\$ 7,788.12	\$ 732.79	
2611163	2006	2		\$ 7,788.12	\$ 732.79	
2611164	2006	2		\$ 7,788.12	\$ 732.79	
2611165	2006	2		\$ 7,788.12	\$ 732.79	
2611166	2006	2		\$ 7,788.12	\$ 732.79	
2611167	2006	2		\$ 7,788.12	\$ 732.79	
2611168	2006	2		\$ 7,788.12	\$ 732.79	
2611169	2006	2		\$ 7,788.12	\$ 732.79	
2611170	2006	2		\$ 7,788.12	\$ 732.79	
2611171	2006	2		\$ 7,788.12	\$ 732.79	
2611172	2006	2		\$ 7,788.12	\$ 732.79	

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2611173	2006	1		\$ 6,490.11	\$	610.66
2611174	2006	1		\$ 6,490.11	\$	610.66
2611175	2006	1		\$ 6,490.11	\$	610.66
2611176	2006	1		\$ 6,490.11	\$	610.66
2611177	2006	1		\$ 6,490.11	\$	610.66
2611178	2006	1		\$ 6,490.11	\$	610.66
2611179	2006	1		\$ 6,490.11	\$	610.66
2611180	2006	1		\$ 6,490.11	\$	610.66
2611181	2006	1		\$ 6,490.11	\$	610.66
2612323	2006	2		\$ 7,788.12	\$	732.79
2612325	2006	1		\$ 6,490.11	\$	610.66
2612326	2006	2		\$ 7,788.12	\$	732.79
2612327	2006	2		\$ 7,788.12	\$	732.79
2612328	2006	1		\$ 6,490.11	\$	610.66
2612329	2006	1		\$ 6,490.11	\$	610.66
2612330	2006	2		\$ 7,788.12	\$	732.79
2612331	2006	1		\$ 6,490.11	\$	610.66
2612332	2006	1		\$ 6,490.11	\$	610.66
2612333	2006	1		\$ 6,490.11	\$	610.66
2612334	2006	2		\$ 7,788.12	\$	732.79
2612335	2006	2		\$ 7,788.12	\$	732.79
2612336	2006	Non-Benefitted		\$ -	\$	-
2612339	2006	1		\$ 6,490.11	\$	610.66
2612340	2006	1		\$ 6,490.11	\$	610.66
2612341	2006	1		\$ 6,490.11	\$	610.66
2612342	2006	1		\$ 6,490.11	\$	610.66
2612343	2006	1		\$ 6,490.11	\$	610.66
2612344	2006	1		\$ 6,490.11	\$	610.66
2612345	2006	1		\$ 6,490.11	\$	610.66
2612346	2006	1		\$ 6,490.11	\$	610.66
2612347	2006	1		\$ 6,490.11	\$	610.66
2612348	2006	1		\$ 6,490.11	\$	610.66
2612349	2006	1	(g)	\$ -	\$	-
2612350	2006	1		\$ 6,490.11	\$	610.66
2612351	2006	1		\$ 6,490.11	\$	610.66
2612352	2006	1		\$ 6,490.11	\$	610.66
2612353	2006	1		\$ 6,490.11	\$	610.66
2612354	2006	1		\$ 6,490.11	\$	610.66
2612355	2006	1		\$ 6,490.11	\$	610.66
2612356	2006	1		\$ 6,490.11	\$	610.66

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2612357	2006	1		\$ 6,490.11	\$ 610.66	
2612358	2006	1		\$ 6,490.11	\$ 610.66	
2612359	2006	1		\$ 6,490.11	\$ 610.66	
2612360	2006	1		\$ 6,490.11	\$ 610.66	
2612361	2006	1		\$ 6,490.11	\$ 610.66	
2612362	2006	1		\$ 6,490.11	\$ 610.66	
2612363	2006	1		\$ 6,490.11	\$ 610.66	
2612364	2006	1		\$ 6,490.11	\$ 610.66	
2612365	2006	1		\$ 6,490.11	\$ 610.66	
2612366	2006	1		\$ 6,490.11	\$ 610.66	
2612367	2006	1		\$ 6,490.11	\$ 610.66	
2612368	2006	1		\$ 6,490.11	\$ 610.66	
2612369	2006	1		\$ 6,490.11	\$ 610.66	
2612370	2006	1		\$ 6,490.11	\$ 610.66	
2612371	2006	1		\$ 6,490.11	\$ 610.66	
2612372	2006	1		\$ 6,490.11	\$ 610.66	
2612373	2006	1		\$ 6,490.11	\$ 610.66	
2612374	2006	1		\$ 6,490.11	\$ 610.66	
2612375	2006	1		\$ 6,490.11	\$ 610.66	
2612376	2006	1		\$ 6,490.11	\$ 610.66	
2612377	2006	1		\$ 6,490.11	\$ 610.66	
2612378	2006	1		\$ 6,490.11	\$ 610.66	
2612379	2006	1		\$ 6,490.11	\$ 610.66	
2612380	2006	2		\$ 7,788.12	\$ 732.79	
2612381	2006	2		\$ 7,788.12	\$ 732.79	
2612382	2006	2		\$ 7,788.12	\$ 732.79	
2612383	2006	2		\$ 7,788.12	\$ 732.79	
2612384	2006	2		\$ 7,788.12	\$ 732.79	
2612385	2006	2		\$ 7,788.12	\$ 732.79	
2612386	2006	2		\$ 7,788.12	\$ 732.79	
2612387	2006	2		\$ 7,788.12	\$ 732.79	
2612388	2006	2		\$ 7,788.12	\$ 732.79	
2612389	2006	2		\$ 7,788.12	\$ 732.79	
2612390	2006	2		\$ 7,788.12	\$ 732.79	
2612391	2006	2		\$ 7,788.12	\$ 732.79	
2612392	2006	2		\$ 7,788.12	\$ 732.79	
2612393	2006	2		\$ 7,788.12	\$ 732.79	
2612394	2006	2		\$ 7,788.12	\$ 732.79	
2612395	2006	1		\$ 6,490.11	\$ 610.66	
2612396	2006	1		\$ 6,490.11	\$ 610.66	

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2612397	2006	1		\$ 6,490.11	\$	610.66
2612398	2006	1		\$ 6,490.11	\$	610.66
2612399	2006	1		\$ 6,490.11	\$	610.66
2612400	2006	1		\$ 6,490.11	\$	610.66
2612401	2006	1		\$ 6,490.11	\$	610.66
2612402	2006	1		\$ 6,490.11	\$	610.66
2612403	2006	1		\$ 6,490.11	\$	610.66
2612404	2006	1		\$ 6,490.11	\$	610.66
2612405	2006	1		\$ 6,490.11	\$	610.66
2612406	2006	1		\$ 6,490.11	\$	610.66
2612407	2006	1		\$ 6,490.11	\$	610.66
2612408	2006	1		\$ 6,490.11	\$	610.66
2612409	2006	1		\$ 6,490.11	\$	610.66
2612410	2006	1		\$ 6,490.11	\$	610.66
2612411	2006	1		\$ 6,490.11	\$	610.66
2612412	2006	1		\$ 6,490.11	\$	610.66
2612413	2006	1		\$ 6,490.11	\$	610.66
2612414	2006	1		\$ 6,490.11	\$	610.66
2612415	2006	1		\$ 6,490.11	\$	610.66
2612416	2006	1		\$ 6,490.11	\$	610.66
2612417	2006	1		\$ 6,490.11	\$	610.66
2612420	2006	2		\$ 7,788.12	\$	732.79
2612421	2006	2		\$ 7,788.12	\$	732.79
2612422	2006	2		\$ 7,788.12	\$	732.79
2612423	2006	2		\$ 7,788.12	\$	732.79
2612424	2006	2		\$ 7,788.12	\$	732.79
2612425	2006	2		\$ 7,788.12	\$	732.79
2612426	2006	2		\$ 7,788.12	\$	732.79
2612427	2006	2		\$ 7,788.12	\$	732.79
2612428	2006	2		\$ 7,788.12	\$	732.79
2612429	2006	2		\$ 7,788.12	\$	732.79
2612430	2006	2		\$ 7,788.12	\$	732.79
2612431	2006	2		\$ 7,788.12	\$	732.79
2612432	2006	2		\$ 7,788.12	\$	732.79
2612433	2006	2		\$ 7,788.12	\$	732.79
2612434	2006	2		\$ 7,788.12	\$	732.79
2612435	2006	2		\$ 7,788.12	\$	732.79
2612436	2006	2		\$ 7,788.12	\$	732.79
2612437	2006	2		\$ 7,788.12	\$	732.79
2612438	2006	2		\$ 7,788.12	\$	732.79

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2612439	2006	2		\$ 7,788.12	\$	732.79
2612440	2006	2		\$ 7,788.12	\$	732.79
2612441	2006	2		\$ 7,788.12	\$	732.79
2612442	2006	2		\$ 7,788.12	\$	732.79
2612443	2006	2		\$ 7,788.12	\$	732.79
2612444	2006	2		\$ 7,788.12	\$	732.79
2612445	2006	2		\$ 7,788.12	\$	732.79
2612446	2006	2		\$ 7,788.12	\$	732.79
2612447	2006	2		\$ 7,788.12	\$	732.79
2612448	2006	2	(h)	\$ -	\$	-
2612449	2006	2		\$ 7,788.12	\$	732.79
2612450	2006	2		\$ 7,788.12	\$	732.79
2612451	2006	2		\$ 7,788.12	\$	732.79
2612452	2006	2		\$ 7,788.12	\$	732.79
2612453	2006	2		\$ 7,788.12	\$	732.79
2612454	2006	2		\$ 7,788.12	\$	732.79
2612457	2006	1		\$ 6,490.11	\$	610.66
2612458	2006	1		\$ 6,490.11	\$	610.66
2612459	2006	1		\$ 6,490.11	\$	610.66
2612460	2006	1		\$ 6,490.11	\$	610.66
2612461	2006	1		\$ 6,490.11	\$	610.66
2612462	2006	1		\$ 6,490.11	\$	610.66
2612463	2006	1		\$ 6,490.11	\$	610.66
2612464	2006	1		\$ 6,490.11	\$	610.66
2612465	2006	1		\$ 6,490.11	\$	610.66
2612466	2006	1		\$ 6,490.11	\$	610.66
2612467	2006	1		\$ 6,490.11	\$	610.66
2612468	2006	1		\$ 6,490.11	\$	610.66
2612469	2006	1		\$ 6,490.11	\$	610.66
2612470	2006	1		\$ 6,490.11	\$	610.66
2612471	2006	1		\$ 6,490.11	\$	610.66
2612472	2006	1		\$ 6,490.11	\$	610.66
2612473	2006	1		\$ 6,490.11	\$	610.66
2612474	2006	1		\$ 6,490.11	\$	610.66
2612475	2006	1		\$ 6,490.11	\$	610.66
2612476	2006	1		\$ 6,490.11	\$	610.66
2612477	2006	1		\$ 6,490.11	\$	610.66
2612478	2006	2		\$ 7,788.12	\$	732.79
2612479	2006	2		\$ 7,788.12	\$	732.79
2612480	2006	2		\$ 7,788.12	\$	732.79

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2612481	2006	2		\$ 7,788.12	\$	732.79
2612482	2006	2		\$ 7,788.12	\$	732.79
2612483	2006	2		\$ 7,788.12	\$	732.79
2612484	2006	2		\$ 7,788.12	\$	732.79
2612485	2006	2		\$ 7,788.12	\$	732.79
2612486	2006	2		\$ 7,788.12	\$	732.79
2612487	2006	2		\$ 7,788.12	\$	732.79
2612488	2006	2		\$ 7,788.12	\$	732.79
2612489	2006	2		\$ 7,788.12	\$	732.79
2612490	2006	2		\$ 7,788.12	\$	732.79
2612491	2006	1		\$ 6,490.11	\$	610.66
2612492	2006	1		\$ 6,490.11	\$	610.66
2612493	2006	1		\$ 6,490.11	\$	610.66
2612494	2006	1		\$ 6,490.11	\$	610.66
2612495	2006	1		\$ 6,490.11	\$	610.66
2612496	2006	1		\$ 6,490.11	\$	610.66
2612497	2006	1		\$ 6,490.11	\$	610.66
2612498	2006	1		\$ 6,490.11	\$	610.66
2612499	2006	1		\$ 6,490.11	\$	610.66
2612500	2006	1		\$ 6,490.11	\$	610.66
2612501	2006	1		\$ 6,490.11	\$	610.66
2612502	2006	1		\$ 6,490.11	\$	610.66
2612503	2006	1		\$ 6,490.11	\$	610.66
2612504	2006	1		\$ 6,490.11	\$	610.66
2612505	2006	1		\$ 6,490.11	\$	610.66
2612506	2006	1		\$ 6,490.11	\$	610.66
2612507	2006	1		\$ 6,490.11	\$	610.66
2612508	2006	1		\$ 6,490.11	\$	610.66
2612509	2006	1		\$ 6,490.11	\$	610.66
2612510	2006	1		\$ 6,490.11	\$	610.66
2612511	2006	1		\$ 6,490.11	\$	610.66
2612512	2006	1		\$ 6,490.11	\$	610.66
2612513	2006	1		\$ 6,490.11	\$	610.66
2612514	2006	1		\$ 6,490.11	\$	610.66
2612515	2006	2		\$ 7,788.12	\$	732.79
2612516	2006	2		\$ 7,788.12	\$	732.79
2612517	2006	2		\$ 7,788.12	\$	732.79
2612518	2006	1		\$ 6,490.11	\$	610.66
2612519	2006	1		\$ 6,490.11	\$	610.66
2612520	2006	1		\$ 6,490.11	\$	610.66

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2612521	2006	1		\$ 6,490.11	\$	610.66
2612522	2006	1		\$ 6,490.11	\$	610.66
2612523	2006	1		\$ 6,490.11	\$	610.66
2612524	2006	1		\$ 6,490.11	\$	610.66
2612525	2006	1		\$ 6,490.11	\$	610.66
2612526	2006	1		\$ 6,490.11	\$	610.66
2612527	2006	1		\$ 6,490.11	\$	610.66
2612528	2006	1		\$ 6,490.11	\$	610.66
2612529	2006	1		\$ 6,490.11	\$	610.66
2612530	2006	1		\$ 6,490.11	\$	610.66
2612531	2006	1		\$ 6,490.11	\$	610.66
2612532	2006	1		\$ 6,490.11	\$	610.66
2612533	2006	1		\$ 6,490.11	\$	610.66
2612534	2006	1		\$ 6,490.11	\$	610.66
2612535	2006	1		\$ 6,490.11	\$	610.66
2612536	2006	1		\$ 6,490.11	\$	610.66
2612537	2006	1		\$ 6,490.11	\$	610.66
2612538	2006	1		\$ 6,490.11	\$	610.66
2612539	2006	1		\$ 6,490.11	\$	610.66
2612540	2006	1		\$ 6,490.11	\$	610.66
2612541	2006	1		\$ 6,490.11	\$	610.66
2612542	2006	1		\$ 6,490.11	\$	610.66
2612543	2006	1		\$ 6,490.11	\$	610.66
2612544	2006	1		\$ 6,490.11	\$	610.66
2612545	2006	1		\$ 6,490.11	\$	610.66
2612546	2006	1		\$ 6,490.11	\$	610.66
2612547	2006	1		\$ 6,490.11	\$	610.66
2612548	2006	1		\$ 6,490.11	\$	610.66
2612549	2006	1		\$ 6,490.11	\$	610.66
2612550	2006	1		\$ 6,490.11	\$	610.66
2612551	2006	1		\$ 6,490.11	\$	610.66
2612552	2006	1		\$ 6,490.11	\$	610.66
2612553	2006	1		\$ 6,490.11	\$	610.66
2612554	2006	1		\$ 6,490.11	\$	610.66
2612555	2006	1		\$ 6,490.11	\$	610.66
2612556	2006	1		\$ 6,490.11	\$	610.66
2612557	2006	1		\$ 6,490.11	\$	610.66
2612558	2006	1		\$ 6,490.11	\$	610.66
2612559	2006	1		\$ 6,490.11	\$	610.66
2612560	2006	1		\$ 6,490.11	\$	610.66

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2612561	2006	1		\$ 6,490.11	\$	610.66
2612562	2006	1		\$ 6,490.11	\$	610.66
2612563	2006	1		\$ 6,490.11	\$	610.66
2612564	2006	1		\$ 6,490.11	\$	610.66
2612565	2006	1		\$ 6,490.11	\$	610.66
2612566	2006	1		\$ 6,490.11	\$	610.66
2612567	2006	1		\$ 6,490.11	\$	610.66
2612568	2006	1		\$ 6,490.11	\$	610.66
2612569	2006	1		\$ 6,490.11	\$	610.66
2612570	2006	1		\$ 6,490.11	\$	610.66
2612571	2006	1		\$ 6,490.11	\$	610.66
2612572	2006	1		\$ 6,490.11	\$	610.66
2612573	2006	1		\$ 6,490.11	\$	610.66
2612574	2006	1		\$ 6,490.11	\$	610.66
2612575	2006	1		\$ 6,490.11	\$	610.66
2612576	2006	1		\$ 6,490.11	\$	610.66
2612577	2006	1		\$ 6,490.11	\$	610.66
2612578	2006	1		\$ 6,490.11	\$	610.66
2612579	2006	1		\$ 6,490.11	\$	610.66
2612580	2006	2		\$ 7,788.12	\$	732.79
2612581	2006	2		\$ 7,788.12	\$	732.79
2612582	2006	2		\$ 7,788.12	\$	732.79
2612583	2006	2		\$ 7,788.12	\$	732.79
2612584	2006	2		\$ 7,788.12	\$	732.79
2612585	2006	2		\$ 7,788.12	\$	732.79
2612586	2006	2		\$ 7,788.12	\$	732.79
2612587	2006	2		\$ 7,788.12	\$	732.79
2612588	2006	2		\$ 7,788.12	\$	732.79
2612589	2006	2		\$ 7,788.12	\$	732.79
2612590	2006	2	(a)	\$ -	\$	-
2612591	2006	2		\$ 7,788.12	\$	732.79
2612592	2006	2		\$ 7,788.12	\$	732.79
2612593	2006	2		\$ 7,788.12	\$	732.79
2612594	2006	2		\$ 7,788.12	\$	732.79
2612595	2006	2		\$ 7,788.12	\$	732.79
2612596	2006	2		\$ 7,788.12	\$	732.79
2612597	2006	2		\$ 7,788.12	\$	732.79
2612598	2006	2		\$ 7,788.12	\$	732.79
2612599	2006	2		\$ 7,788.12	\$	732.79
2612600	2006	2		\$ 7,788.12	\$	732.79

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2612601	2006	2		\$ 7,788.12	\$	732.79
2612602	2006	2		\$ 7,788.12	\$	732.79
2612603	2006	2		\$ 7,788.12	\$	732.79
2612604	2006	2		\$ 7,788.12	\$	732.79
2612605	2006	2		\$ 7,788.12	\$	732.79
2612606	2006	2		\$ 7,788.12	\$	732.79
2612607	2006	2		\$ 7,788.12	\$	732.79
2612608	2006	2		\$ 7,788.12	\$	732.79
2612609	2006	2		\$ 7,788.12	\$	732.79
2612611	2006	Non-Benefitted		\$ -	\$	-
2612612	2006	Non-Benefitted		\$ -	\$	-
2612613	2006	Non-Benefitted		\$ -	\$	-
2612614	2006	Non-Benefitted		\$ -	\$	-
2612618	2006	1		\$ 6,490.11	\$	610.66
2612619	2006	1		\$ 6,490.11	\$	610.66
2612620	2006	1		\$ 6,490.11	\$	610.66
2612621	2006	1		\$ 6,490.11	\$	610.66
2612622	2006	1		\$ 6,490.11	\$	610.66
2612623	2006	1		\$ 6,490.11	\$	610.66
2612624	2006	1		\$ 6,490.11	\$	610.66
2612625	2006	1		\$ 6,490.11	\$	610.66
2612626	2006	2		\$ 7,788.12	\$	732.79
2612627	2006	2		\$ 7,788.12	\$	732.79
2612628	2006	2		\$ 7,788.12	\$	732.79
2612629	2006	2		\$ 7,788.12	\$	732.79
2612630	2006	2		\$ 7,788.12	\$	732.79
2612631	2006	2		\$ 7,788.12	\$	732.79
2612632	2006	2		\$ 7,788.12	\$	732.79
2612633	2006	2		\$ 7,788.12	\$	732.79
2612634	2006	2		\$ 7,788.12	\$	732.79
2612635	2006	2		\$ 7,788.12	\$	732.79
2612636	2006	2		\$ 7,788.12	\$	732.79
2612637	2006	2		\$ 7,788.12	\$	732.79
2612638	2006	2		\$ 7,788.12	\$	732.79
2612639	2006	2		\$ 7,788.12	\$	732.79
2612640	2006	2		\$ 7,788.12	\$	732.79
2612641	2006	2		\$ 7,788.12	\$	732.79
2612642	2006	2		\$ 7,788.12	\$	732.79
2612643	2006	2		\$ 7,788.12	\$	732.79
2612644	2006	2		\$ 7,788.12	\$	732.79

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>	
2612645	2006	2		\$ 7,788.12	\$ 732.79	
2612646	2006	2		\$ 7,788.12	\$ 732.79	
2612647	2006	2		\$ 7,788.12	\$ 732.79	
2612648	2006	2		\$ 7,788.12	\$ 732.79	
2612649	2006	2		\$ 7,788.12	\$ 732.79	
2612652	2006	2		\$ 7,788.12	\$ 732.79	
2612653	2006	2		\$ 7,788.12	\$ 732.79	
2612654	2006	2		\$ 7,788.12	\$ 732.79	
2612655	2006	2		\$ 7,788.12	\$ 732.79	
2612656	2006	2		\$ 7,788.12	\$ 732.79	
2612657	2006	2		\$ 7,788.12	\$ 732.79	
2612658	2006	2		\$ 7,788.12	\$ 732.79	
2612659	2006	2		\$ 7,788.12	\$ 732.79	
2612660	2006	2		\$ 7,788.12	\$ 732.79	
2612661	2006	2		\$ 7,788.12	\$ 732.79	
2612662	2006	2		\$ 7,788.12	\$ 732.79	
2612663	2006	2		\$ 7,788.12	\$ 732.79	
2612664	2006	2		\$ 7,788.12	\$ 732.79	
2612665	2006	2		\$ 7,788.12	\$ 732.79	
2612666	2006	2		\$ 7,788.12	\$ 732.79	
2612668	2006	2		\$ 7,788.12	\$ 732.79	
2612669	2006	2		\$ 7,788.12	\$ 732.79	
2612670	2006	2		\$ 7,788.12	\$ 732.79	
2612671	2006	2	(d)	\$ -	\$ -	
2612672	2006	2		\$ 7,788.12	\$ 732.79	
2612673	2006	2		\$ 7,788.12	\$ 732.79	
2612674	2006	2	(f)	\$ -	\$ -	
2612675	2006	2		\$ 7,788.12	\$ 732.79	
2612676	2006	2		\$ 7,788.12	\$ 732.79	
2612677	2006	2		\$ 7,788.12	\$ 732.79	
2612678	2006	2		\$ 7,788.12	\$ 732.79	
2612679	2006	2		\$ 7,788.12	\$ 732.79	
2612680	2006	2		\$ 7,788.12	\$ 732.79	
2612681	2006	2		\$ 7,788.12	\$ 732.79	
2612682	2006	2		\$ 7,788.12	\$ 732.79	
2612683	2006	2		\$ 7,788.12	\$ 732.79	
2612684	2006	2		\$ 7,788.12	\$ 732.79	
2612685	2006	2		\$ 7,788.12	\$ 732.79	
2612686	2006	2		\$ 7,788.12	\$ 732.79	
2612687	2006	2		\$ 7,788.12	\$ 732.79	

**Zone 1**

Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2612688	2006	2		\$ 7,788.12	\$ 732.79
2612689	2006	2		\$ 7,788.12	\$ 732.79
2612690	2006	2		\$ 7,788.12	\$ 732.79
2612691	2006	2		\$ 7,788.12	\$ 732.79
2612718	2006	Non-Benefitted		\$ -	\$ -
2613993	2006	Non-Benefitted		\$ -	\$ -
2629292	2006	2		\$ 7,788.12	\$ 732.79
2629293	2006	Non-Benefitted		\$ -	\$ -
2643946	2008	4		\$ 8,290.01	\$ 647.67
2643947	2008	Non-Benefitted		\$ -	\$ -
2643948	2008	4		\$ 8,290.01	\$ 647.67
2643949	2008	4		\$ 8,290.01	\$ 647.67
2643950	2008	4		\$ 8,290.01	\$ 647.67
2643952	2008	4		\$ 8,290.01	\$ 647.67
2643953	2008	4		\$ 8,290.01	\$ 647.67
2643954	2008	4		\$ 8,290.01	\$ 647.67
2643960	2008	Non-Benefitted		\$ -	\$ -
2643972	2008	Non-Benefitted		\$ -	\$ -
2643976	2008	4		\$ 8,290.01	\$ 647.67
2643977	2008	4		\$ 8,290.01	\$ 647.67
2643978	2008	4		\$ 8,290.01	\$ 647.67
2643979	2008	4		\$ 8,290.01	\$ 647.67
2643980	2008	4		\$ 8,290.01	\$ 647.67
2643981	2008	4		\$ 8,290.01	\$ 647.67
2643982	2008	4		\$ 8,290.01	\$ 647.67
2643983	2008	4		\$ 8,290.01	\$ 647.67
2643984	2008	4		\$ 8,290.01	\$ 647.67
2643985	2008	4		\$ 8,290.01	\$ 647.67
2643986	2008	4		\$ 8,290.01	\$ 647.67
2643987	2008	4		\$ 8,290.01	\$ 647.67
2643988	2008	4		\$ 8,290.01	\$ 647.67
2643989	2008	4		\$ 8,290.01	\$ 647.67
2643990	2008	4		\$ 8,290.01	\$ 647.67
2643991	2008	4		\$ 8,290.01	\$ 647.67
2643992	2008	4		\$ 8,290.01	\$ 647.67
2643993	2008	4		\$ 8,290.01	\$ 647.67
2643994	2008	Non-Benefitted		\$ -	\$ -
2643995	2008	4		\$ 8,290.01	\$ 647.67
2643996	2008	4		\$ 8,290.01	\$ 647.67
2643997	2008	4		\$ 8,290.01	\$ 647.67

**Zone 1**

Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>
2643998	2008	4		\$ 8,290.01	\$ 647.67
2643999	2008	4		\$ 8,290.01	\$ 647.67
2644000	2008	4		\$ 8,290.01	\$ 647.67
2644001	2008	4		\$ 8,290.01	\$ 647.67
2644002	2008	4		\$ 8,290.01	\$ 647.67
2644003	2008	4		\$ 8,290.01	\$ 647.67
2644004	2008	4		\$ 8,290.01	\$ 647.67
2644005	2008	4		\$ 8,290.01	\$ 647.67
2644006	2008	4		\$ 8,290.01	\$ 647.67
2644007	2008	4		\$ 8,290.01	\$ 647.67
2644008	2008	4		\$ 8,290.01	\$ 647.67
2644009	2008	4		\$ 8,290.01	\$ 647.67
2644010	2008	4		\$ 8,290.01	\$ 647.67
2644011	2008	4		\$ 8,290.01	\$ 647.67
2644012	2008	4		\$ 8,290.01	\$ 647.67
2644013	2008	4		\$ 8,290.01	\$ 647.67
2644014	2008	4		\$ 8,290.01	\$ 647.67
2644015	2008	4		\$ 8,290.01	\$ 647.67
2644016	2008	4		\$ 8,290.01	\$ 647.67
2644017	2008	4		\$ 8,290.01	\$ 647.67
2644018	2008	4		\$ 8,290.01	\$ 647.67
2644019	2008	4		\$ 8,290.01	\$ 647.67
2644020	2008	4		\$ 8,290.01	\$ 647.67
2644021	2008	4		\$ 8,290.01	\$ 647.67
2644022	2008	4		\$ 8,290.01	\$ 647.67
2644023	2008	4		\$ 8,290.01	\$ 647.67
2644024	2008	4		\$ 8,290.01	\$ 647.67
2644025	2008	4		\$ 8,290.01	\$ 647.67
2644026	2008	4		\$ 8,290.01	\$ 647.67
2644027	2008	4		\$ 8,290.01	\$ 647.67
2644028	2008	4		\$ 8,290.01	\$ 647.67
2644029	2008	4		\$ 8,290.01	\$ 647.67
2644030	2008	4		\$ 8,290.01	\$ 647.67
2644031	2008	4		\$ 8,290.01	\$ 647.67
2644032	2008	4		\$ 8,290.01	\$ 647.67
2644033	2008	4		\$ 8,290.01	\$ 647.67
2644034	2008	4		\$ 8,290.01	\$ 647.67
2644035	2008	4		\$ 8,290.01	\$ 647.67
2644036	2008	4		\$ 8,290.01	\$ 647.67
2644037	2008	4		\$ 8,290.01	\$ 647.67

Zone 1					
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2644038	2008	4		\$ 8,290.01	\$ 647.67
2644039	2008	4		\$ 8,290.01	\$ 647.67
2644040	2008	4		\$ 8,290.01	\$ 647.67
2644041	2008	4		\$ 8,290.01	\$ 647.67
2644042	2008	4		\$ 8,290.01	\$ 647.67
2644043	2008	4		\$ 8,290.01	\$ 647.67
2644044	2008	4		\$ 8,290.01	\$ 647.67
2644045	2008	4		\$ 8,290.01	\$ 647.67
2644046	2008	4		\$ 8,290.01	\$ 647.67
2644047	2008	4		\$ 8,290.01	\$ 647.67
2644048	2008	4		\$ 8,290.01	\$ 647.67
2644049	2008	4		\$ 8,290.01	\$ 647.67
2644050	2008	4		\$ 8,290.01	\$ 647.67
2644051	2008	4		\$ 8,290.01	\$ 647.67
2644065	2008	4		\$ 8,290.01	\$ 647.67
2644066	2008	4		\$ 8,290.01	\$ 647.67
2644067	2008	4		\$ 8,290.01	\$ 647.67
2644068	2008	4		\$ 8,290.01	\$ 647.67
2644069	2008	4		\$ 8,290.01	\$ 647.67
2644070	2008	4		\$ 8,290.01	\$ 647.67
2644071	2008	4		\$ 8,290.01	\$ 647.67
2644072	2008	4		\$ 8,290.01	\$ 647.67
2644073	2008	4		\$ 8,290.01	\$ 647.67
2644074	2008	4		\$ 8,290.01	\$ 647.67
2644075	2008	Non-Benefitted		\$ -	\$ -
2644076	2008	4		\$ 8,290.01	\$ 647.67
2644077	2008	4		\$ 8,290.01	\$ 647.67
2644078	2008	4		\$ 8,290.01	\$ 647.67
2644079	2008	4		\$ 8,290.01	\$ 647.67
2644080	2008	4		\$ 8,290.01	\$ 647.67
2644081	2008	4		\$ 8,290.01	\$ 647.67
2644082	2008	4		\$ 8,290.01	\$ 647.67
2644083	2008	4		\$ 8,290.01	\$ 647.67
2644084	2008	4		\$ 8,290.01	\$ 647.67
2644085	2008	4		\$ 8,290.01	\$ 647.67
2644086	2008	4		\$ 8,290.01	\$ 647.67
2644087	2008	4		\$ 8,290.01	\$ 647.67
2644088	2008	4		\$ 8,290.01	\$ 647.67
2644089	2008	4		\$ 8,290.01	\$ 647.67
2644090	2008	Non-Benefitted		\$ -	\$ -

**Zone 1**

Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2644091	2008	4		\$ 8,290.01	\$ 647.67
2644092	2008	4		\$ 8,290.01	\$ 647.67
2644093	2008	Non-Benefitted		\$ -	\$ -
2644095	2008	Non-Benefitted		\$ -	\$ -
2644096	2008	Non-Benefitted		\$ -	\$ -
2644232	2008	Non-Benefitted		\$ -	\$ -
2646513	2008	3		\$ 6,908.42	\$ 539.73
2646516	2008	3		\$ 6,908.42	\$ 539.73
2646517	2008	3		\$ 6,908.42	\$ 539.73
2646518	2008	3		\$ 6,908.42	\$ 539.73
2646519	2008	3		\$ 6,908.42	\$ 539.73
2646520	2008	3		\$ 6,908.42	\$ 539.73
2646521	2008	3		\$ 6,908.42	\$ 539.73
2646522	2008	3		\$ 6,908.42	\$ 539.73
2646523	2008	3		\$ 6,908.42	\$ 539.73
2646524	2008	3		\$ 6,908.42	\$ 539.73
2646525	2008	3		\$ 6,908.42	\$ 539.73
2646526	2008	3		\$ 6,908.42	\$ 539.73
2646527	2008	3		\$ 6,908.42	\$ 539.73
2646528	2008	3		\$ 6,908.42	\$ 539.73
2646529	2008	3		\$ 6,908.42	\$ 539.73
2646530	2008	3		\$ 6,908.42	\$ 539.73
2646531	2008	3		\$ 6,908.42	\$ 539.73
2646532	2008	3		\$ 6,908.42	\$ 539.73
2646533	2008	3		\$ 6,908.42	\$ 539.73
2646534	2008	3		\$ 6,908.42	\$ 539.73
2646535	2008	3		\$ 6,908.42	\$ 539.73
2646536	2008	3		\$ 6,908.42	\$ 539.73
2646537	2008	3		\$ 6,908.42	\$ 539.73
2646538	2008	3		\$ 6,908.42	\$ 539.73
2646539	2008	3		\$ 6,908.42	\$ 539.73
2646540	2008	3		\$ 6,908.42	\$ 539.73
2646541	2008	3		\$ 6,908.42	\$ 539.73
2646542	2008	3		\$ 6,908.42	\$ 539.73
2646543	2008	3		\$ 6,908.42	\$ 539.73
2646544	2008	3		\$ 6,908.42	\$ 539.73
2646545	2008	3		\$ 6,908.42	\$ 539.73
2646546	2008	3		\$ 6,908.42	\$ 539.73
2646547	2008	3		\$ 6,908.42	\$ 539.73
2646548	2008	3		\$ 6,908.42	\$ 539.73

**Zone 1**

Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>
2646549	2008	3		\$ 6,908.42	\$ 539.73
2646550	2008	3		\$ 6,908.42	\$ 539.73
2646551	2008	3		\$ 6,908.42	\$ 539.73
2646552	2008	3		\$ 6,908.42	\$ 539.73
2646553	2008	3		\$ 6,908.42	\$ 539.73
2646554	2008	3		\$ 6,908.42	\$ 539.73
2646555	2008	3		\$ 6,908.42	\$ 539.73
2646556	2008	3		\$ 6,908.42	\$ 539.73
2646557	2008	3		\$ 6,908.42	\$ 539.73
2646558	2008	3		\$ 6,908.42	\$ 539.73
2646559	2008	3		\$ 6,908.42	\$ 539.73
2646560	2008	3		\$ 6,908.42	\$ 539.73
2646561	2008	3		\$ 6,908.42	\$ 539.73
2646562	2008	3		\$ 6,908.42	\$ 539.73
2646563	2008	3		\$ 6,908.42	\$ 539.73
2646564	2008	3		\$ 6,908.42	\$ 539.73
2646565	2008	3		\$ 6,908.42	\$ 539.73
2646566	2008	3		\$ 6,908.42	\$ 539.73
2646567	2008	3		\$ 6,908.42	\$ 539.73
2646568	2008	3		\$ 6,908.42	\$ 539.73
2646569	2008	3		\$ 6,908.42	\$ 539.73
2646570	2008	3		\$ 6,908.42	\$ 539.73
2646571	2008	3		\$ 6,908.42	\$ 539.73
2646572	2008	3		\$ 6,908.42	\$ 539.73
2646573	2008	3		\$ 6,908.42	\$ 539.73
2646574	2008	3		\$ 6,908.42	\$ 539.73
2646575	2008	3		\$ 6,908.42	\$ 539.73
2646576	2008	3		\$ 6,908.42	\$ 539.73
2646577	2008	3		\$ 6,908.42	\$ 539.73
2646578	2008	3		\$ 6,908.42	\$ 539.73
2646579	2008	3		\$ 6,908.42	\$ 539.73
2646580	2008	3		\$ 6,908.42	\$ 539.73
2646581	2008	3		\$ 6,908.42	\$ 539.73
2646582	2008	3		\$ 6,908.42	\$ 539.73
2646583	2008	3		\$ 6,908.42	\$ 539.73
2646584	2008	3		\$ 6,908.42	\$ 539.73
2646585	2008	3		\$ 6,908.42	\$ 539.73
2646586	2008	3		\$ 6,908.42	\$ 539.73
2646587	2008	3		\$ 6,908.42	\$ 539.73
2646588	2008	3		\$ 6,908.42	\$ 539.73

					Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(1)</sup>	
2646589	2008	3		\$ 6,908.42	\$	539.73
2646590	2008	3		\$ 6,908.42	\$	539.73
2646591	2008	3		\$ 6,908.42	\$	539.73
2646592	2008	3		\$ 6,908.42	\$	539.73
2646593	2008	3		\$ 6,908.42	\$	539.73
2646594	2008	3		\$ 6,908.42	\$	539.73
2646595	2008	3		\$ 6,908.42	\$	539.73
2646596	2008	3		\$ 6,908.42	\$	539.73
2646597	2008	3		\$ 6,908.42	\$	539.73
2646598	2008	3		\$ 6,908.42	\$	539.73
2646599	2008	3		\$ 6,908.42	\$	539.73
2646600	2008	3		\$ 6,908.42	\$	539.73
2646601	2008	3		\$ 6,908.42	\$	539.73
2646602	2008	3		\$ 6,908.42	\$	539.73
2646603	2008	3		\$ 6,908.42	\$	539.73
2646604	2008	3		\$ 6,908.42	\$	539.73
2646605	2008	3		\$ 6,908.42	\$	539.73
2646606	2008	3		\$ 6,908.42	\$	539.73
2646607	2008	3		\$ 6,908.42	\$	539.73
2646608	2008	3		\$ 6,908.42	\$	539.73
2646609	2008	3		\$ 6,908.42	\$	539.73
2646610	2008	3		\$ 6,908.42	\$	539.73
2646611	2008	3		\$ 6,908.42	\$	539.73
2646612	2008	3		\$ 6,908.42	\$	539.73
2646613	2008	3		\$ 6,908.42	\$	539.73
2646614	2008	3		\$ 6,908.42	\$	539.73
2646615	2008	3		\$ 6,908.42	\$	539.73
2646616	2008	3		\$ 6,908.42	\$	539.73
2646617	2008	3		\$ 6,908.42	\$	539.73
2646618	2008	3		\$ 6,908.42	\$	539.73
2646619	2008	3		\$ 6,908.42	\$	539.73
2646620	2008	Non-Benefitted		\$ -	\$	-
2646621	2008	Non-Benefitted		\$ -	\$	-
2646622	2008	Non-Benefitted		\$ -	\$	-
2646623	2008	Non-Benefitted		\$ -	\$	-
2649746	2008	5		\$ 4,145.03	\$	323.84
2649747	2008	5		\$ 4,145.03	\$	323.84
2649748	2008	5		\$ 4,145.03	\$	323.84
2649749	2008	5		\$ 4,145.03	\$	323.84
2649750	2008	5		\$ 4,145.03	\$	323.84

**Zone 1**

Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2649751	2008	5		\$ 4,145.03	\$ 323.84
2649752	2008	5		\$ 4,145.03	\$ 323.84
2649753	2008	5		\$ 4,145.03	\$ 323.84
2649754	2008	5		\$ 4,145.03	\$ 323.84
2649755	2008	5		\$ 4,145.03	\$ 323.84
2649756	2008	5		\$ 4,145.03	\$ 323.84
2649757	2008	5		\$ 4,145.03	\$ 323.84
2649758	2008	5		\$ 4,145.03	\$ 323.84
2649759	2008	5		\$ 4,145.03	\$ 323.84
2649760	2008	5		\$ 4,145.03	\$ 323.84
2649761	2008	5		\$ 4,145.03	\$ 323.84
2649762	2008	5		\$ 4,145.03	\$ 323.84
2649763	2008	5		\$ 4,145.03	\$ 323.84
2649764	2008	5		\$ 4,145.03	\$ 323.84
2649765	2008	5		\$ 4,145.03	\$ 323.84
2649766	2008	5		\$ 4,145.03	\$ 323.84
2649767	2008	5		\$ 4,145.03	\$ 323.84
2649769	2008	5		\$ 4,145.03	\$ 323.84
2649770	2008	5		\$ 4,145.03	\$ 323.84
2649771	2008	5		\$ 4,145.03	\$ 323.84
2649772	2008	5		\$ 4,145.03	\$ 323.84
2649773	2008	5		\$ 4,145.03	\$ 323.84
2649774	2008	5		\$ 4,145.03	\$ 323.84
2649775	2008	5		\$ 4,145.03	\$ 323.84
2649776	2008	5		\$ 4,145.03	\$ 323.84
2649777	2008	5		\$ 4,145.03	\$ 323.84
2649778	2008	5		\$ 4,145.03	\$ 323.84
2649779	2008	5		\$ 4,145.03	\$ 323.84
2649780	2008	5		\$ 4,145.03	\$ 323.84
2649781	2008	5		\$ 4,145.03	\$ 323.84
2649782	2008	5		\$ 4,145.03	\$ 323.84
2649783	2008	5		\$ 4,145.03	\$ 323.84
2649784	2008	5		\$ 4,145.03	\$ 323.84
2649785	2008	5		\$ 4,145.03	\$ 323.84
2649786	2008	5		\$ 4,145.03	\$ 323.84
2649787	2008	5		\$ 4,145.03	\$ 323.84
2649788	2008	5		\$ 4,145.03	\$ 323.84
2649789	2008	5		\$ 4,145.03	\$ 323.84
2649790	2008	5		\$ 4,145.03	\$ 323.84
2649791	2008	5		\$ 4,145.03	\$ 323.84

				Zone 1	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(i)</sup>
2649792	2008	5		\$ 4,145.03	\$ 323.84
2649793	2008	5		\$ 4,145.03	\$ 323.84
2649794	2008	5		\$ 4,145.03	\$ 323.84
2649795	2008	5		\$ 4,145.03	\$ 323.84
2649796	2008	5		\$ 4,145.03	\$ 323.84
2649797	2008	5		\$ 4,145.03	\$ 323.84
2649798	2008	5		\$ 4,145.03	\$ 323.84
2649799	2008	5		\$ 4,145.03	\$ 323.84
2649800	2008	5		\$ 4,145.03	\$ 323.84
2649801	2008	5		\$ 4,145.03	\$ 323.84
2649802	2008	5		\$ 4,145.03	\$ 323.84
2649803	2008	5		\$ 4,145.03	\$ 323.84
2649804	2008	5		\$ 4,145.03	\$ 323.84
2649805	2008	5		\$ 4,145.03	\$ 323.84
2649806	2008	5		\$ 4,145.03	\$ 323.84
2649807	2008	5		\$ 4,145.03	\$ 323.84
2649808	2008	5		\$ 4,145.03	\$ 323.84
2649809	2008	5		\$ 4,145.03	\$ 323.84
2649810	2008	5		\$ 4,145.03	\$ 323.84
2828164	2008	Non-Benefitted		\$ -	\$ -
2828165	2008	Non-Benefitted		\$ -	\$ -
<b>Total</b>				<b>\$ 5,872,210.55</b>	<b>\$ 522,411.49</b>

Notes:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>(a) Prepaid in full in 2009</li> <li>(b) Removed from Assessment Roll in 2012</li> <li>(c) Prepaid in full in 2012</li> <li>(d) Prepaid in full in 2016</li> <li>(e) Prepaid in full in 2017</li> </ul> | <ul style="list-style-type: none"> <li>(f) Prepaid in full in 2019</li> <li>(g) Prepaid in full in 2021</li> <li>(h) Prepaid in full in 2022</li> <li>(i) Totals may not match the total outstanding Assessment or Annual Installment due to rounding.</li> </ul> |
|--|---|

## EXHIBIT A-2 – ZONE 2 ASSESSMENT ROLL

				Zone 2	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(b)</sup>
2743415	2016	6	\$	8,886.84	\$ 689.33
2743416	2016	6	\$	8,886.84	\$ 689.33
2743417	2016	6	\$	8,886.84	\$ 689.33
2743418	2016	6	\$	8,886.84	\$ 689.33
2743419	2016	6	\$	8,886.84	\$ 689.33
2743420	2016	6	\$	8,886.84	\$ 689.33
2743421	2016	6	\$	8,886.84	\$ 689.33
2743422	2016	6	\$	8,886.84	\$ 689.33
2743423	2016	6	\$	8,886.84	\$ 689.33
2743424	2016	6	\$	8,886.84	\$ 689.33
2743425	2016	6	\$	8,886.84	\$ 689.33
2743426	2016	6	\$	8,886.84	\$ 689.33
2743427	2016	6	\$	8,886.84	\$ 689.33
2743428	2016	6	\$	8,886.84	\$ 689.33
2743429	2016	6	\$	8,886.84	\$ 689.33
2743430	2016	6	\$	8,886.84	\$ 689.33
2743431	2016	6	\$	8,886.84	\$ 689.33
2743432	2016	6	\$	8,886.84	\$ 689.33
2743433	2016	6	\$	8,886.84	\$ 689.33
2743434	2016	6	\$	8,886.84	\$ 689.33
2743435	2016	6	\$	8,886.84	\$ 689.33
2743436	2016	6	\$	8,886.84	\$ 689.33
2743437	2016	6	\$	8,886.84	\$ 689.33
2743438	2016	6	\$	8,886.84	\$ 689.33
2743439	2016	6	\$	8,886.84	\$ 689.33
2743440	2016	6	\$	8,886.84	\$ 689.33
2743441	2016	6	\$	8,886.84	\$ 689.33
2743442	2016	6	\$	8,886.84	\$ 689.33
2743443	2016	6	\$	8,886.84	\$ 689.33
2743444	2016	6	\$	8,886.84	\$ 689.33
2743445	2016	6	\$	8,886.84	\$ 689.33
2743446	2016	6	\$	8,886.84	\$ 689.33
2743447	2016	6	\$	8,886.84	\$ 689.33
2743448	2016	6	\$	8,886.84	\$ 689.33
2743449	2016	6	\$	8,886.84	\$ 689.33
2743450	2016	6	\$	8,886.84	\$ 689.33
2743451	2016	6	\$	8,886.84	\$ 689.33
2743452	2016	6	\$	8,886.84	\$ 689.33
2743453	2016	6	\$	8,886.84	\$ 689.33
2743454	2016	6	\$	8,886.84	\$ 689.33

				Zone 2	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(b)</sup>
2743455	2016	6	\$	8,886.84	\$ 689.33
2743456	2016	6	\$	8,886.84	\$ 689.33
2743457	2016	6	\$	8,886.84	\$ 689.33
2743458	2016	6	\$	8,886.84	\$ 689.33
2743459	2016	6	\$	8,886.84	\$ 689.33
2743460	2016	6	\$	8,886.84	\$ 689.33
2743461	2016	6	\$	8,886.84	\$ 689.33
2743462	2016	6	\$	8,886.84	\$ 689.33
2743463	2016	6	\$	8,886.84	\$ 689.33
2743464	2016	6	\$	8,886.84	\$ 689.33
2743465	2016	6	\$	8,886.84	\$ 689.33
2743466	2016	6	\$	8,886.84	\$ 689.33
2743467	2016	6	\$	8,886.84	\$ 689.33
2743468	2016	6	\$	8,886.84	\$ 689.33
2743469	2016	6	\$	8,886.84	\$ 689.33
2743470	2016	6	\$	8,886.84	\$ 689.33
2743471	2016	6	\$	8,886.84	\$ 689.33
2743472	2016	6	\$	8,886.84	\$ 689.33
2743473	2016	6	\$	8,886.84	\$ 689.33
2743474	2016	6	\$	8,886.84	\$ 689.33
2743475	2016	6	\$	8,886.84	\$ 689.33
2743476	2016	6	\$	8,886.84	\$ 689.33
2743477	2016	6	\$	8,886.84	\$ 689.33
2743478	2016	6	\$	8,886.84	\$ 689.33
2743479	2016	6	\$	8,886.84	\$ 689.33
2743480	2016	6	\$	8,886.84	\$ 689.33
2743481	2016	6	\$	8,886.84	\$ 689.33
2743482	2016	6	\$	8,886.84	\$ 689.33
2743483	2016	6	\$	8,886.84	\$ 689.33
2743484	2016	6	\$	8,886.84	\$ 689.33
2743485	2016	6	\$	8,886.84	\$ 689.33
2743486	2016	6	\$	8,886.84	\$ 689.33
2743487	2016	6	\$	8,886.84	\$ 689.33
2743488	2016	6	\$	8,886.84	\$ 689.33
2743489	2016	6	\$	8,886.84	\$ 689.33
2743490	2016	6	\$	8,886.84	\$ 689.33
2743491	2016	6	\$	8,886.84	\$ 689.33
2743492	2016	6	\$	8,886.84	\$ 689.33
2743493	2016	6	\$	8,886.84	\$ 689.33
2743494	2016	6	\$	8,886.84	\$ 689.33

				Zone 2	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(b)</sup>
2743495	2016	6		\$ 8,886.84	\$ 689.33
2743496	2016	6		\$ 8,886.84	\$ 689.33
2743497	2016	6		\$ 8,886.84	\$ 689.33
2743498	2016	6		\$ 8,886.84	\$ 689.33
2743499	2016	6		\$ 8,886.84	\$ 689.33
2743500	2016	6	(a)	\$ -	\$ -
2743501	2016	6		\$ 8,886.84	\$ 689.33
2743502	2016	6		\$ 8,886.84	\$ 689.33
2743503	2016	6		\$ 8,886.84	\$ 689.33
2743504	2016	6		\$ 8,886.84	\$ 689.33
2743505	2016	6		\$ 8,886.84	\$ 689.33
2743506	2016	6		\$ 8,886.84	\$ 689.33
2743507	2016	6		\$ 8,886.84	\$ 689.33
2743508	2016	6		\$ 8,886.84	\$ 689.33
2743509	2016	6		\$ 8,886.84	\$ 689.33
2743510	2016	6		\$ 8,886.84	\$ 689.33
2743511	2016	6		\$ 8,886.84	\$ 689.33
2743512	2016	Non-Benefitted		\$ -	\$ -
2743513	2016	Non-Benefitted		\$ -	\$ -
2743514	2016	Non-Benefitted		\$ -	\$ -
2743515	2016	Non-Benefitted		\$ -	\$ -
2743516	2016	Non-Benefitted		\$ -	\$ -
2743517	2016	Non-Benefitted		\$ -	\$ -
2743518	2016	Non-Benefitted		\$ -	\$ -
2768882	2017	7		\$ 8,816.08	\$ 639.81
2768883	2017	7		\$ 8,816.08	\$ 639.81
2768884	2017	7		\$ 8,816.08	\$ 639.81
2768885	2017	7		\$ 8,816.08	\$ 639.81
2768886	2017	Non-Benefitted		\$ -	\$ -
2768888	2017	7		\$ 8,816.08	\$ 639.81
2768889	2017	7		\$ 8,816.08	\$ 639.81
2768890	2017	7		\$ 8,816.08	\$ 639.81
2768891	2017	7		\$ 8,816.08	\$ 639.81
2768892	2017	7		\$ 8,816.08	\$ 639.81
2768893	2017	7		\$ 8,816.08	\$ 639.81
2768894	2017	7		\$ 8,816.08	\$ 639.81
2768895	2017	7		\$ 8,816.08	\$ 639.81
2768896	2017	7		\$ 8,816.08	\$ 639.81
2768897	2017	7		\$ 8,816.08	\$ 639.81
2768898	2017	7		\$ 8,816.08	\$ 639.81

				Zone 2	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(b)</sup>
2768899	2017	7	\$	8,816.08	\$ 639.81
2768900	2017	7	\$	8,816.08	\$ 639.81
2768901	2017	7	\$	8,816.08	\$ 639.81
2768902	2017	7	\$	8,816.08	\$ 639.81
2768903	2017	7	\$	8,816.08	\$ 639.81
2768904	2017	7	\$	8,816.08	\$ 639.81
2768905	2017	7	\$	8,816.08	\$ 639.81
2768906	2017	7	\$	8,816.08	\$ 639.81
2768907	2017	7	\$	8,816.08	\$ 639.81
2768908	2017	7	\$	8,816.08	\$ 639.81
2768909	2017	7	\$	8,816.08	\$ 639.81
2768910	2017	7	\$	8,816.08	\$ 639.81
2768911	2017	7	\$	8,816.08	\$ 639.81
2768912	2017	7	\$	8,816.08	\$ 639.81
2768913	2017	7	\$	8,816.08	\$ 639.81
2768914	2017	7	\$	8,816.08	\$ 639.81
2768915	2017	7	\$	8,816.08	\$ 639.81
2768916	2017	7	\$	8,816.08	\$ 639.81
2768917	2017	7	\$	8,816.08	\$ 639.81
2768918	2017	7	\$	8,816.08	\$ 639.81
2768919	2017	7	\$	8,816.08	\$ 639.81
2768920	2017	7	\$	8,816.08	\$ 639.81
2768921	2017	7	\$	8,816.08	\$ 639.81
2768922	2017	7	\$	8,816.08	\$ 639.81
2768923	2017	7	\$	8,816.08	\$ 639.81
2768924	2017	7	\$	8,816.08	\$ 639.81
2768925	2017	7	\$	8,816.08	\$ 639.81
2768926	2017	7	\$	8,816.08	\$ 639.81
2768927	2017	7	\$	8,816.08	\$ 639.81
2768928	2017	7	\$	8,816.08	\$ 639.81
2768929	2017	7	\$	8,816.08	\$ 639.81
2768930	2017	7	\$	8,816.08	\$ 639.81
2768931	2017	7	\$	8,816.08	\$ 639.81
2768932	2017	7	\$	8,816.08	\$ 639.81
2768933	2017	7	\$	8,816.08	\$ 639.81
2768934	2017	7	\$	8,816.08	\$ 639.81
2768935	2017	7	\$	8,816.08	\$ 639.81
2768936	2017	7	\$	8,816.08	\$ 639.81
2768937	2017	7	\$	8,816.08	\$ 639.81
2768938	2017	7	\$	8,816.08	\$ 639.81

				Zone 2	
Property ID	Year Platted	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>(b)</sup>
2768939	2017	7		\$ 8,816.08	\$ 639.81
2768940	2017	7		\$ 8,816.08	\$ 639.81
2768941	2017	7		\$ 8,816.08	\$ 639.81
2768942	2017	7		\$ 8,816.08	\$ 639.81
2768943	2017	7		\$ 8,816.08	\$ 639.81
2768944	2017	7		\$ 8,816.08	\$ 639.81
2768945	2017	7		\$ 8,816.08	\$ 639.81
2768946	2017	7		\$ 8,816.08	\$ 639.81
2768947	2017	7		\$ 8,816.08	\$ 639.81
2768948	2017	7		\$ 8,816.08	\$ 639.81
2768949	2017	7		\$ 8,816.08	\$ 639.81
2768950	2017	7		\$ 8,816.08	\$ 639.81
2768951	2017	7		\$ 8,816.08	\$ 639.81
2768952	2017	7		\$ 8,816.08	\$ 639.81
2768953	2017	7		\$ 8,816.08	\$ 639.81
2768954	2017	7		\$ 8,816.08	\$ 639.81
2768955	2017	7		\$ 8,816.08	\$ 639.81
2768956	2017	7		\$ 8,816.08	\$ 639.81
2768957	2017	7		\$ 8,816.08	\$ 639.81
2768958	2017	7		\$ 8,816.08	\$ 639.81
2768959	2017	7		\$ 8,816.08	\$ 639.81
2768960	2017	7		\$ 8,816.08	\$ 639.81
2768961	2017	7		\$ 8,816.08	\$ 639.81
2768962	2017	7		\$ 8,816.08	\$ 639.81
2768963	2017	7		\$ 8,816.08	\$ 639.81
2768964	2017	7		\$ 8,816.08	\$ 639.81
2768965	2017	7		\$ 8,816.08	\$ 639.81
2768966	2017	7		\$ 8,816.08	\$ 639.81
2768967	2017	7		\$ 8,816.08	\$ 639.81
2768968	2017	Non-Benefitted		\$ -	\$ -
2821297		Non-Benefitted		\$ -	\$ -
2821320		Non-Benefitted		\$ -	\$ -
<b>Total</b>				<b>\$ 1,593,687.36</b>	<b>\$ 119,919.72</b>

Notes:

(a) Prepaid in full in 2018.

(b) Totals may not match the total outstanding Assessment or Annual Installment due to rounding

## EXHIBIT A-3 – ZONE 3 ASSESSMENT ROLL

		Zone 3 <sup>[a]</sup>	
Property ID	Lot Type	Total Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023
2821298	8	\$ 9,189.19	\$ 687.95
2821299	8	\$ 9,189.19	\$ 687.95
2821300	8	\$ 9,189.19	\$ 687.95
2821301	8	\$ 9,189.19	\$ 687.95
2821302	8	\$ 9,189.19	\$ 687.95
2821303	8	\$ 9,189.19	\$ 687.95
2821304	8	\$ 9,189.19	\$ 687.95
2821305	8	\$ 9,189.19	\$ 687.95
2821306	8	\$ 9,189.19	\$ 687.95
2821307	8	\$ 9,189.19	\$ 687.95
2821308	8	\$ 9,189.19	\$ 687.95
2821309	8	\$ 9,189.19	\$ 687.95
2821310	8	\$ 9,189.19	\$ 687.95
2821311	8	\$ 9,189.19	\$ 687.95
2821312	8	\$ 9,189.19	\$ 687.95
2821313	8	\$ 9,189.19	\$ 687.95
2821314	8	\$ 9,189.19	\$ 687.95
2821315	8	\$ 9,189.19	\$ 687.95
2821316	8	\$ 9,189.19	\$ 687.95
2821317	8	\$ 9,189.19	\$ 687.95
2821318	8	\$ 9,189.19	\$ 687.95
2821319	8	\$ 9,189.19	\$ 687.95
2821321	8	\$ 9,189.19	\$ 687.95
2821322	8	\$ 9,189.19	\$ 687.95
2821323	8	\$ 9,189.19	\$ 687.95
2821324	8	\$ 9,189.19	\$ 687.95
2821325	8	\$ 9,189.19	\$ 687.95
2821326	8	\$ 9,189.19	\$ 687.95
2821327	8	\$ 9,189.19	\$ 687.95
2821328	8	\$ 9,189.19	\$ 687.95
2821329	8	\$ 9,189.19	\$ 687.95
2821331	8	\$ 9,189.19	\$ 687.95
2821332	8	\$ 9,189.19	\$ 687.95
2821333	8	\$ 9,189.19	\$ 687.95
2821334	8	\$ 9,189.19	\$ 687.95
2821335	8	\$ 9,189.19	\$ 687.95
2821336	8	\$ 9,189.19	\$ 687.95
2821337	8	\$ 9,189.19	\$ 687.95
2821338	8	\$ 9,189.19	\$ 687.95
2821339	8	\$ 9,189.19	\$ 687.95

Zone 3 <sup>[a]</sup>					
Property ID	Lot Type	Total Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023		
2821340	8	\$ 9,189.19	\$ 687.95		
2821341	8	\$ 9,189.19	\$ 687.95		
2821343	8	\$ 9,189.19	\$ 687.95		
2821344	8	\$ 9,189.19	\$ 687.95		
2821345	8	\$ 9,189.19	\$ 687.95		
2821346	8	\$ 9,189.19	\$ 687.95		
2821347	8	\$ 9,189.19	\$ 687.95		
2821348	8	\$ 9,189.19	\$ 687.95		
2821349	8	\$ 9,189.19	\$ 687.95		
2821350	8	\$ 9,189.19	\$ 687.95		
2821351	8	\$ 9,189.19	\$ 687.95		
2821352	8	\$ 9,189.19	\$ 687.95		
2821353	Non-Benefitted	\$ -	\$ -		
2821354	8	\$ 9,189.19	\$ 687.95		
2821355	8	\$ 9,189.19	\$ 687.95		
2821356	8	\$ 9,189.19	\$ 687.95		
2821357	8	\$ 9,189.19	\$ 687.95		
2821358	8	\$ 9,189.19	\$ 687.95		
2821359	8	\$ 9,189.19	\$ 687.95		
2821360	8	\$ 9,189.19	\$ 687.95		
2821361	8	\$ 9,189.19	\$ 687.95		
2821363	8	\$ 9,189.19	\$ 687.95		
2821364	8	\$ 9,189.19	\$ 687.95		
2821365	8	\$ 9,189.19	\$ 687.95		
2821366	8	\$ 9,189.19	\$ 687.95		
2821367	8	\$ 9,189.19	\$ 687.95		
2821369	8	\$ 9,189.19	\$ 687.95		
2821370	8	\$ 9,189.19	\$ 687.95		
2821371	8	\$ 9,189.19	\$ 687.95		
2821372	8	\$ 9,189.19	\$ 687.95		
2821373	8	\$ 9,189.19	\$ 687.95		
2821374	8	\$ 9,189.19	\$ 687.95		
2821375	8	\$ 9,189.19	\$ 687.95		
2821376	8	\$ 9,189.19	\$ 687.95		
2821377	8	\$ 9,189.19	\$ 687.95		
2821378	8	\$ 9,189.19	\$ 687.95		
2821381	8	\$ 9,189.19	\$ 687.95		
2821382	8	\$ 9,189.19	\$ 687.95		
2821383	8	\$ 9,189.19	\$ 687.95		
2821384	8	\$ 9,189.19	\$ 687.95		

				Zone 3 <sup>[a]</sup>	
Property ID	Lot Type	Total Outstanding Assessment <sup>[b]</sup>		Annual Installment Due 1/31/2023	
2821385	8	\$	9,189.19	\$	687.95
2821386	8	\$	9,189.19	\$	687.95
2821387	8	\$	9,189.19	\$	687.95
2821389	8	\$	9,189.19	\$	687.95
2821390	8	\$	9,189.19	\$	687.95
2821391	8	\$	9,189.19	\$	687.95
2821392	8	\$	9,189.19	\$	687.95
2821393	8	\$	9,189.19	\$	687.95
2821394	8	\$	9,189.19	\$	687.95
2821399	8	\$	9,189.19	\$	687.95
2821400	8	\$	9,189.19	\$	687.95
2821401	8	\$	9,189.19	\$	687.95
2821402	8	\$	9,189.19	\$	687.95
2821403	8	\$	9,189.19	\$	687.95
2821404	8	\$	9,189.19	\$	687.95
2821405	8	\$	9,189.19	\$	687.95
2821406	8	\$	9,189.19	\$	687.95
2821407	8	\$	9,189.19	\$	687.95
2821408	8	\$	9,189.19	\$	687.95
2821409	8	\$	9,189.19	\$	687.95
2821410	8	\$	9,189.19	\$	687.95
2821411	8	\$	9,189.19	\$	687.95
2821412	8	\$	9,189.19	\$	687.95
2821413	8	\$	9,189.19	\$	687.95
2821414	8	\$	9,189.19	\$	687.95
2821415	8	\$	9,189.19	\$	687.95
2821416	8	\$	9,189.19	\$	687.95
2821417	8	\$	9,189.19	\$	687.95
2821418	8	\$	9,189.19	\$	687.95
2821419	8	\$	9,189.19	\$	687.95
2821420	8	\$	9,189.19	\$	687.95
2821421	8	\$	9,189.19	\$	687.95
<b>Total</b>		<b>\$</b>	<b>1,020,000.09</b>	<b>\$</b>	<b>76,362.45</b>

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

**EXHIBIT A-4 –ZONE 4 ASSESSMENT ROLL**

		Zone 4	
Property ID	Lot Type	Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023 <sup>[c]</sup>
2630457 <sup>[a]</sup>	Non-Benefitted	\$ 3,437,933.33	\$ 239,059.30
2833622	9	\$ 24,733.33	\$ 1,719.85
2833623	9	\$ 24,733.33	\$ 1,719.85
2833624	9	\$ 24,733.33	\$ 1,719.85
2833625	9	\$ 24,733.33	\$ 1,719.85
2833626	9	\$ 24,733.33	\$ 1,719.85
2833627	9	\$ 24,733.33	\$ 1,719.85
2833628	9	\$ 24,733.33	\$ 1,719.85
2833629	9	\$ 24,733.33	\$ 1,719.85
2833630	9	\$ 24,733.33	\$ 1,719.85
2833631	9	\$ 24,733.33	\$ 1,719.85
2833632	9	\$ 24,733.33	\$ 1,719.85
2833633	9	\$ 24,733.33	\$ 1,719.85
2833634	9	\$ 24,733.33	\$ 1,719.85
2833635	9	\$ 24,733.33	\$ 1,719.85
2833636	9	\$ 24,733.33	\$ 1,719.85
2833637	9	\$ 24,733.33	\$ 1,719.85
2833638	9	\$ 24,733.33	\$ 1,719.85
2833639	9	\$ 24,733.33	\$ 1,719.85
2833640	9	\$ 24,733.33	\$ 1,719.85
2833641	9	\$ 24,733.33	\$ 1,719.85
2833642	9	\$ 24,733.33	\$ 1,719.85
2833643	9	\$ 24,733.33	\$ 1,719.85
2833644	9	\$ 24,733.33	\$ 1,719.85
2833645	9	\$ 24,733.33	\$ 1,719.85
2833646	9	\$ 24,733.33	\$ 1,719.85
2833647	9	\$ 24,733.33	\$ 1,719.85
2833648	9	\$ 24,733.33	\$ 1,719.85
2833649	9	\$ 24,733.33	\$ 1,719.85
2833650	9	\$ 24,733.33	\$ 1,719.85
2833651	9	\$ 24,733.33	\$ 1,719.85
2833652	9	\$ 24,733.33	\$ 1,719.85
2833653	9	\$ 24,733.33	\$ 1,719.85
2833654	9	\$ 24,733.33	\$ 1,719.85
2833655	9	\$ 24,733.33	\$ 1,719.85
2833656	9	\$ 24,733.33	\$ 1,719.85
2833657	9	\$ 24,733.33	\$ 1,719.85
2833658	9	\$ 24,733.33	\$ 1,719.85
2833659	9	\$ 24,733.33	\$ 1,719.85
2833660	9	\$ 24,733.33	\$ 1,719.85

**Zone 4**

Property ID	Lot Type	Outstanding Assessment <sup>(b)</sup>	Annual Installment Due 1/31/2023 <sup>(c)</sup>
2833662	9	\$ 24,733.33	\$ 1,719.85
2833663	9	\$ 24,733.33	\$ 1,719.85
2833664	9	\$ 24,733.33	\$ 1,719.85
2833665	9	\$ 24,733.33	\$ 1,719.85
2833666	9	\$ 24,733.33	\$ 1,719.85
2833667	9	\$ 24,733.33	\$ 1,719.85
2833668	9	\$ 24,733.33	\$ 1,719.85
2833669	9	\$ 24,733.33	\$ 1,719.85
2833670	9	\$ 24,733.33	\$ 1,719.85
2833671	9	\$ 24,733.33	\$ 1,719.85
2833672	9	\$ 24,733.33	\$ 1,719.85
2833673	9	\$ 24,733.33	\$ 1,719.85
2833674	9	\$ 24,733.33	\$ 1,719.85
2833675	9	\$ 24,733.33	\$ 1,719.85
2833676	9	\$ 24,733.33	\$ 1,719.85
2833677	9	\$ 24,733.33	\$ 1,719.85
2833678	9	\$ 24,733.33	\$ 1,719.85
2833679	9	\$ 24,733.33	\$ 1,719.85
2833680	9	\$ 24,733.33	\$ 1,719.85
2833700	9	\$ 24,733.33	\$ 1,719.85
2833701	9	\$ 24,733.33	\$ 1,719.85
2833702	9	\$ 24,733.33	\$ 1,719.85
2833703	9	\$ 24,733.33	\$ 1,719.85
2833704	9	\$ 24,733.33	\$ 1,719.85
2833705	9	\$ 24,733.33	\$ 1,719.85
2833731	9	\$ 24,733.33	\$ 1,719.85
2833732	9	\$ 24,733.33	\$ 1,719.85
2833733	9	\$ 24,733.33	\$ 1,719.85
2833734	9	\$ 24,733.33	\$ 1,719.85
2833735	9	\$ 24,733.33	\$ 1,719.85
2833755	9	\$ 24,733.33	\$ 1,719.85
2833756	9	\$ 24,733.33	\$ 1,719.85
2833757	9	\$ 24,733.33	\$ 1,719.85
2833758	9	\$ 24,733.33	\$ 1,719.85
2833759	9	\$ 24,733.33	\$ 1,719.85
2833760	9	\$ 24,733.33	\$ 1,719.85
2833761	9	\$ 24,733.33	\$ 1,719.85
2833762	9	\$ 24,733.33	\$ 1,719.85
2833763	9	\$ 24,733.33	\$ 1,719.85
2833764	9	\$ 24,733.33	\$ 1,719.85

**Zone 4**

Property ID	Lot Type	Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023 <sup>(c)</sup>
2833765	9	\$ 24,733.33	\$ 1,719.85
2833766	9	\$ 24,733.33	\$ 1,719.85
2833767	9	\$ 24,733.33	\$ 1,719.85
2833768	9	\$ 24,733.33	\$ 1,719.85
2833769	9	\$ 24,733.33	\$ 1,719.85
2833770	9	\$ 24,733.33	\$ 1,719.85
2833771	9	\$ 24,733.33	\$ 1,719.85
2833772	9	\$ 24,733.33	\$ 1,719.85
2833782	9	\$ 24,733.33	\$ 1,719.85
2833783	9	\$ 24,733.33	\$ 1,719.85
2833784	9	\$ 24,733.33	\$ 1,719.85
2833785	9	\$ 24,733.33	\$ 1,719.85
2833786	9	\$ 24,733.33	\$ 1,719.85
2833787	9	\$ 24,733.33	\$ 1,719.85
2833788	9	\$ 24,733.33	\$ 1,719.85
2833789	9	\$ 24,733.33	\$ 1,719.85
2833790	9	\$ 24,733.33	\$ 1,719.85
2833791	9	\$ 24,733.33	\$ 1,719.85
2833792	9	\$ 24,733.33	\$ 1,719.85
2833793	9	\$ 24,733.33	\$ 1,719.85
2833794	9	\$ 24,733.33	\$ 1,719.85
2833795	9	\$ 24,733.33	\$ 1,719.85
2833796	9	\$ 24,733.33	\$ 1,719.85
2833797	9	\$ 24,733.33	\$ 1,719.85
2833798	9	\$ 24,733.33	\$ 1,719.85
2833799	9	\$ 24,733.33	\$ 1,719.85
2833800	9	\$ 24,733.33	\$ 1,719.85
2833801	9	\$ 24,733.33	\$ 1,719.85
2833802	9	\$ 24,733.33	\$ 1,719.85
2833803	9	\$ 24,733.33	\$ 1,719.85
2833804	9	\$ 24,733.33	\$ 1,719.85
2833805	9	\$ 24,733.33	\$ 1,719.85
2833806	9	\$ 24,733.33	\$ 1,719.85
2833807	9	\$ 24,733.33	\$ 1,719.85
2833808	9	\$ 24,733.33	\$ 1,719.85
2833809	9	\$ 24,733.33	\$ 1,719.85
2833810	9	\$ 24,733.33	\$ 1,719.85
2833811	9	\$ 24,733.33	\$ 1,719.85
2833812	9	\$ 24,733.33	\$ 1,719.85
2833813	9	\$ 24,733.33	\$ 1,719.85

**Zone 4**

Property ID	Lot Type	Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023 <sup>(c)</sup>
2833814	9	\$ 24,733.33	\$ 1,719.85
2833815	9	\$ 24,733.33	\$ 1,719.85
2833816	9	\$ 24,733.33	\$ 1,719.85
2833817	9	\$ 24,733.33	\$ 1,719.85
2833818	9	\$ 24,733.33	\$ 1,719.85
2833819	9	\$ 24,733.33	\$ 1,719.85
2833820	9	\$ 24,733.33	\$ 1,719.85
2833821	9	\$ 24,733.33	\$ 1,719.85
2833822	9	\$ 24,733.33	\$ 1,719.85
2833823	9	\$ 24,733.33	\$ 1,719.85
2833824	9	\$ 24,733.33	\$ 1,719.85
2833825	9	\$ 24,733.33	\$ 1,719.85
2833826	9	\$ 24,733.33	\$ 1,719.85
2833827	9	\$ 24,733.33	\$ 1,719.85
2833828	9	\$ 24,733.33	\$ 1,719.85
2833829	9	\$ 24,733.33	\$ 1,719.85
2833830	9	\$ 24,733.33	\$ 1,719.85
2833831	9	\$ 24,733.33	\$ 1,719.85
2833832	9	\$ 24,733.33	\$ 1,719.85
2833833	9	\$ 24,733.33	\$ 1,719.85
2833834	9	\$ 24,733.33	\$ 1,719.85
2833835	9	\$ 24,733.33	\$ 1,719.85
2833836	9	\$ 24,733.33	\$ 1,719.85
2833837	9	\$ 24,733.33	\$ 1,719.85
2833838	9	\$ 24,733.33	\$ 1,719.85
2833839	9	\$ 24,733.33	\$ 1,719.85
2833840	9	\$ 24,733.33	\$ 1,719.85
2833841	9	\$ 24,733.33	\$ 1,719.85
2833842	9	\$ 24,733.33	\$ 1,719.85
2833843	9	\$ 24,733.33	\$ 1,719.85
2833844	9	\$ 24,733.33	\$ 1,719.85
2833845	9	\$ 24,733.33	\$ 1,719.85
2833846	9	\$ 24,733.33	\$ 1,719.85
2833847	9	\$ 24,733.33	\$ 1,719.85
2833848	9	\$ 24,733.33	\$ 1,719.85
2833849	9	\$ 24,733.33	\$ 1,719.85
2833850	9	\$ 24,733.33	\$ 1,719.85
2833851	9	\$ 24,733.33	\$ 1,719.85
2833852	9	\$ 24,733.33	\$ 1,719.85
2833853	9	\$ 24,733.33	\$ 1,719.85

		Zone 4	
Property ID	Lot Type	Outstanding Assessment <sup>[b]</sup>	Annual Installment Due 1/31/2023 <sup>[c]</sup>
2833854	9	\$ 24,733.33	\$ 1,719.85
2833855	9	\$ 24,733.33	\$ 1,719.85
2833856	Non-Benefitted	\$ -	\$ -
2833857	Non-Benefitted	\$ -	\$ -
2833858	Non-Benefitted	\$ -	\$ -
2833859	Non-Benefitted	\$ -	\$ -
2833860	Non-Benefitted	\$ -	\$ -
2833861	Non-Benefitted	\$ -	\$ -
<b>Total</b>		<b>\$ 7,419,999.46</b>	<b>\$ 515,955.15</b>

Notes:

[a] Lot Type 10 will be platted at a later date.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

**EXHIBIT B-1 – ZONE 1 REFUNDING BONDS DEBT SERVICE SCHEDULE**

<b>FINAL</b>				
<b>City of Lavon</b>				
<b>Special Assessment Revenue Refunding Bonds, Series 2021</b>				
<b>(Heritage PID No. 1 (Residential) Zone1)</b>				
 <b>Debt Service Schedule</b>				
<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
12/31/2021	-	-	-	-
12/31/2022	290,000.00	3.000%	188,828.13	478,828.13
12/31/2023	305,000.00	3.000%	172,575.00	477,575.00
12/31/2024	310,000.00	3.000%	163,425.00	473,425.00
12/31/2025	320,000.00	3.000%	154,125.00	474,125.00
12/31/2026	330,000.00	3.000%	144,525.00	474,525.00
12/31/2027	340,000.00	3.000%	134,625.00	474,625.00
12/31/2028	350,000.00	3.000%	124,425.00	474,425.00
12/31/2029	360,000.00	3.000%	113,925.00	473,925.00
12/31/2030	365,000.00	3.000%	103,125.00	468,125.00
12/31/2031	380,000.00	3.000%	92,175.00	472,175.00
12/31/2032	390,000.00	3.000%	80,775.00	470,775.00
12/31/2033	400,000.00	3.000%	69,075.00	469,075.00
12/31/2034	410,000.00	3.000%	57,075.00	467,075.00
12/31/2035	420,000.00	3.000%	44,775.00	464,775.00
12/31/2036	435,000.00	3.000%	32,175.00	467,175.00
12/31/2037	445,000.00	2.500%	19,125.00	464,125.00
12/31/2038	160,000.00	2.500%	8,000.00	168,000.00
12/31/2039	160,000.00	2.500%	4,000.00	164,000.00
<b>Total</b>	<b>\$6,170,000.00</b>	<b>-</b>	<b>\$1,706,753.13</b>	<b>\$7,876,753.13</b>
<b>Yield Statistics</b>				
Bond Year Dollars				\$59,017.08
Average Life				9.565 Years
Average Coupon				2.8919646%
Net Interest Cost (NIC)				2.5541908%
True Interest Cost (TIC)				2.5051792%
Bond Yield for Arbitrage Purposes				2.2659610%
All Inclusive Cost (AIC)				3.3366038%
<b>IRS Form 8038</b>				
Net Interest Cost				2.1224418%
Weighted Average Maturity				9.505 Years
Refunding - FINAL   SINGLE PURPOSE   8/2/2021   3:21 PM				
<b>Hilltop Securities Inc.</b>				
<b>Public Finance</b>				

## EXHIBIT B-2 – PROJECTED ANNUAL INSTALLMENTS – ZONE 2

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 33,755.56	\$ 74,903.32	\$ 11,260.84	\$ 119,919.72
2024	\$ 35,342.07	\$ 73,316.80	\$ 11,486.06	\$ 120,144.93
2025	\$ 37,003.15	\$ 71,655.73	\$ 11,715.78	\$ 120,374.65
2026	\$ 38,742.30	\$ 69,916.58	\$ 11,950.09	\$ 120,608.97
2027	\$ 40,563.18	\$ 68,095.69	\$ 12,189.10	\$ 120,847.97
2028	\$ 42,469.65	\$ 66,189.22	\$ 12,432.88	\$ 121,091.75
2029	\$ 44,465.73	\$ 64,193.15	\$ 12,681.53	\$ 121,340.41
2030	\$ 46,555.62	\$ 62,103.26	\$ 12,935.17	\$ 121,594.04
2031	\$ 48,743.74	\$ 59,915.14	\$ 13,193.87	\$ 121,852.75
2032	\$ 51,034.69	\$ 57,624.19	\$ 13,457.75	\$ 122,116.62
2033	\$ 53,433.32	\$ 55,225.56	\$ 13,726.90	\$ 122,385.78
2034	\$ 55,944.69	\$ 52,714.19	\$ 14,001.44	\$ 122,660.32
2035	\$ 58,574.08	\$ 50,084.79	\$ 14,281.47	\$ 122,940.34
2036	\$ 61,327.07	\$ 47,331.81	\$ 14,567.10	\$ 123,225.98
2037	\$ 64,209.44	\$ 44,449.44	\$ 14,858.44	\$ 123,517.32
2038	\$ 67,227.29	\$ 41,431.59	\$ 15,155.61	\$ 123,814.49
2039	\$ 70,386.96	\$ 38,271.91	\$ 15,458.72	\$ 124,117.59
2040	\$ 73,695.15	\$ 34,963.72	\$ 15,767.89	\$ 124,426.77
2041	\$ 77,158.83	\$ 31,500.05	\$ 16,083.25	\$ 124,742.13
2042	\$ 80,785.29	\$ 27,873.59	\$ 16,404.92	\$ 125,063.79
2043	\$ 84,582.20	\$ 24,076.68	\$ 16,733.02	\$ 125,391.89
2044	\$ 88,557.56	\$ 20,101.31	\$ 17,067.68	\$ 125,726.55
2045	\$ 92,719.77	\$ 15,939.11	\$ 17,409.03	\$ 126,067.91
2046	\$ 97,077.60	\$ 11,581.28	\$ 17,757.21	\$ 126,416.09
2047	\$ 101,640.25	\$ 7,018.63	\$ 18,112.35	\$ 126,771.24
2048	\$ 47,692.37	\$ 35,485.00	\$ 18,474.60	\$ 101,651.97
<b>Total</b>	<b>\$ 1,593,687.56</b>	<b>\$ 1,205,961.75</b>	<b>\$ 379,162.68</b>	<b>\$ 3,178,811.99</b>

[a] Interest is calculated at a 4.7% rate.

[b] 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 B-3 – PROJECTED ANNUAL INSTALLMENTS – ZONE 3**

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Annual Collection Costs</b>	<b>Total Annual Installment Due<sup>[b]</sup></b>
2023	\$ 20,000.00	\$ 47,940.00	\$ 8,422.39	\$ 76,362.39
2024	\$ 20,000.00	\$ 47,000.00	\$ 8,590.84	\$ 75,590.84
2025	\$ 20,000.00	\$ 46,060.00	\$ 8,762.65	\$ 74,822.65
2026	\$ 20,000.00	\$ 45,120.00	\$ 8,937.91	\$ 74,057.91
2027	\$ 20,000.00	\$ 44,180.00	\$ 9,116.67	\$ 73,296.67
2028	\$ 25,000.00	\$ 43,240.00	\$ 9,299.00	\$ 77,539.00
2029	\$ 25,000.00	\$ 42,065.00	\$ 9,484.98	\$ 76,549.98
2030	\$ 25,000.00	\$ 40,890.00	\$ 9,674.68	\$ 75,564.68
2031	\$ 25,000.00	\$ 39,715.00	\$ 9,868.17	\$ 74,583.17
2032	\$ 25,000.00	\$ 38,540.00	\$ 10,065.54	\$ 73,605.54
2033	\$ 30,000.00	\$ 37,365.00	\$ 10,266.85	\$ 77,631.85
2034	\$ 30,000.00	\$ 35,955.00	\$ 10,472.18	\$ 76,427.18
2035	\$ 30,000.00	\$ 34,545.00	\$ 10,681.63	\$ 75,226.63
2036	\$ 35,000.00	\$ 33,135.00	\$ 10,895.26	\$ 79,030.26
2037	\$ 35,000.00	\$ 31,490.00	\$ 11,113.16	\$ 77,603.16
2038	\$ 35,000.00	\$ 29,845.00	\$ 11,335.43	\$ 76,180.43
2039	\$ 40,000.00	\$ 28,200.00	\$ 11,562.14	\$ 79,762.14
2040	\$ 40,000.00	\$ 26,320.00	\$ 11,793.38	\$ 78,113.38
2041	\$ 40,000.00	\$ 24,440.00	\$ 12,029.25	\$ 76,469.25
2042	\$ 45,000.00	\$ 22,560.00	\$ 12,269.83	\$ 79,829.83
2043	\$ 45,000.00	\$ 20,445.00	\$ 12,515.23	\$ 77,960.23
2044	\$ 50,000.00	\$ 18,330.00	\$ 12,765.53	\$ 81,095.53
2045	\$ 50,000.00	\$ 15,980.00	\$ 13,020.84	\$ 79,000.84
2046	\$ 50,000.00	\$ 13,630.00	\$ 13,281.26	\$ 76,911.26
2047	\$ 55,000.00	\$ 11,280.00	\$ 13,546.89	\$ 79,826.89
2048	\$ 60,000.00	\$ 8,695.00	\$ 13,817.82	\$ 82,512.82
2049	\$ 60,000.00	\$ 5,875.00	\$ 14,094.18	\$ 79,969.18
2050	\$ 65,000.00	\$ 3,055.00	\$ 14,376.06	\$ 82,431.06
<b>Total</b>	<b>\$ 1,020,000.00</b>	<b>\$ 835,895.00</b>	<b>\$ 312,059.74</b>	<b>\$ 2,167,954.74</b>

[a] Interest is calculated at a 4.7% rate.

[b] 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 B-4 – PROJECTED ANNUAL INSTALLMENTS – ZONE 4

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 120,000.00	\$ 359,128.00	\$ 36,827.32	\$ 515,955.32
2024	\$ 130,000.00	\$ 353,320.00	\$ 37,563.87	\$ 520,883.87
2025	\$ 135,000.00	\$ 347,028.00	\$ 38,315.14	\$ 520,343.14
2026	\$ 140,000.00	\$ 340,494.00	\$ 39,081.45	\$ 519,575.45
2027	\$ 150,000.00	\$ 333,718.00	\$ 39,863.08	\$ 523,581.08
2028	\$ 155,000.00	\$ 326,458.00	\$ 40,660.34	\$ 522,118.34
2029	\$ 160,000.00	\$ 318,956.00	\$ 41,473.54	\$ 520,429.54
2030	\$ 170,000.00	\$ 311,212.00	\$ 42,303.01	\$ 523,515.01
2031	\$ 180,000.00	\$ 302,984.00	\$ 43,149.07	\$ 526,133.07
2032	\$ 185,000.00	\$ 294,272.00	\$ 44,012.06	\$ 523,284.06
2033	\$ 195,000.00	\$ 285,318.00	\$ 44,892.30	\$ 525,210.30
2034	\$ 205,000.00	\$ 275,880.00	\$ 45,790.14	\$ 526,670.14
2035	\$ 215,000.00	\$ 265,958.00	\$ 46,705.95	\$ 527,663.95
2036	\$ 225,000.00	\$ 255,552.00	\$ 47,640.07	\$ 528,192.07
2037	\$ 235,000.00	\$ 244,662.00	\$ 48,592.87	\$ 528,254.87
2038	\$ 250,000.00	\$ 233,288.00	\$ 49,564.72	\$ 532,852.72
2039	\$ 260,000.00	\$ 221,188.00	\$ 50,556.02	\$ 531,744.02
2040	\$ 275,000.00	\$ 208,604.00	\$ 51,567.14	\$ 535,171.14
2041	\$ 285,000.00	\$ 195,294.00	\$ 52,598.48	\$ 532,892.48
2042	\$ 300,000.00	\$ 181,500.00	\$ 53,650.45	\$ 535,150.45
2043	\$ 315,000.00	\$ 166,980.00	\$ 54,723.46	\$ 536,703.46
2044	\$ 330,000.00	\$ 151,734.00	\$ 55,817.93	\$ 537,551.93
2045	\$ 345,000.00	\$ 135,762.00	\$ 56,934.29	\$ 537,696.29
2046	\$ 360,000.00	\$ 119,064.00	\$ 58,072.97	\$ 537,136.97
2047	\$ 380,000.00	\$ 101,640.00	\$ 59,234.43	\$ 540,874.43
2048	\$ 400,000.00	\$ 83,248.00	\$ 60,419.12	\$ 543,667.12
2049	\$ 420,000.00	\$ 63,888.00	\$ 61,627.50	\$ 545,515.50
2050	\$ 440,000.00	\$ 43,560.00	\$ 62,860.05	\$ 546,420.05
2051	\$ 460,000.00	\$ 22,264.00	\$ 64,117.26	\$ 546,381.26
<b>Total</b>	<b>\$ 7,420,000.00</b>	<b>\$ 6,542,954.00</b>	<b>\$ 1,428,614.03</b>	<b>\$ 15,391,568.03</b>

[a] Interest is calculated at 4.84% rate.

[b] 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 C – BUYER DISCLOSURES**

Buyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5
- Lot Type 6
- Lot Type 7
- Lot Type 8
- Lot Type 9
- Lot Type 10

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**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR  
LOT TYPE 1**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$6,490.11**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 1

Zone 1 Refunding Bonds					
Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>	
2023	\$ 356.02	\$ 201.44	\$ 53.19	\$ 610.66	
2024	\$ 361.86	\$ 190.76	\$ 54.26	\$ 606.88	
2025	\$ 373.53	\$ 179.91	\$ 55.34	\$ 608.78	
2026	\$ 385.20	\$ 168.70	\$ 56.45	\$ 610.35	
2027	\$ 396.88	\$ 157.15	\$ 57.58	\$ 611.60	
2028	\$ 408.55	\$ 145.24	\$ 58.73	\$ 612.52	
2029	\$ 420.22	\$ 132.98	\$ 59.90	\$ 613.11	
2030	\$ 426.06	\$ 120.38	\$ 61.10	\$ 607.54	
2031	\$ 443.57	\$ 107.59	\$ 62.32	\$ 613.49	
2032	\$ 455.24	\$ 94.29	\$ 63.57	\$ 613.10	
2033	\$ 466.91	\$ 80.63	\$ 64.84	\$ 612.39	
2034	\$ 478.59	\$ 66.62	\$ 66.14	\$ 611.35	
2035	\$ 490.26	\$ 52.27	\$ 67.46	\$ 609.99	
2036	\$ 507.77	\$ 37.56	\$ 68.81	\$ 614.14	
2037	\$ 519.44	\$ 22.32	\$ 70.19	\$ 611.95	
Total	\$ 6,490.11	\$ 1,757.85	\$ 919.88	\$ 9,167.83	

Notes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 2**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$7,788.12**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 2

### Zone 1 Refunding Bonds

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 427.23	\$ 241.73	\$ 63.83	\$ 732.79
2024	\$ 434.23	\$ 228.92	\$ 65.11	\$ 728.25
2025	\$ 448.24	\$ 215.89	\$ 66.41	\$ 730.54
2026	\$ 462.24	\$ 202.44	\$ 67.74	\$ 732.42
2027	\$ 476.25	\$ 188.57	\$ 69.09	\$ 733.92
2028	\$ 490.26	\$ 174.29	\$ 70.47	\$ 735.02
2029	\$ 504.27	\$ 159.58	\$ 71.88	\$ 735.73
2030	\$ 511.27	\$ 144.45	\$ 73.32	\$ 729.04
2031	\$ 532.28	\$ 129.11	\$ 74.79	\$ 736.18
2032	\$ 546.29	\$ 113.14	\$ 76.28	\$ 735.72
2033	\$ 560.30	\$ 96.76	\$ 77.81	\$ 734.86
2034	\$ 574.30	\$ 79.95	\$ 79.37	\$ 733.62
2035	\$ 588.31	\$ 62.72	\$ 80.95	\$ 731.98
2036	\$ 609.32	\$ 45.07	\$ 82.57	\$ 736.96
2037	\$ 623.33	\$ 26.79	\$ 84.22	\$ 734.34
Total	\$ 7,788.12	\$ 2,109.41	\$ 1,103.85	\$ 11,001.39

**Notes:**

2.50% for bonds maturing in 2039.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 3**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$6,908.42**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

### ANNUAL INSTALLMENTS - LOT TYPE 3

#### Zone 1 Refunding Bonds

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 314.67	\$ 178.05	\$ 47.01	\$ 539.73
2024	\$ 319.83	\$ 168.61	\$ 47.95	\$ 536.39
2025	\$ 330.14	\$ 159.01	\$ 48.91	\$ 538.07
2026	\$ 340.46	\$ 149.11	\$ 49.89	\$ 539.46
2027	\$ 350.78	\$ 138.89	\$ 50.89	\$ 540.56
2028	\$ 361.09	\$ 128.37	\$ 51.91	\$ 541.37
2029	\$ 371.41	\$ 117.54	\$ 52.95	\$ 541.89
2030	\$ 376.57	\$ 106.39	\$ 54.00	\$ 536.97
2031	\$ 392.05	\$ 95.10	\$ 55.08	\$ 542.23
2032	\$ 402.36	\$ 83.34	\$ 56.19	\$ 541.88
2033	\$ 412.68	\$ 71.26	\$ 57.31	\$ 541.25
2034	\$ 423.00	\$ 58.88	\$ 58.46	\$ 540.34
2035	\$ 433.31	\$ 46.19	\$ 59.62	\$ 539.13
2036	\$ 448.79	\$ 33.19	\$ 60.82	\$ 542.80
2037	\$ 459.11	\$ 19.73	\$ 62.03	\$ 540.87
2038	\$ 586.08	\$ 29.30	\$ 224.34	\$ 839.73
2039	\$ 586.08	\$ 14.65	\$ 228.83	\$ 829.56
Total	\$ 6,908.42	\$ 1,597.62	\$ 1,266.20	\$ 9,772.23

Notes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 4**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$8,290.01**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 4

### Zone 1 Refunding Bonds

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 377.60	\$ 213.65	\$ 56.42	\$ 647.67
2024	\$ 383.79	\$ 202.32	\$ 57.54	\$ 643.66
2025	\$ 396.17	\$ 190.81	\$ 58.70	\$ 645.67
2026	\$ 408.55	\$ 178.93	\$ 59.87	\$ 647.34
2027	\$ 420.93	\$ 166.67	\$ 61.07	\$ 648.66
2028	\$ 433.31	\$ 154.04	\$ 62.29	\$ 649.64
2029	\$ 445.69	\$ 141.04	\$ 63.53	\$ 650.27
2030	\$ 451.88	\$ 127.67	\$ 64.80	\$ 644.36
2031	\$ 470.45	\$ 114.12	\$ 66.10	\$ 650.67
2032	\$ 482.83	\$ 100.00	\$ 67.42	\$ 650.25
2033	\$ 495.21	\$ 85.52	\$ 68.77	\$ 649.50
2034	\$ 507.59	\$ 70.66	\$ 70.15	\$ 648.40
2035	\$ 519.97	\$ 55.43	\$ 71.55	\$ 646.95
2036	\$ 538.54	\$ 39.83	\$ 72.98	\$ 651.35
2037	\$ 550.92	\$ 23.68	\$ 74.44	\$ 649.04
2038	\$ 703.29	\$ 35.16	\$ 269.20	\$ 1,007.66
2039	\$ 703.29	\$ 17.58	\$ 274.59	\$ 995.46
Total	\$ 8,290.01	\$ 1,917.12	\$ 1,519.42	\$ 11,726.55

**Notes:**

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] 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.

## **HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT TYPE 5**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$4,145.03**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 5

Zone 1 Refunding Bonds								
Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>				
2023	\$	188.80	\$	106.83	\$	28.21	\$	323.84
2024	\$	191.90	\$	101.16	\$	28.77	\$	321.83
2025	\$	198.09	\$	95.41	\$	29.35	\$	322.84
2026	\$	204.28	\$	89.46	\$	29.93	\$	323.67
2027	\$	210.47	\$	83.34	\$	30.53	\$	324.33
2028	\$	216.66	\$	77.02	\$	31.14	\$	324.82
2029	\$	222.85	\$	70.52	\$	31.77	\$	325.13
2030	\$	225.94	\$	63.84	\$	32.40	\$	322.18
2031	\$	235.23	\$	57.06	\$	33.05	\$	325.33
2032	\$	241.42	\$	50.00	\$	33.71	\$	325.13
2033	\$	247.61	\$	42.76	\$	34.39	\$	324.75
2034	\$	253.80	\$	35.33	\$	35.07	\$	324.20
2035	\$	259.99	\$	27.72	\$	35.77	\$	323.48
2036	\$	269.27	\$	19.92	\$	36.49	\$	325.68
2037	\$	275.46	\$	11.84	\$	37.22	\$	324.52
2038	\$	351.65	\$	17.58	\$	134.60	\$	503.83
2039	\$	351.65	\$	8.79	\$	137.30	\$	497.74
Total	\$	4,145.03	\$	958.57	\$	759.71	\$	5,863.32

Notes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 6**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$8,886.84**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 6

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 194.04	\$ 430.57	\$ 64.73	\$ 689.33
2024	\$ 203.16	\$ 421.45	\$ 66.03	\$ 690.63
2025	\$ 212.71	\$ 411.90	\$ 67.35	\$ 691.95
2026	\$ 222.70	\$ 401.90	\$ 68.69	\$ 693.30
2027	\$ 233.17	\$ 391.43	\$ 70.07	\$ 694.67
2028	\$ 244.13	\$ 380.48	\$ 71.47	\$ 696.07
2029	\$ 255.60	\$ 369.00	\$ 72.90	\$ 697.50
2030	\$ 267.62	\$ 356.99	\$ 74.36	\$ 698.96
2031	\$ 280.19	\$ 344.41	\$ 75.84	\$ 700.45
2032	\$ 293.36	\$ 331.24	\$ 77.36	\$ 701.96
2033	\$ 307.15	\$ 317.45	\$ 78.91	\$ 703.51
2034	\$ 321.59	\$ 303.02	\$ 80.48	\$ 705.09
2035	\$ 336.70	\$ 287.90	\$ 82.09	\$ 706.70
2036	\$ 352.53	\$ 272.08	\$ 83.74	\$ 708.34
2037	\$ 369.09	\$ 255.51	\$ 85.41	\$ 710.01
2038	\$ 386.44	\$ 238.16	\$ 87.12	\$ 711.72
2039	\$ 404.61	\$ 220.00	\$ 88.86	\$ 713.46
2040	\$ 423.62	\$ 200.98	\$ 90.64	\$ 715.24
2041	\$ 443.53	\$ 181.07	\$ 92.45	\$ 717.05
2042	\$ 464.38	\$ 160.23	\$ 94.30	\$ 718.90
2043	\$ 486.20	\$ 138.40	\$ 96.19	\$ 720.79
2044	\$ 509.06	\$ 115.55	\$ 98.11	\$ 722.71
2045	\$ 532.98	\$ 91.62	\$ 100.07	\$ 724.68
2046	\$ 558.03	\$ 66.57	\$ 102.07	\$ 726.68
2047	\$ 584.26	\$ 40.35	\$ 104.12	\$ 728.72
<b>Total</b>	<b>\$ 8,886.84</b>	<b>\$ 6,728.25</b>	<b>\$ 2,073.34</b>	<b>\$ 17,688.43</b>

Notes:

[a] Interest is calculated at a 4.7% rate.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 7**

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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$8,816.08**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 7

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 180.10	\$ 399.63	\$ 60.08	\$ 639.81
2024	\$ 188.56	\$ 391.17	\$ 61.28	\$ 641.01
2025	\$ 197.42	\$ 382.30	\$ 62.51	\$ 642.23
2026	\$ 206.70	\$ 373.02	\$ 63.76	\$ 643.48
2027	\$ 216.42	\$ 363.31	\$ 65.03	\$ 644.76
2028	\$ 226.59	\$ 353.14	\$ 66.33	\$ 646.06
2029	\$ 237.24	\$ 342.49	\$ 67.66	\$ 647.39
2030	\$ 248.39	\$ 331.34	\$ 69.01	\$ 648.74
2031	\$ 260.06	\$ 319.66	\$ 70.39	\$ 650.12
2032	\$ 272.28	\$ 307.44	\$ 71.80	\$ 651.53
2033	\$ 285.08	\$ 294.64	\$ 73.24	\$ 652.96
2034	\$ 298.48	\$ 281.24	\$ 74.70	\$ 654.43
2035	\$ 312.51	\$ 267.22	\$ 76.20	\$ 655.92
2036	\$ 327.20	\$ 252.53	\$ 77.72	\$ 657.45
2037	\$ 342.58	\$ 237.15	\$ 79.27	\$ 659.00
2038	\$ 358.68	\$ 221.05	\$ 80.86	\$ 660.59
2039	\$ 375.53	\$ 204.19	\$ 82.48	\$ 662.20
2040	\$ 393.18	\$ 186.54	\$ 84.13	\$ 663.85
2041	\$ 411.66	\$ 168.06	\$ 85.81	\$ 665.53
2042	\$ 431.01	\$ 148.71	\$ 87.52	\$ 667.25
2043	\$ 451.27	\$ 128.46	\$ 89.28	\$ 669.00
2044	\$ 472.48	\$ 107.25	\$ 91.06	\$ 670.79
2045	\$ 494.69	\$ 85.04	\$ 92.88	\$ 672.61
2046	\$ 517.94	\$ 61.79	\$ 94.74	\$ 674.47
2047	\$ 542.28	\$ 37.45	\$ 96.63	\$ 676.36
2048	\$ 567.77	\$ 422.44	\$ 219.94	\$ 1,210.14
<b>Total</b>	<b>\$ 8,816.08</b>	<b>\$ 6,667.26</b>	<b>\$ 2,144.31</b>	<b>\$ 17,627.65</b>

**Notes:**

[a] Interest is calculated at a 4.7% rate.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 8**

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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 8 PRINCIPAL ASSESSMENT: \$9,189.19**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 8

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 180.18	\$ 431.89	\$ 75.88	\$ 687.95
2024	\$ 180.18	\$ 423.42	\$ 77.39	\$ 681.00
2025	\$ 180.18	\$ 414.95	\$ 78.94	\$ 674.08
2026	\$ 180.18	\$ 406.49	\$ 80.52	\$ 667.19
2027	\$ 180.18	\$ 398.02	\$ 82.13	\$ 660.33
2028	\$ 225.23	\$ 389.55	\$ 83.77	\$ 698.55
2029	\$ 225.23	\$ 378.96	\$ 85.45	\$ 689.64
2030	\$ 225.23	\$ 368.38	\$ 87.16	\$ 680.76
2031	\$ 225.23	\$ 357.79	\$ 88.90	\$ 671.92
2032	\$ 225.23	\$ 347.21	\$ 90.68	\$ 663.11
2033	\$ 270.27	\$ 336.62	\$ 92.49	\$ 699.39
2034	\$ 270.27	\$ 323.92	\$ 94.34	\$ 688.53
2035	\$ 270.27	\$ 311.22	\$ 96.23	\$ 677.72
2036	\$ 315.32	\$ 298.51	\$ 98.16	\$ 711.98
2037	\$ 315.32	\$ 283.69	\$ 100.12	\$ 699.13
2038	\$ 315.32	\$ 268.87	\$ 102.12	\$ 686.31
2039	\$ 360.36	\$ 254.05	\$ 104.16	\$ 718.58
2040	\$ 360.36	\$ 237.12	\$ 106.25	\$ 703.72
2041	\$ 360.36	\$ 220.18	\$ 108.37	\$ 688.91
2042	\$ 405.41	\$ 203.24	\$ 110.54	\$ 719.19
2043	\$ 405.41	\$ 184.19	\$ 112.75	\$ 702.34
2044	\$ 450.45	\$ 165.14	\$ 115.00	\$ 730.59
2045	\$ 450.45	\$ 143.96	\$ 117.30	\$ 711.72
2046	\$ 450.45	\$ 122.79	\$ 119.65	\$ 692.89
2047	\$ 495.50	\$ 101.62	\$ 122.04	\$ 719.16
2048	\$ 540.54	\$ 78.33	\$ 124.48	\$ 743.36
2049	\$ 540.54	\$ 52.93	\$ 126.97	\$ 720.44
2050	\$ 585.59	\$ 27.52	\$ 129.51	\$ 742.62
<b>Total</b>	<b>\$ 9,189.19</b>	<b>\$ 7,530.59</b>	<b>\$ 2,811.35</b>	<b>\$ 19,531.12</b>

Notes:

[a] Interest is calculated at a 4.7% rate.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 9**

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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 9 PRINCIPAL ASSESSMENT: \$24,733.33**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 9

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 400.00	\$ 1,197.09	\$ 122.76	\$ 1,719.85
2024	\$ 433.33	\$ 1,177.73	\$ 125.21	\$ 1,736.28
2025	\$ 450.00	\$ 1,156.76	\$ 127.72	\$ 1,734.48
2026	\$ 466.67	\$ 1,134.98	\$ 130.27	\$ 1,731.92
2027	\$ 500.00	\$ 1,112.39	\$ 132.88	\$ 1,745.27
2028	\$ 516.67	\$ 1,088.19	\$ 135.53	\$ 1,740.39
2029	\$ 533.33	\$ 1,063.19	\$ 138.25	\$ 1,734.77
2030	\$ 566.67	\$ 1,037.37	\$ 141.01	\$ 1,745.05
2031	\$ 600.00	\$ 1,009.95	\$ 143.83	\$ 1,753.78
2032	\$ 616.67	\$ 980.91	\$ 146.71	\$ 1,744.28
2033	\$ 650.00	\$ 951.06	\$ 149.64	\$ 1,750.70
2034	\$ 683.33	\$ 919.60	\$ 152.63	\$ 1,755.57
2035	\$ 716.67	\$ 886.53	\$ 155.69	\$ 1,758.88
2036	\$ 750.00	\$ 851.84	\$ 158.80	\$ 1,760.64
2037	\$ 783.33	\$ 815.54	\$ 161.98	\$ 1,760.85
2038	\$ 833.33	\$ 777.63	\$ 165.22	\$ 1,776.18
2039	\$ 866.67	\$ 737.29	\$ 168.52	\$ 1,772.48
2040	\$ 916.67	\$ 695.35	\$ 171.89	\$ 1,783.90
2041	\$ 950.00	\$ 650.98	\$ 175.33	\$ 1,776.31
2042	\$ 1,000.00	\$ 605.00	\$ 178.83	\$ 1,783.83
2043	\$ 1,050.00	\$ 556.60	\$ 182.41	\$ 1,789.01
2044	\$ 1,100.00	\$ 505.78	\$ 186.06	\$ 1,791.84
2045	\$ 1,150.00	\$ 452.54	\$ 189.78	\$ 1,792.32
2046	\$ 1,200.00	\$ 396.88	\$ 193.58	\$ 1,790.46
2047	\$ 1,266.67	\$ 338.80	\$ 197.45	\$ 1,802.91
2048	\$ 1,333.33	\$ 277.49	\$ 201.40	\$ 1,812.22
2049	\$ 1,400.00	\$ 212.96	\$ 205.43	\$ 1,818.39
2050	\$ 1,466.67	\$ 145.20	\$ 209.53	\$ 1,821.40
2051	\$ 1,533.33	\$ 74.21	\$ 213.72	\$ 1,821.27
<b>Total</b>	<b>\$ 24,733.33</b>	<b>\$ 21,809.85</b>	<b>\$ 4,762.05</b>	<b>\$ 51,305.23</b>

Notes:

[a] Interest is calculated at a 4.7% rate.

[b] 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.

**HERITAGE PUBLIC IMPROVEMENT DISTRICT NO.1 – BUYER DISCLOSURES FOR LOT  
TYPE 10**

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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 10 PRINCIPAL ASSESSMENT: \$24,733.33**

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 *Heritage Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 10

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment Due <sup>[b]</sup>
2023	\$ 400.00	\$ 1,197.09	\$ 122.76	\$ 1,719.85
2024	\$ 433.33	\$ 1,177.73	\$ 125.21	\$ 1,736.28
2025	\$ 450.00	\$ 1,156.76	\$ 127.72	\$ 1,734.48
2026	\$ 466.67	\$ 1,134.98	\$ 130.27	\$ 1,731.92
2027	\$ 500.00	\$ 1,112.39	\$ 132.88	\$ 1,745.27
2028	\$ 516.67	\$ 1,088.19	\$ 135.53	\$ 1,740.39
2029	\$ 533.33	\$ 1,063.19	\$ 138.25	\$ 1,734.77
2030	\$ 566.67	\$ 1,037.37	\$ 141.01	\$ 1,745.05
2031	\$ 600.00	\$ 1,009.95	\$ 143.83	\$ 1,753.78
2032	\$ 616.67	\$ 980.91	\$ 146.71	\$ 1,744.28
2033	\$ 650.00	\$ 951.06	\$ 149.64	\$ 1,750.70
2034	\$ 683.33	\$ 919.60	\$ 152.63	\$ 1,755.57
2035	\$ 716.67	\$ 886.53	\$ 155.69	\$ 1,758.88
2036	\$ 750.00	\$ 851.84	\$ 158.80	\$ 1,760.64
2037	\$ 783.33	\$ 815.54	\$ 161.98	\$ 1,760.85
2038	\$ 833.33	\$ 777.63	\$ 165.22	\$ 1,776.18
2039	\$ 866.67	\$ 737.29	\$ 168.52	\$ 1,772.48
2040	\$ 916.67	\$ 695.35	\$ 171.89	\$ 1,783.90
2041	\$ 950.00	\$ 650.98	\$ 175.33	\$ 1,776.31
2042	\$ 1,000.00	\$ 605.00	\$ 178.83	\$ 1,783.83
2043	\$ 1,050.00	\$ 556.60	\$ 182.41	\$ 1,789.01
2044	\$ 1,100.00	\$ 505.78	\$ 186.06	\$ 1,791.84
2045	\$ 1,150.00	\$ 452.54	\$ 189.78	\$ 1,792.32
2046	\$ 1,200.00	\$ 396.88	\$ 193.58	\$ 1,790.46
2047	\$ 1,266.67	\$ 338.80	\$ 197.45	\$ 1,802.91
2048	\$ 1,333.33	\$ 277.49	\$ 201.40	\$ 1,812.22
2049	\$ 1,400.00	\$ 212.96	\$ 205.43	\$ 1,818.39
2050	\$ 1,466.67	\$ 145.20	\$ 209.53	\$ 1,821.40
2051	\$ 1,533.33	\$ 74.21	\$ 213.72	\$ 1,821.27
<b>Total</b>	<b>\$ 24,733.33</b>	<b>\$ 21,809.85</b>	<b>\$ 4,762.05</b>	<b>\$ 51,305.23</b>

Notes:

[a] Interest is calculated at a 4.7% rate.

[b] 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.



# CITY OF LAVON

## Agenda Brief

MEETING: August 16, 2022

ITEM: 7 - D

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**Item:**

Discussion and action regarding Resolution No. 2022-08-06 determining the costs of certain authorized improvements to be financed by the LakePointe Public Improvement District; approving a preliminary amended Service Plan and Assessment Plan, including Proposed Improvement Area #3 Assessment Roll; calling a meeting and noticing a public hearing for September 6, 2022 to consider an ordinance levying assessments on property located within the LakePointe Public Improvement District; directing the filing of the proposed Improvement Area #3 Assessment Roll with the city secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

**Background:**

The LakePointe Public Improvement District (PID) was created in 2019 to finance public improvements for the benefit of the property within the PID. At that time, a Service and Assessment Plan was prepared to identify the public improvements, the costs of such improvements, the indebtedness to be incurred for the improvements and the manner of assessing the property within the district for the cost of the improvements.

State law provides that the Service and Assessment Plan be reviewed and updated annually. The proposed Service Plan represents the 2022 update to the Service and Assessment Plan and also updates the Assessment Roll for 2022.

A representative from PID Administrator P3 Works will attend the City Council meeting to present and answer questions regarding the Annual Service and Assessment Plan Update.

**Staff Notes:**

The SAP has been reviewed by the PID Administrator, bond counsel and the financial advisor. Approval is recommended.

**Attachments:** Resolution and Proposed Annual Service Plan Update

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2022-08-04**

LakePointe PID – Amended SAP and Public Hearing

**A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL; CALLING A MEETING AND NOTICING A PUBLIC HEARING FOR SEPTEMBER 6, 2022 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

**RECITALS**

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

**WHEREAS**, on March 19, 2019 the City Council conducted a public hearing to consider a petition received by the City on or before January 14, 2019 titled "Petition for the Creation of a Public Improvement District Within the City of Lavon, Texas, for the LakePointe Development" requesting the creation of a public improvement district; and

**WHEREAS**, on March 19, 2019, after due notice and a public hearing, the City Council approved Resolution No. 2019-03-04 (the "Original Authorization Resolution"), authorizing, establishing and creating the LakePointe Public Improvement District (the "District") and determining the advisability of the proposed improvements; and

**WHEREAS**, on July 16, 2019, the City Council approved Resolution No. 2019-07-03 amending the Original Authorization Resolution (as amended, the "Authorization Resolution") regarding the estimated costs of authorized improvements to be assessed against the property in the District; and

**WHEREAS**, the City authorized the creation of the District and the issuance of up to \$25,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

**WHEREAS**, on August 22, 2019, the City Council adopted Ordinance No. 2019-08-02, which approved the LakePointe Public Improvement District Service and Assessment Plan dated August 22, 2019 (the "SAP"); and

**WHEREAS**, in addition to approving the SAP, Ordinance No. 2019-08-02 levied assessments against property within the District; and

**WHEREAS**, the property is being developed in phases, the first of which included approximately 53.425 acres ("Improvement Area #1"), the second of which includes approximately 74.979 acres ("Improvement Area #2") and the third of which includes approximately 44.633 acres ("Improvement Area #3"); and

**WHEREAS**, the City desires to amend and restate the SAP to reflect the construction of and development of the Improvement Area #3 Improvements for Improvement Area #3 of the District; and

**WHEREAS**, the City Council and the City staff have been presented a "LakePointe Public Improvement District Preliminary 2022 Amended and Restated Service and Assessment Plan", including the proposed Improvement Area #3 assessment roll attached as Exhibit H-1 (the "Proposed Improvement Area #3 Assessment Roll"), dated August [ ], 2022 (collectively, the "Preliminary Amended SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS**, the anticipated levy and assessment amount for the Improvement Area #3 Improvements (as defined in the Preliminary Amended SAP) is approximately \$7,038,000.00, as referenced in the Preliminary Amended SAP; and

**WHEREAS**, the Preliminary Amended SAP sets forth the estimated total costs of certain Improvement Area #3 Improvements to be financed by the District for the third phase of development and the Proposed Improvement Area #3 Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #3 of the District as determined by the method of assessment and apportionment chosen by the City; and

**WHEREAS**, the Act requires that the Proposed Improvement Area #3 Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the “Assessment Hearing”) be called to consider the Preliminary Amended SAP and proposed assessments and requires the City Council to hear and pass on any objections to the Preliminary Amended SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

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

**SECTION 1.** THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** THAT the City Council does hereby accept the Preliminary Amended SAP, dated August [ ], 2022, for the District, including the Proposed Improvement Area #3 Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Amended SAP.

**SECTION 3.** THAT the City Council hereby determines that the total estimated costs of the Improvement Area #3 Improvements to be financed by the District are set forth in the Preliminary Amended SAP, which costs include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

**SECTION 4.** THAT the City Council’s final determination and approval of the estimated costs of the Improvement Area #3 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final LakePointe Public Improvement District Amended and Restated Service and Assessment Plan which will include the final Improvement Area #3 Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** THAT the Proposed Improvement Area #3 Assessment Roll states the assessment proposed to be levied against each parcel of land in Improvement Area #3 of the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Amended SAP.

**SECTION 6.** THAT the City Council hereby authorizes and directs the filing of the Proposed Improvement Area #3 Assessment Roll with the City Secretary and the same shall be available for public inspection.

**SECTION 7.** THAT the City Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on *September 6, 2022 at or after 6:00 p.m. at Lavon City Hall, 120 School Road, Lavon, Texas 75166*, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 8.** THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on *September 6, 2022*, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City, on or before **August 26, 2022** as required by Section 372.016(b) of the Act.

**SECTION 9.** THAT when the Proposed Improvement Area #3 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on *September 6, 2022*, on or before **August 26, 2022** as required by Section 372.016(c) of the Act.

**SECTION 10.** THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the *September 6, 2022* meeting of the City Council.

**SECTION 11.** THAT this Resolution shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED** on this the 16th day of August, 2022.

ATTEST:

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

\_\_\_\_\_  
Rae Norton, City Secretary

**EXHIBIT A**

**PRELIMINARY AMENDED SERVICE AND ASSESSMENT PLAN**

**EXHIBIT B**  
**CITY OF LAVON, TEXAS**  
**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Lavon, Texas on *September 6, 2022 at or after 6:00 p.m. at Lavon City Hall, 120 School Road, Lavon, Texas 75166*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #3 of the LakePointe Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements (collectively, the "Improvement Area #3 Improvements") may include: water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District. These Improvement Area #3 Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The total estimated costs of the Improvement Area #3 Improvements, including the district formation and bond issuance costs is approximately \$7,038,000. The term of the assessments, to the extent payable on an annual basis, will be 30 years in the Preliminary Amended Service and Assessment Plan.

The boundaries of the District include approximately 173.037 acres of land generally situated in the Samuel M. Ranier Survey, Abstract No. 470, Collin County, State of Texas, and generally located east of SH 78, south of FM 6 and north/northeast of Bois D'arc Road, located within the City of Lavon, Texas and as more particularly described by a metes and bounds description available at Lavon City Hall and available for public inspection. Improvement Area #3 includes approximately 44.633 acres of land identified in the Preliminary Amended Service and Assessment Plan.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Improvement Area #3 Assessment Roll relating to the Improvement Area #3 Improvements (the "Improvement Area #3 Assessment Roll"), which Improvement Area #3 Assessment Roll includes the assessments to be levied against each parcel in Improvement Area #3 of the District for the Improvement Area #3 Improvements, is available for public inspection at the office of the City Secretary, Lavon City Hall, 120 School Road, Lavon, Texas 75166.

# LakePointe Public Improvement District

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PRELIMINARY 2022 AMENDED AND RESTATED SERVICE AND  
ASSESSMENT PLAN

AUGUST 16, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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## INTRODUCTION

Capitalized terms used in this 2022 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2022 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 2022 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2022 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. 2019-07-03 amending Resolution No. 2019-03-04, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 173.037 acres located within the corporate limits of the City, as described on **Exhibit M-1** and depicted on **Exhibit A-1**.

On August 22, 2019, the City Council approved the SAP 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 SAP 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 SAP.

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 (“2021 August Update”) by adopting Resolution No. 2021-08-03, which updated the Assessment Roll for 2021.

On November 16, 2021, the City Council adopted Ordinance No. 2021-11-01, which approved and accepted the 2021 Amended and Restated Service and Assessment Plan, which replaced the 2021 August Update in its entirety, levied the Improvement Area #2 Assessment, subdividing the Major Improvement Area into Improvement Area #2 and Improvement Area #3, and updated the Assessment Rolls for the District for 2021.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B**.

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**. The Assessment Roll for Improvement Area #3 is included as **Exhibit H-1**.

## SECTION I: DEFINITIONS

**“2021 Amended and Restated Service and Assessment Plan”** means the Amended and Restated Service and Assessment Plan approved by the City Council on November 16, 2021, by Ordinance No. 2021-11-01.

**“2021 Assessment Ordinance”** means Ordinance No. 2021-11-01 which was passed and adopted by the City Council on November 16, 2021, and levied Assessments against Improvement Area #2 in the District.

**“2022 Amended and Restated Service and Assessment Plan”** means this 2022 Amended and Restated Service and Assessment Plan approved by the City Council on \_\_\_\_\_.

**“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.

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2022 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

**“Annual Collection Costs”** mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2022 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

**“Annual Service Plan Update”** means an update to this 2022 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

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

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

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

**“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, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, as

updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, any Annual Service Plan Updates.

**“Authorized Improvements”** means the improvements authorized by Section 372.003 of the PID Act, and described in **Sections III.A, III.B, III.C, and III.D** as further depicted on **Exhibits G-1, G-2, G-3, and G-4**.

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

**“City”** means the City of Lavon Texas.

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

**“County”** means Collin County, Texas.

**“Delinquent Collection Costs”** mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2022 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 the LakePointe Public Improvement District containing approximately 173.037 acres located within the corporate limits of the City, and more specifically described in **Exhibit M-1** and depicted on **Exhibit A-1**.

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

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

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

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

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

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

**“Improvement Area #1 Assessment”** means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** 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 any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

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

**“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.B** and Depicted on **Exhibit G-2**.

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

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

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

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

**“Improvement Area #2 Assessment”** means an Assessment levied against Improvement Area #2 Assessed Property, related to the Improvement Area #2 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

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

**“Improvement Area #2 Bonds”** means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (LakePointe Public Improvement District Improvement Area #2 Project)” that are secured by Improvement Area #2 Assessments.

**“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 G-3**.

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

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

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

**“Improvement Area #3 Assessment”** means an Assessment levied against Improvement Area #3 Assessed Property, related to the Improvement Area #3 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

**“Improvement Area #3 Authorized Improvements”** means collectively, (1) the Improvement Area #3 Projects; and (2) the first year’s Annual Collection Costs related to Improvement Area #3.

**“Improvement Area #3 Bonds”** means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (LakePointe Public Improvement District Improvement Area #3 Project)” that are secured by Improvement Area #3 Assessments.

**“Improvement Area #3 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III.E** and Depicted on **Exhibit G-5**.

**“Improvement Area #3 Initial Parcel”** means all Assessed Property located within Improvement Area #3, against which the entire Improvement Area #3 Assessment is levied, as shown on the Improvement Area #3 Assessment Roll.

**“Improvement Area #3 Projects”** means, collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #3; and (2) the Improvement Area #3 Improvements.

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

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

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

**“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 as **Appendix B-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 as **Appendix B-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 as **Appendix B-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 as **Appendix B-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 as **Appendix B-5**.

**“Major Improvement Area”** means approximately 119.612 acres located within the District, and more specifically described in **Exhibit M-2** and depicted on **Exhibit A-2**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

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

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

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

**“Major Improvement Area Assessment Roll”** means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit E-1**.

**“Major Improvement Area Authorized Improvements”** 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) Bond Issuance Costs incurred in connection with the issuance of the Major Improvement Area Bonds.

**“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)” that are secured by Major Improvement Area Assessments.

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

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

**“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.B.** and depicted on **Exhibit G-1**.

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

**“Non-Benefitted Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

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

**“Owner”** or **“Owners”** means LDC Lavon, LLC, A Texas limited liability company, Lavon LakePointe Development, LLC, a Texas limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

**“Original 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, and the Major Improvement Area in the District.

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

**“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.

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

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

**“Water Improvements”** means the water facility improvements depicted on **Exhibit H-4** that will serve the District, the cost of which is not reimbursable to the Developer through PID Bond proceeds. The Water Improvements will be owned by the Bear Creek Special Utility District.

## 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 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 on **Exhibit A-3** and depicted on **Exhibit B-3**. Improvement Area #1 has been fully platted and includes 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 #1 includes approximately 53.425 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit A-3** and depicted on **Exhibit B-3**. Improvement Area #1 has been fully platted and includes 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 #1 includes approximately 53.425 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit A-3** and depicted on **Exhibit B-3**. Improvement Area #1 has been fully platted and includes 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).

## 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, except for the Water Improvements, which will be owned by the Bear Creek Special Utility District. 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 #2. 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.

- *Water*

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

#### **D. Improvement Area #3 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.

- *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 #3.

- *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 #3.

- *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 #3.

- *Miscellaneous*

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 #3. 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.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #3.

**E. Bond Issuance Costs**

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

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

- *Underwriter’s Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds 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’s costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**F. Other Costs**

- *First Year Annual Collection Costs*

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

**SECTION IV: SERVICE PLAN**

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit D** summarizes the initial Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2022 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

**Exhibit D** summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update.

## **SECTION V: ASSESSMENT PLAN**

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2022 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, developer, 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

### **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.

### **D. Assessment Methodology for Improvement Area #3**

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 #3 Projects shall be allocated entirely to the Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across all Improvement Area #3 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value for all Improvement Area #3 Assessed Property. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3, and as such, the Improvement Area #3 Initial Parcel is allocated 100% of the Improvement Area #3 Projects.

### **E. Assessments**

The Assessments are levied on the Assessed Property according to the Major Improvement Area Assessment Roll, attached hereto as Exhibit E-1, the Improvement Area #1 Assessed Roll, attached hereto as Exhibit F-1, the Improvement Area #2 Assessment Roll, attached hereto as Exhibit G-1, and the Improvement Area #3 Assessment Roll, attached hereto as Exhibit H-1. The projected Major Improvement Area Annual Installments are shown on **Exhibit E-2**. The projected Improvement Area #1 Annual Installments are shown on Exhibit F-2. The projected Improvement Area #2 Annual Installments are shown on Exhibit G-2. The projected Improvement Area #3 Annual Installments are shown on Exhibit H-2. Upon division or subdivision of the Improvement

Area #3 Initial Parcel, the Improvement Area Assessment #3 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.

#### **F. 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 the following:

- *Major Improvement Area*
  - The costs of the Major Improvement Area Authorized Improvements equal \$2,630,000, as shown on **Exhibit C**;
  - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements;
  - With the adoption of the Original Assessment Ordinance, the Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Authorized Improvements, 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 Authorized Improvements 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 Authorized Improvements; 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 Authorized Improvements 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 Original Assessment Ordinance; (2) the Original Service and Assessment Plan and

the Original 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 Authorized Improvements equal \$7,285,204, as shown on **Exhibit C**;
- The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;
- With the adoption of the Original Assessment Ordinance, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, 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 Authorized Improvements is greater than or equal to the amount of the Improvement Area #1 Assessment (\$5,365,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
- At the time the City Council approved the Original Service and Assessment Plan, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 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 Original Assessment Ordinance; (2) the Original Service and Assessment Plan and the Original Assessment Ordinance; and (3) the levying of Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

- The costs of the Improvement Area #2 Authorized Improvements equal \$8,090,798, as shown on **Exhibit C**;

- The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements;
  - With the adoption of the 2021 Assessment Ordinance, the Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Authorized Improvements, which equals \$8,058,000;
  - The special benefit ( $\geq$  \$8,090,798) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is greater than or equal to the amount of the Improvement Area #2 Assessment (\$8,058,000) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Authorized Improvements; and
  - At the time the City Council approved the 2021 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 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 2021 Assessment Ordinance; (2) the 2021 Amended and Restated Service and Assessment Plan and the 2021 Assessment Ordinance; and (3) the levying of Improvement Area #2 Assessment on the Improvement Area #2 Assessed Property.
- *Improvement Area #3*
  - The costs of the Improvement Area #3 Authorized Improvements equal \$7,038,000 as shown on **Exhibit C**;
  - The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #3 Authorized Improvements;
  - The Improvement Area #3 Initial Parcel will be allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Authorized Improvements, which equals \$7,038,000 as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit H-1**;

- The special benefit ( $\geq \$7,038,000$ ) received by the Improvement Area #3 Initial Parcel from the Improvement Area #3 Authorized Improvements is equal to or greater than the amount of the Improvement Area #3 Assessment (\$7,038,000) levied on the Improvement Area #3 Initial Parcel for the Improvement Area #3 Authorized Improvements; and
- At the time the City Council approved this 2022 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #3 Initial Parcel. The Owner acknowledged that the Improvement Area #3 Authorized Improvements confer a special benefit on the Improvement Area #3 Initial Parcel and consented to the imposition of the Improvement Area #3 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2022 Assessment Ordinance; (2) this 2022 Amended and Restated Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

#### **G. 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.

#### **H. Additional Interest**

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

## **SECTION VI: TERMS OF THE ASSESSMENTS**

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

#### **A. Reallocation of Assessments**

*1. Upon Division Prior to Recording of Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the 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 Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4 and Lot Type 5 are shown on **Exhibit H** and will not change in future Annual Service Plan Updates but **Exhibit H** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

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

*2. Upon Subdivision by a Recorded Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with 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 Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4 and Lot Type 5 are shown on **Exhibit H** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

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

### *3. Upon Consolidation*

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

## **B. Mandatory Prepayment of Assessments**

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to 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 the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

## E. Prepayment of Assessments

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

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

## F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit 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, and **Exhibit H-2** shows the estimated Improvement Area #3 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

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

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each

Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments. 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 of the Improvement Area #3 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

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

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

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed

Property in lieu of or as a part of an eminent domain proceeding (a **“Taking”**), the portion of the Assessed Property that was taken or transferred (the **“Taken Property”**) shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **“Remaining Property”**), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2022 Amended and Restated Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

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

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

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property

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

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

## **SECTION VII: ASSESSMENT ROLL**

The 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.

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

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2022 Amended and Restated Service and Assessment Plan, including, but not limited to, any

calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2022 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 2022 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 2022 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 2022 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 2022 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 2022 Amended and Restated Service and Assessment Plan. Interpretations of this 2022 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

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

Within seven days of approval by the City Council, the City Secretary shall file and record in the Official Public Records of the County the executed Ordinance of this 2022 Amended and Restated

Service and Assessment Plan. In addition, the City Secretary shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date of each respective Annual Service Plan Update is approved.

#### **E. Severability**

If any provision of this 2022 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.

## **SECTION IX: ADDITIONAL INFORMATION**

### **PARCEL SUBDIVISION**

#### **Improvement Area #1**

- The final plat for LakePointe Phase 1, consisting of 223 residential Lots, and 7 open space Lots within Collin County, was recorded in the official public records of the County on July 30, 2020. 114 units are classified as Lot Type 1, 109 units are classified as Lot Type 2, and 7 Lots are classified as Non-Benefitted Property.

The final plat for LakePointe Phase 1 is attached as **Exhibit A-3**.

#### **Improvement Area #2**

- The final plat for LakePointe Phase IIB, consisting of 79 residential Lots, and 2 open space Lots within Collin County, was recorded in the official public records of the County on December 2, 2021. 79 units are classified as Lot Type 3, and 2 Lots are classified as Non-Benefitted Property.
- The final plat for LakePointe Phase IIA, consisting of 181 residential Lots, and 5 open space Lots within Collin County, was recorded in the official public records of the County on December 9, 2021. 39 units are classified as Lot Type 3, 142 units are classified as Lot Type 4, and 5 Lots are classified as Non-Benefitted Property.

The final plat for LakePointe Phase IIA and IIB is attached as **Exhibit A-4**.

#### **Improvement Area #3**

No plats have been filed for Improvement Area #3.

## LOT AND HOME SALES

### Improvement Area #1

Per the Quarterly Report dated March 31, 2022, all the 223 residential Lots within Improvement Area #1 have been closed to homebuilders, 154 have been constructed, 58 are under construction, and 153 have been closed to the end-user. Improvement Area #1 is anticipated to include 114 50' Lots and 109 60' Lots.

See **Appendix B-1** and **B-2** for buyer disclosures for Improvement Area #1.

### Major Improvement Area

Per the Quarterly Report dated March 31, 2022, 260 residential Lots within the Major Improvement Area have been closed to homebuilders, 61 have started construction, and none have finished construction. 12 Lots are under contract with the end-user. The Major Improvement Area is anticipated to include 339 50' Lots and 142 60' Lots.

## AUTHORIZED IMPROVEMENTS

The Improvement Area #1 Improvements and the Major Improvements have been completed and accepted by the City. The budget for the Improvement Area #2 Improvements remains at \$6,753,000. The Improvement Area #2 Improvements completed construction in the fourth quarter of 2021 and were accepted by the City on December 7, 2021. See below for the final amounts spent to date for the Improvement Area #2 Improvements.

	Budget	Spent to Date <sup>1</sup>	% Spent to Date
<b>Improvement Area #2 Improvements</b>			
Hardscape, Irrigation, and Landscape	\$ 635,000	\$ 876,253	137.99%
Sewer	615,000	613,491	99.75%
Storm Sewer	1,423,000	1,299,338	91.31%
Pavement	2,330,000	2,447,079	105.02%
Eng, Design, Fees and Construction Management	925,000	971,355	105.01%
Contingency <sup>4</sup>	300,000	-	0.00%
Water	525,000	796,298	151.68%
<b>Total</b>	<b>\$ 6,753,000</b>	<b>\$ 7,003,814</b>	<b>103.71%</b>

Notes:

<sup>1</sup> Per draw request information provided by Owner on June 27, 2022.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$5,160,000.00<sup>1</sup>.

**Major Improvement Area**

The Major Improvement Area has an outstanding Assessment of \$2,530,000.00<sup>2</sup>. \$1,430,101 of the Major Improvement Area Assessment is allocable to the Lots within Improvement Area #2, and \$1,099,899 of the Major Improvement Area Assessment is allocable to the Lots within Improvement Area #3.

**Improvement Area #2**

Improvement Area #2 has an outstanding Assessment of \$8,058,000.00.

**ANNUAL INSTALLMENT DUE 1/31/2023**

**Major Improvement Area**

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$173,937.50.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$139,150.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$12,650.00.
- **Annual Collection Costs** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$31,594.98.

<b>Major Improvement Area</b>	
<b>Due January 31, 2023</b>	
Principal	\$ 50,000.00
Interest	\$ 123,937.50
Additional Interest	\$ 12,650.00
Annual Collection Costs	\$ 31,594.98
<b>Total Annual Installment</b>	<b>\$ 218,182.48</b>

<sup>1</sup> Net of \$105,000 Improvement Area #1 Bonds principal payment due September 15, 2022 which will be paid using the Annual Installment collected on January 31, 2022.

<sup>2</sup> Net of \$50,000 Major Improvement Area Bonds principal payment due September 15, 2022 which will be paid using the Annual Installment collected on January 31, 2022.

**Improvement Area #1**

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$331,025.00.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$283,800.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$25,800.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$64,249.17.

<b>Improvement Area #1</b>		
<b>Due January 31, 2023</b>		
Principal	\$	110,000.00
Interest	\$	221,025.00
Additional Interest	\$	25,800.00
Annual Collection Costs	\$	64,249.17
<b>Total Annual Installment</b>	<b>\$</b>	<b>421,074.17</b>

**Improvement Area #2<sup>3</sup>**

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$528,537.50.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$283,800.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$40,290.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$30,000.00.

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<sup>3</sup> Estimates only and subject to change. Principal and Interest due, Delinquency and Prepayment Reserve Requirement, and Additional Interest due may change upon pricing the Improvement Area #2 Bonds.

Improvement Area #2		
Due January 31, 2023		
Principal	\$	176,000.00
Interest	\$	352,537.50
Additional Interest	\$	40,290.00
Annual Collection Costs	\$	30,000.00
<b>Total Annual Installment</b>	<b>\$</b>	<b>598,827.50</b>

See **Exhibit L-1** for the debt service schedule for the Major Improvement Area Bonds as shown in the official statement. See **Exhibit L-2** for the debt service schedule for the Improvement Area #1 Bonds as shown in the official statement. See **Exhibit L-3** for the debt service schedule for the Improvement Area #2 Bonds as shown in the official statement.

See the table below for the allocation of Annual Collection Costs in the District.

	Major Improvement Area	Improvement Area #1	Improvement Area #2
<b>Annual Collection Costs Breakdown</b>			
Administration	\$ 20,434.06	\$ 41,683.94	\$ -
City Auditor	3,000.00	3,000.00	3,000.00
Filing Fees	328.96	671.04	-
County Collection	503.00	1,190.00	-
Misc	328.96	671.04	-
PID Trustee Fees	3,500.00	3,500.00	-
Dissemination Agent	3,500.00	3,500.00	-
Draw Request Review	-	-	7,500.00
Past due invoices	-	10,033.15	-
<b>Total Annual Collection Costs<sup>1</sup></b>	<b>\$ 31,594.98</b>	<b>\$ 64,249.17</b>	<b>\$ 10,500.00</b>

*Notes:*

<sup>1</sup> Total Annual Collection Costs for Improvement Area #2 are being increased to \$30,000 to better reflect the predicted future Annual Collection Costs due to the issuance of Improvement Area #2 Bonds.

## PREPAYMENT OF ASSESSMENTS IN FULL

### Major Improvement Area

There have been no full prepayments of Assessments in the Major Improvement Area.

### Improvement Area #1

The following is a list of all Improvement Area #1 Lots that have been paid in full:

Improvement Area #1		
Property ID	Lot Type	Prepayment Date
2819706	1	7/12/2021
2819916	2	11/19/2021
2819921	2	11/24/2021

**Improvement Area #2**

There have been no full prepayments of Assessments in Improvement Area #2.

**PARTIAL PREPAYMENT OF ASSESSMENTS**

**Major Improvement Area**

There have been no partial prepayments of Assessments in the Major Improvement Area.

**Improvement Area #1**

There have been no partial prepayments of Assessments in Improvement Area #1.

**Improvement Area #2**

There have been no partial prepayments of Assessments in Improvement Area #2.

**EXTRAORDINARY OPTIONAL REDEMPTIONS**

**Major Improvement Area**

No extraordinary optional redemptions have occurred in the Major Improvement Area.

**Improvement Area #1**

No extraordinary optional redemptions have occurred in Improvement Area #1.

**Improvement Area #2**

No extraordinary optional redemptions have occurred in Improvement Area #2.

## EXHIBITS

The following Exhibits are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

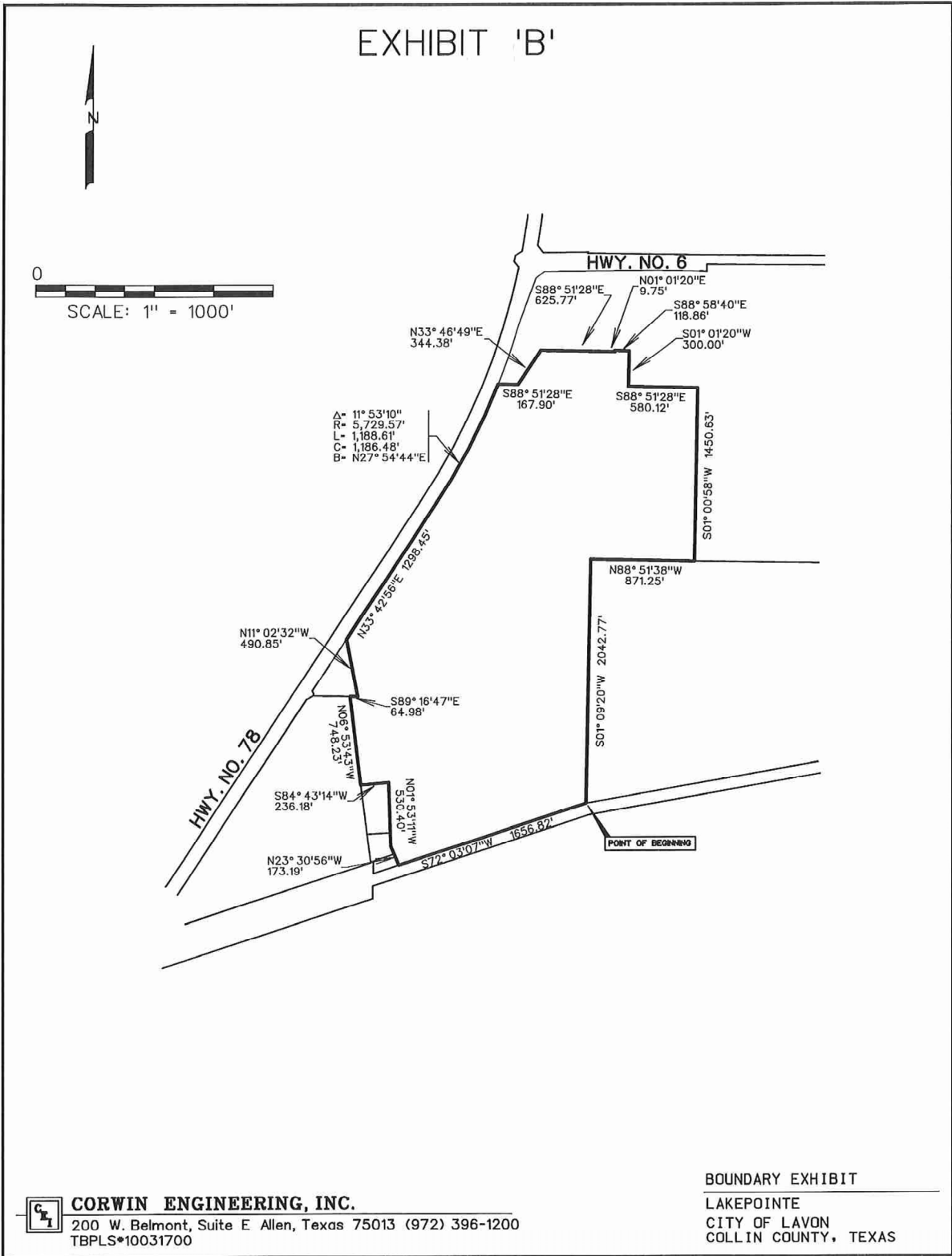
<b>Exhibit A-1</b>	Map of the District
<b>Exhibit A-2</b>	Map Major Improvement Area
<b>Exhibit A-3</b>	Map and Plats of Improvement Area #1
<b>Exhibit A-4</b>	Map and Plats of Improvement Area #2
<b>Exhibit A-5</b>	Map of Improvement Area #3
<b>Exhibit B</b>	Project Costs
<b>Exhibit C</b>	Service Plan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

## APPENDICES

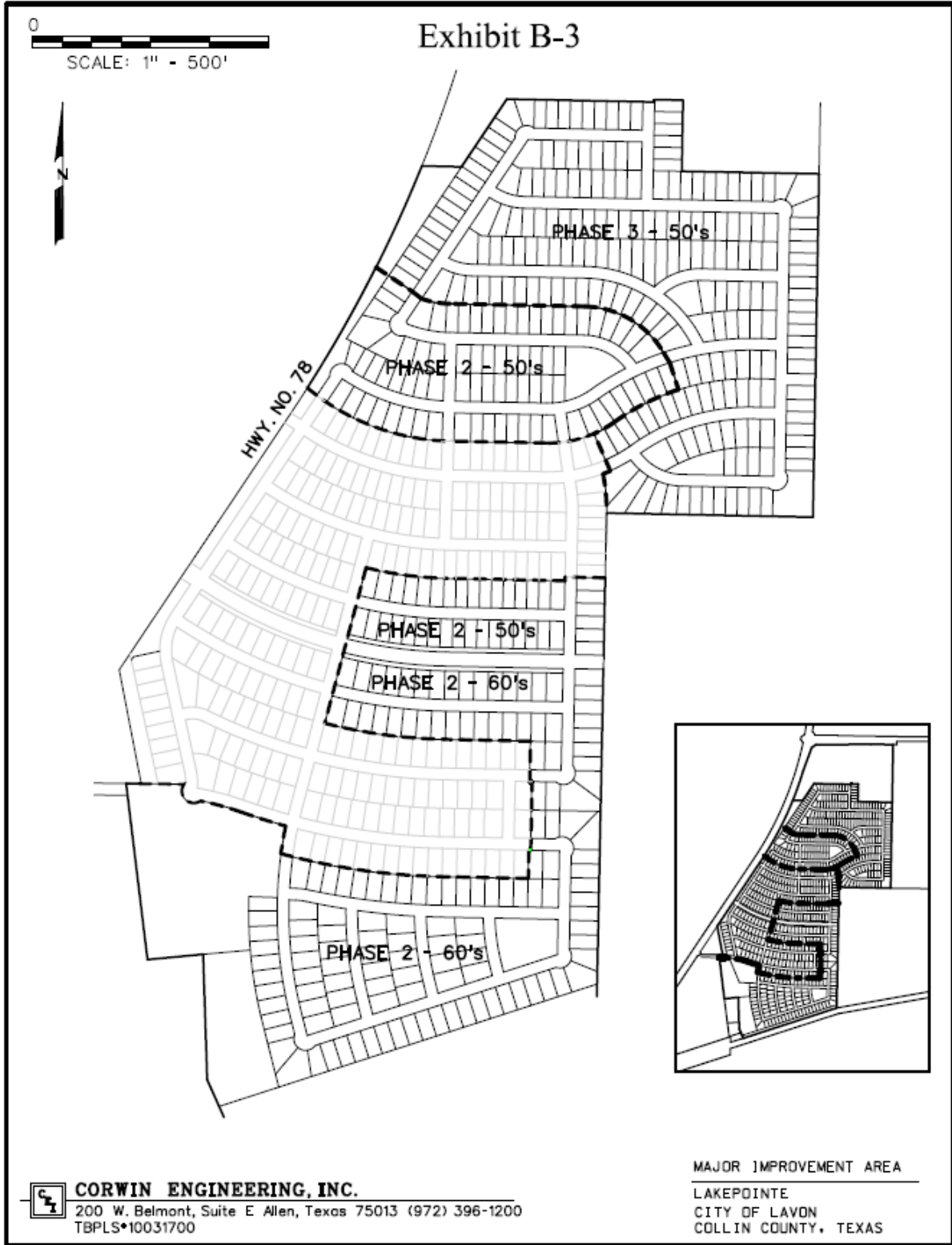
The following Appendices are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

<b>Appendix A</b>	Engineer's Report
<b>Appendix B-1</b>	Lot Type 1 Buyer Disclosure
<b>Appendix B-2</b>	Lot Type 2 Buyer Disclosure
<b>Appendix B-3</b>	Lot Type 3 Buyer Disclosure
<b>Appendix B-4</b>	Lot Type 4 Buyer Disclosure
<b>Appendix B-5</b>	Lot Type 5 Buyer Disclosure
<b>Appendix B-6</b>	Improvement Area #3 Initial Parcel Buyer Disclosure

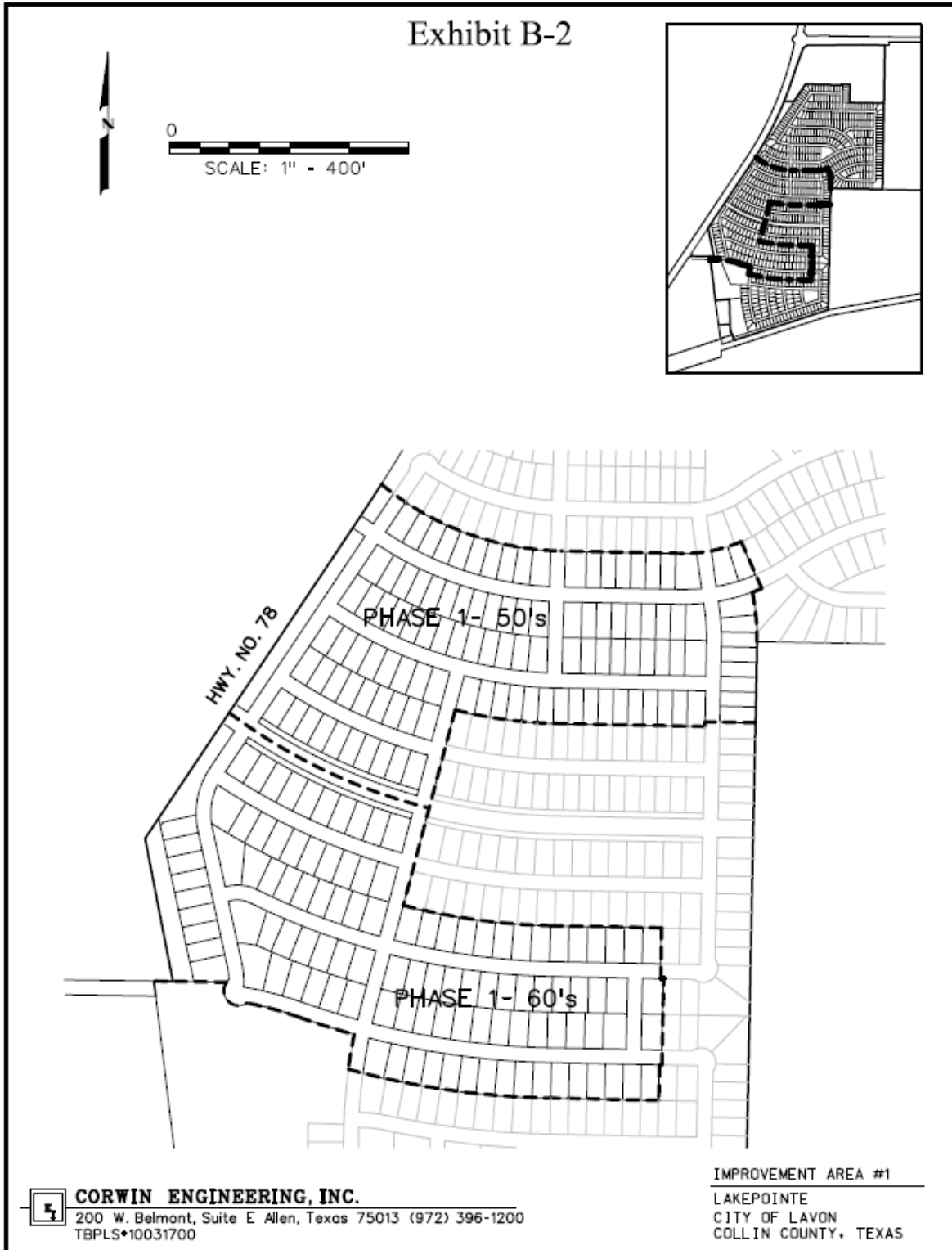
**EXHIBIT A-1 – MAP OF THE DISTRICT**

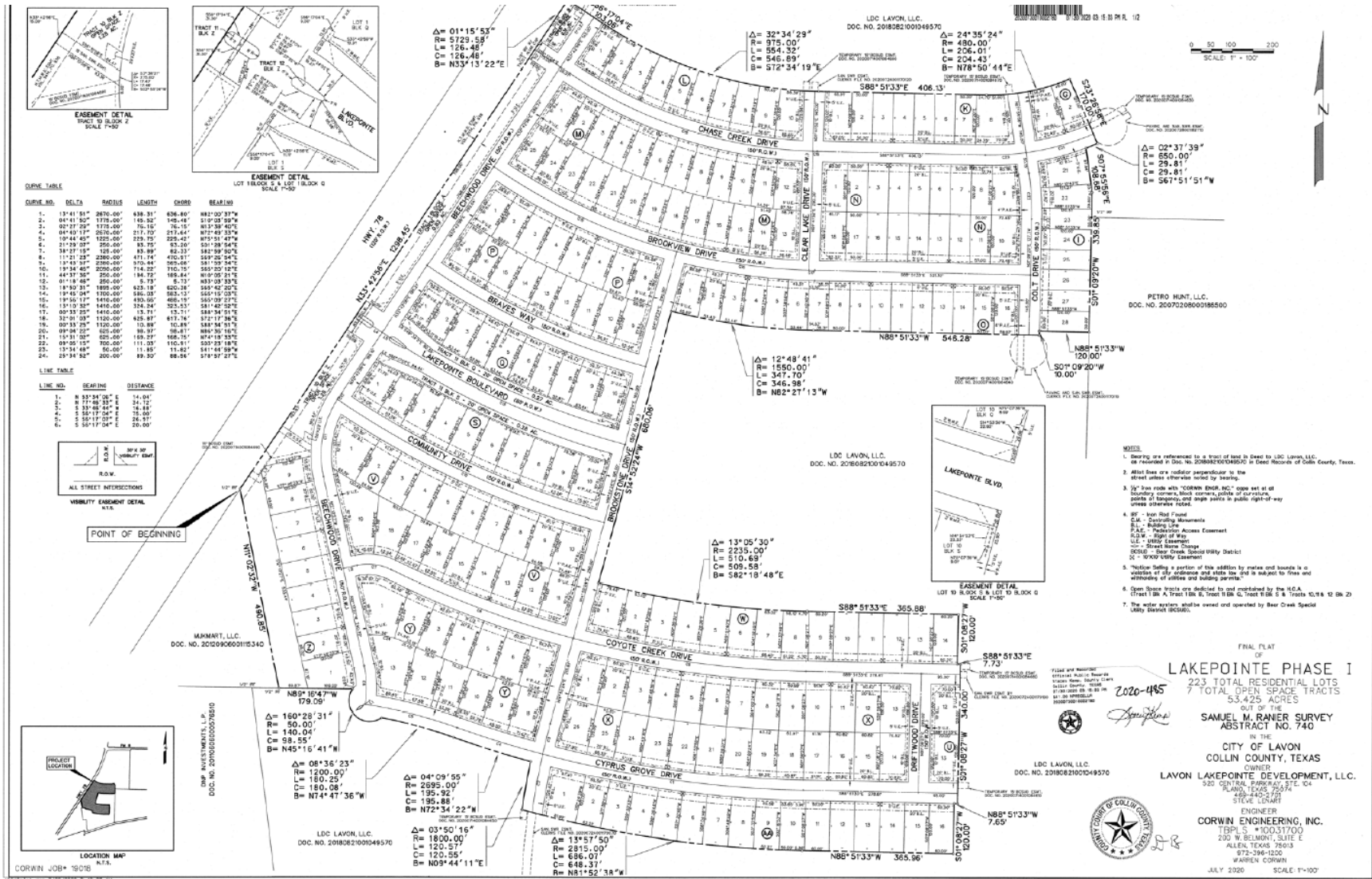


**EXHIBIT A-2 – MAP OF MAJOR IMPROVEMENT AREA**



**EXHIBIT A-3 – MAP AND PLAT OF IMPROVEMENT AREA #1**



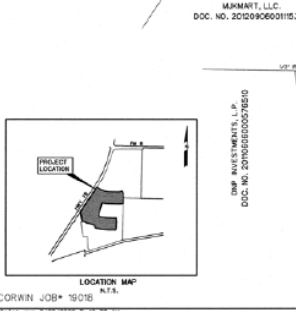


**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	13°41'51"	2870.00'	636.31'	636.80'	N82°00'37"W
2.	08°41'50"	1770.00'	150.52'	148.48'	S10°00'10"W
3.	02°27'23"	1770.00'	70.10'	70.15'	N13°38'40"E
4.	04°43'17"	2050.00'	215.70'	215.64'	N75°48'53"W
5.	10°44'43"	1220.00'	229.75'	229.42'	N75°51'47"W
6.	21°39'07"	750.00'	89.70'	89.20'	S21°08'54"E
7.	38°27'15"	128.00'	83.89'	82.33'	S82°59'50"E
8.	11°21'23"	2280.00'	471.14'	470.11'	S89°28'54"E
9.	13°43'37"	2280.00'	370.44'	369.08'	S81°29'54"E
10.	19°58'40"	2050.00'	714.22'	710.15'	S89°00'21"E
11.	44°37'38"	350.00'	194.72'	189.84'	N01°00'21"E
12.	01°18'48"	250.00'	51.79'	51.73'	N89°00'13"E
13.	19°30'31"	1800.00'	628.19'	620.28'	S65°42'20"E
14.	19°45'14"	1700.00'	560.00'	562.13'	S59°10'23"E
15.	19°10'17"	1400.00'	490.00'	486.11'	S60°27'27"E
16.	17°10'58"	1400.00'	374.24'	372.11'	S81°42'29"E
17.	09°35'29"	1400.00'	75.71'	74.88'	S88°31'21"E
18.	32°30'10"	1120.00'	628.87'	617.74'	S71°17'58"E
19.	09°35'29"	1120.00'	105.89'	103.89'	S88°31'21"E
20.	09°34'23"	520.00'	98.97'	98.87'	N84°50'16"E
21.	19°31'02"	520.00'	128.27'	128.16'	N88°15'25"E
22.	09°55'15"	700.00'	111.03'	110.81'	S25°23'18"E
23.	13°34'48"	60.00'	11.85'	11.86'	S81°48'59"W
24.	25°34'58"	200.00'	89.50'	88.58'	S74°37'27"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 53°54'06" E	14.04'
2.	S 33°08'24" W	24.12'
3.	S 88°28'36" W	76.80'
4.	S 56°17'23" W	26.57'
5.	S 50°17'04" E	20.00'



- NOTES**
- Survey is referenced to a strip of land in deed to LDC Lavon, LLC, as recorded in Doc. No. 20180821001049570 in Deed Records of Collin County, Texas.
  - All lot lines are radii perpendicular to the street center line unless noted by survey.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvatures, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - 95' - Iron Rod Found  
C.M. - Controlling Monument  
B.L. - Building Line  
P.A.E. - Pedestrian Access Easement  
C.L.W. - Right of Way  
L.C. - Lot Line  
S.C. - Street Base Change  
E.C.S.D. - East Creek Senior Utility District  
X - 9/16" Utility Location
  - Utility blocks in portion of this addition by name and bounds is a violation of the ordinance and state law and is subject to fines and withholding of utility and utility permits.
  - Open Space Tracts are dedicated to and maintained by the H.O.A. (Tract 1 BM A, Tract 1 BM B, Tract 1 BM G, Tract 1 BM H & Tracts 15, 16 & 12 BM 2)
  - The entire system shall be owned and operated by Bear Creek Special Utility District (BCSU).

FRAL FLAT  
OF  
**LAKEPOINTE PHASE I**  
223 TOTAL RESIDENTIAL LOTS  
7 TOTAL OPEN SPACE TRACTS  
53.425 ACRES

2020-1455

SAMUEL M. RANIER SURVEY  
ABSTRACT NO. 740

IN THE  
CITY OF LAVON  
COLLIN COUNTY, TEXAS  
OWNER  
LAVON LAKEPOINTE DEVELOPMENT, L.L.C.  
520 CENTRAL EXPRESSWAY, SUITE 104  
LAVON, TEXAS 75047  
STEVE LEMAITRE  
ENGINEER  
CORWIN ENGINEERING, INC.  
TBP.LS. #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
GARRETT CORWIN

JULY 2020 SCALE: 1"=100'

**LAKEPOINTE PID  
PRELIMINARY 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

LEGAL DESCRIPTION

WHEREAS, LAVON LAKEPONTE DEVELOPMENT, LLC, is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract No. 740, in the City of Lavin, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 200808200449570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEARING, of 1/2 inch iron rod found at the easterly corner of MCMWRT tract, as described in Doc. No. 201202040001310, to said Deed Records, and being in the east line of said Highway 78 (120' (5.0')) same being in the west line of said 200.9089 acre tract.

THENCE, North 33°42'36" East, along the east line of said Highway 78 and the west line of said 200.9089 acre tract, for a distance of 256.45 feet, to a 1/2 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 2752.58, a central angle of 01°15'53".

THENCE, continuing along said curve to the right, having a radius of 106.48 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency.

THENCE, South 58°17'33" East, along said curve, for a distance of 103.00 feet, to a 1/2 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 1713.00 feet, a central angle of 22°34'29".

THENCE, continuing along said curve to the left for an arc distance of 554.33 feet (Chord Bearing South 72°34'19" East 246.89 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency.

THENCE, South 88°17'33" East, for a distance of 406.13 feet, to a 1/2 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 4500.00 feet, a central angle of 24°30'34".

THENCE, continuing along said curve to the left for an arc distance of 205.01 feet (Chord Bearing North 78°50'44" East 104.43 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 23°24'58" East, for a distance of 170.00 feet, to a 1/2 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 4500.00 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°51'53" East 29.81 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 07°55'56" East, for a distance of 106.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 01°02'20" West, for a distance of 59.54 feet, passing a 1/2 inch iron rod found at all corners in the east line of said 200.9089 acre tract, for a total distance of 159.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, North 88°17'33" West, along said east line, for a distance of 130.00 feet, to a 1/2 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 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, North 88°17'33" West, for a distance of 546.28 feet, to a 1/2 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 5500.00 feet, a central angle of 12°48'47".

THENCE, along said curve to the right for an arc distance of 347.70 feet (Chord Bearing North 82°27'13" East 346.95), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 14°52'24" West, for a distance of 880.08 feet, to a 1/2 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 7135.00 feet, a central angle of 13°09'20".

THENCE, along said curve to the left for an arc distance of 510.69 feet (Chord Bearing South 81°18'48" East 509.58 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency.

THENCE, South 88°17'33" East, for a distance of 345.88 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 01°08'27" West, for a distance of 130.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, South 88°17'33" East, for a distance of 340.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, North 88°17'33" West, for a distance of 7.65 feet, to a 1/2 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 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, North 88°17'33" West, for a distance of 355.96 feet, to a 1/2 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°07'39".

THENCE, continuing along said curve to the right for an arc distance of 880.07 feet (Chord Bearing North 87°52'38" West 848.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency.

THENCE, continuing along said curve to the right, having a radius of 1000.00 feet, a central angle of 04°08'00".

THENCE, continuing along said curve to the right for an arc distance of 130.57 feet (Chord Bearing North 08°41'11" East 130.56 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 2600.00 feet, a central angle of 04°08'00".

THENCE, continuing along said curve to the right for an arc distance of 195.92 feet (Chord Bearing North 72°34'22" East 195.88 feet), to a 1/2 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 1000.00 feet, a central angle of 08°58'23".

THENCE, continuing along said curve to the left for an arc distance of 180.55 feet (Chord Bearing North 74°47'36" West 180.08 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency.

THENCE, continuing along said curve to the right, having a radius of 500.00 feet, a central angle of 16°28'21".

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 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."

THENCE, North 88°16'47" West, for a distance of 179.09 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the west line of said 200.9089 acre tract.

THENCE, North 11°07'13" West, along the west line of said 200.9089 acre tract, for a distance of 450.55 feet, to the POINT OF BEGINNING and containing 53,425 square feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that WARREN L. CORWIN do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Lavin, Texas.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4521



THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 28 day of July, 2020.



Warren L. Corwin
NOTARY PUBLIC, STATE OF TEXAS

"Recommended for Approval"

Warren L. Corwin
Chairman, Planning & Land Commission
City of Lavin, Texas

9/24/2019
Date

Approved for Construction

Neil Sauer
Mayor, City of Lavin, Texas

10/15/2019
Date

Accepted

Neil Sauer
Mayor, City of Lavin, Texas

7/16/2020
Date

"I, the undersigned, a Notary Public in and for the State of Texas, hereby certifies that the foregoing Final Plat of the LAKEPONTE PHASE I, to the City of Lavin was submitted to the City Council on the 21 day of July, 2020, and the Council, by formal action, then and there accepted the definition of streets, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to take the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this 21 day of July, A.D., 2020.

Ken Dellen
City Secretary
City of Lavin, Texas



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAVON LAKEPONTE DEVELOPMENT, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as "LAKEPONTE PHASE I", in addition to the City of Lavin, Collin County, Texas, and do hereby dedicate to the City in fee simple and to the public use, including the use by the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. Assessments indicated by the plat are to be paid by the owner of the property, and private utilities, including gas, water, sewer, electric, telephone, cable television, and other utilities, shall be constructed, reconstructed or placed upon, over or across the city easement delineated by this plat. Any public or private utility shall have the right to remove and keep removed debris of any buildings, fences, trees, shrubs or other structures, improvements or growths, which in any way endanger, or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility and (2) the right of ingress and egress to or from, and upon such utility easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and testing to, enlarging, or removing any part of its operation without the necessity of any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements delineated by this plat shall also include an obligation of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, easements, fire hydrants, water services and wastewater services from the main to the curb of government line.

- 1) All water system is owned and operated by Bear Creek Special Utility District (BCSD) and all construction related to water service shall be done per BCSD's specifications and standards.
2) The easements and public use areas, as shown are dedicated for the public use, including any portion for the City of Lavin or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
3) The City of Lavin and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4) Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities to be subordinate to the public and City of Lavin and Bear Creek Special Utility District.
5) The City of Lavin, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6) The City of Lavin, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and testing to, enlarging, or removing any part of its operation without the necessity of any time of procuring permission from anyone.
7) All modifications to this document shall be made by plat and approved by the City of Lavin unless such modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

This plat approved subject to applicable ordinances, rules, regulations and resolutions of the City of Lavin, Texas.

EXECUTED this 29th day of July, 2020.

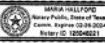
LAVON LAKEPONTE DEVELOPMENT, LLC.
a Texas limited liability company

Steven H. Ranier, Manager

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared STEVEN H. RANIER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 29th day of July, 2020.



Maria Hillford
Notary Public in and for the State of Texas
My commission expires Feb. 24, 2024

This plat correctly presents the required assessments and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT
NAME/TITLE: Camilo Ranzano / GENERAL MANAGER
DATE: July 29, 2020



2020-496

Signature



SHEET 2 OF 2

FINAL PLAT

LAKEPONTE PHASE I
223 TOTAL RESIDENTIAL LOTS
TOTAL OPEN SPACE LOTS
53,425 ACRES

SAMUEL M. RANIER SURVEY
ABSTRACT NO. 740
IN THE
CITY OF LAVON
COLLIN COUNTY, TEXAS

OWNER
LAVON LAKEPONTE DEVELOPMENT, LLC.

530 CENTRAL PARKWAY, STE. 104
PLANO, TEXAS 75074
469-440-2301
STEVE LEWIS

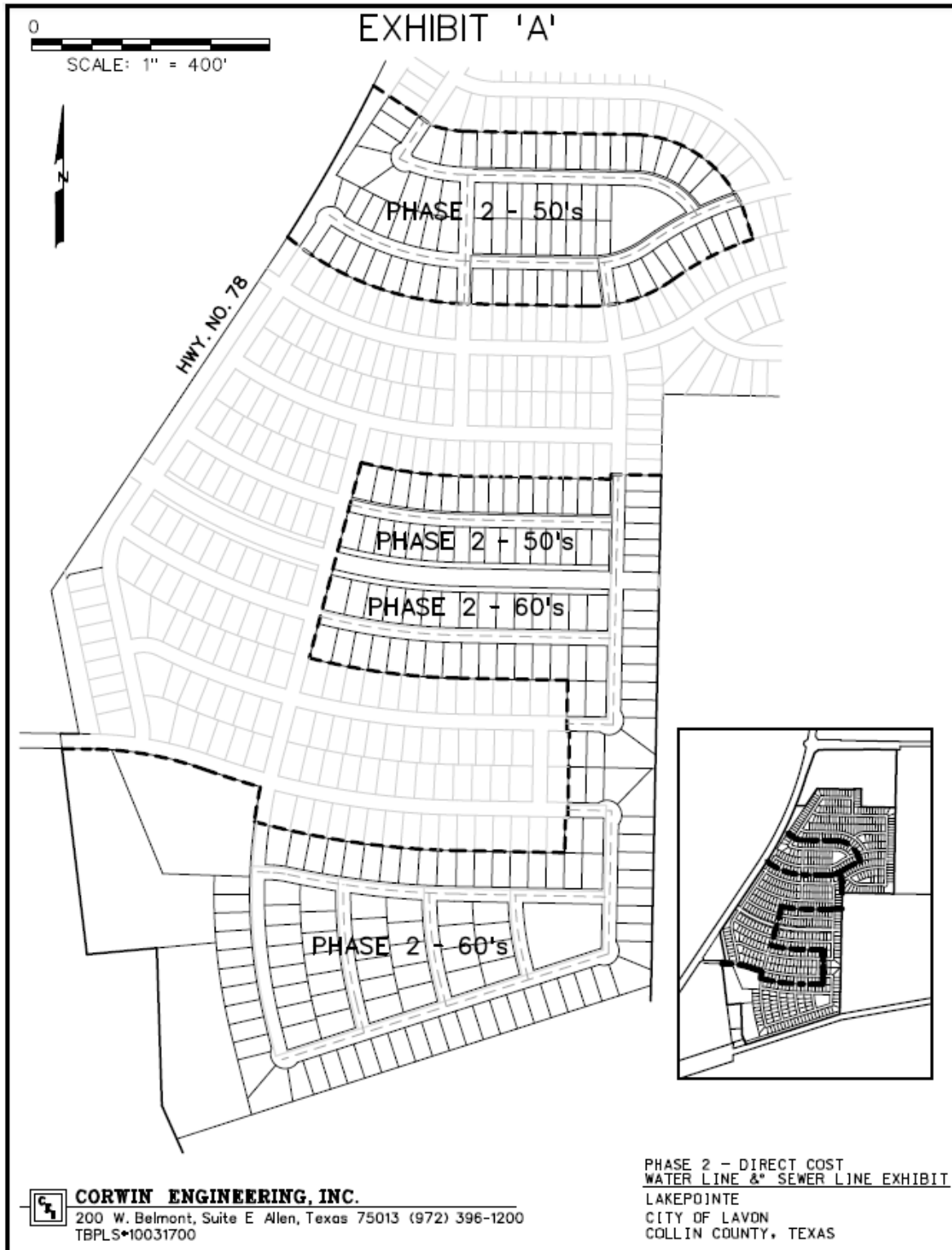
ENGINEER
CORWIN ENGINEERING, INC.

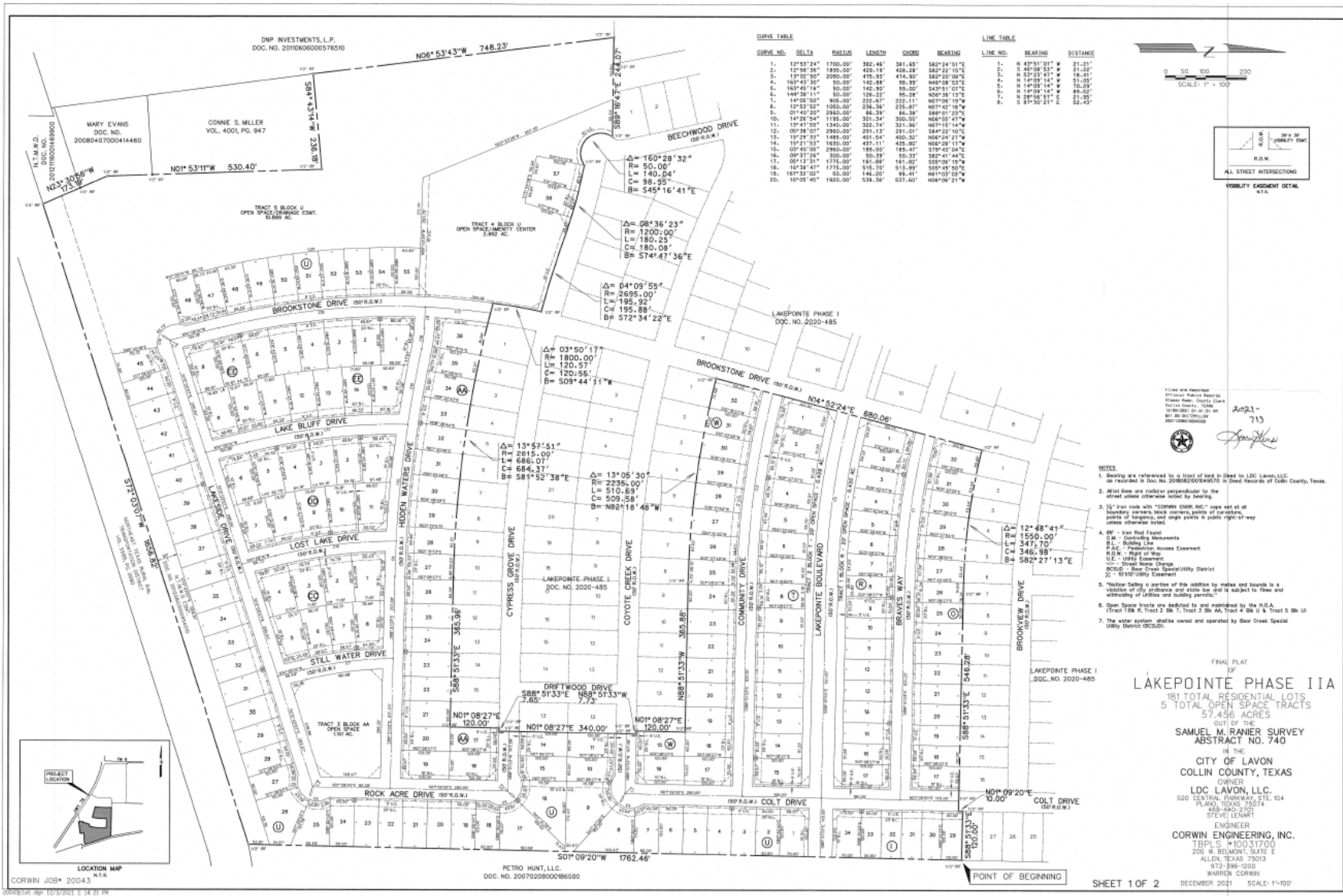
TELEPHONE: 400.3700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75015
872-386-0200
WARREN CORWIN

AUG 2020

LAKEPONTE PID
PRELIMINARY 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

**EXHIBIT A-4 – MAP AND PLATS OF IMPROVEMENT AREA #2**



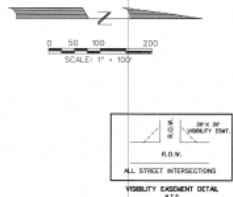


**CURVE TABLE**

CURVE NO.	BELTS	ADIUS	LENGTH	CHORD	BEARING
1.	12°53'24"	1700.00'	362.45'	381.65'	S82°24'16"E
2.	12°58'38"	1850.00'	429.13'	429.28'	S82°22'15"E
3.	13°00'30"	2000.00'	479.33'	474.50'	S82°22'08"E
4.	16°43'30"	50.00'	142.89'	98.39'	S40°28'23"E
5.	16°43'14"	50.00'	142.89'	98.39'	S40°21'07"E
6.	144°38'11"	50.00'	126.27'	95.28'	N30°38'13"E
7.	144°38'04"	50.00'	122.67'	92.11'	N30°38'19"E
8.	12°53'02"	1050.00'	236.34'	238.40'	N81°42'16"W
9.	01°40'54"	2400.00'	86.33'	86.33'	S89°05'23"E
10.	14°28'54"	1195.00'	301.34'	300.50'	N84°55'47"W
11.	12°47'52"	1340.00'	322.14'	321.84'	N85°15'14"W
12.	09°28'01"	2940.00'	291.13'	291.01'	S84°22'10"E
13.	12°28'52"	1450.00'	401.34'	400.32'	N85°24'21"W
14.	12°27'51"	1620.00'	431.11'	435.02'	N85°28'11"W
15.	03°40'38"	1820.00'	189.20'	189.20'	S78°42'08"E
16.	03°41'38"	200.00'	50.39'	50.31'	S81°41'48"E
17.	03°41'38"	200.00'	50.39'	50.31'	S81°41'48"E
18.	00°13'31"	1771.00'	181.88'	181.88'	S85°09'19"W
19.	10°38'41"	175.00'	50.10'	50.10'	S85°09'20"E
20.	10°37'37"	55.00'	146.20'	98.41'	N81°03'05"W
21.	10°35'45"	1920.00'	536.39'	537.01'	N84°08'21"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 87°51'01" W	21.21'
2.	S 67°08'53" W	21.20'
3.	N 33°23'43" W	18.41'
4.	N 14°03'14" W	10.20'
5.	N 14°03'14" W	10.20'
6.	N 28°58'13" W	21.20'
7.	S 87°58'21" W	21.20'
8.	S 87°58'21" W	21.20'



- NOTES**
- Beakings are referenced to a tract of land in Deed to LDC Lavan, LLC as recorded in Doc. No. 20080407000414460 in Deed Records of Collin County, Texas.
  - All lot lines are to be perpendicular to the street unless otherwise noted by bearing.
  - 5/2" iron rods with "CORWIN 0508" shall be set out at boundary corners, block corners, points of contact, points of tangency and angle points in public right-of-way unless otherwise noted.
  - 8/8" - Iron Rod Found  
 6/4" - Boundary Monument  
 P.A.E. - Pedestrian Access Easement  
 R.O.W. - Right of Way  
 U.C. - Utility Corridor  
 S.D. - Street Design  
 S.U.C. - Storm Utility Corridor  
 S.W.U.C. - Sewer Utility Corridor  
 S.W.U.C. - Storm Utility Corridor
  - Water Safety: a portion of the addition to males and bounds in a subdivision of city ordinance and state law shall be subject to flow and subsiding of utilities and building permits.
  - Open Space Tracts are dedicated to and reserved by the H.O.A. (Tract 181 A, Tract 2 181 A, Tract 3 181 A, Tract 4 181 A & Tract 5 181 A).
  - The water system, shall be owned and operated by Bear Creek Special Utility District (BCSUD).

FINAL PLAN  
 OF  
**LAKEPOINTE PHASE IIA**  
 181 TOTAL RESIDENTIAL LOTS  
 5 TOTAL OPEN SPACE TRACTS  
 57.436 ACRES  
 OUT OF THE  
**SAMUEL M. RAHNER SURVEY**  
**ABSTRACT NO. 740**  
 IN THE  
**CITY OF LAVON**  
**COLLIN COUNTY, TEXAS**  
 OWNER  
**LDC LAVON, LLC.**  
 520 CENTRAL PARKWAY, STE. 104  
 PLANO, TEXAS 75074  
 4590.2751  
 STEVE LEHMAN  
 ENGINEER  
**CORWIN ENGINEERING, INC.**  
 TEP'S #10031700  
 200 W. BELMONT SUITE E  
 ALLEN, TEXAS 75013  
 972-396-0200  
 WARREN CORWIN

CORWIN JOB# 20043  
 N.T.S.  
 12/21/2021 1:24:21 PM

PETRO HUNT, LLC  
 DOC. NO. 2007020900086500

SHEET 1 OF 2    DECEMBER 2021    SCALE: 1"=100'

**LAKEPOINTE PID  
 PRELIMINARY 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

LEGAL DESCRIPTION

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 200.8089 acre tract of land described in Document No. 201906210049819, 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 most easterly southeast corner of Lakepointe Phase I, an addition to the City of Lavon, as described in Doc. No. 2020-485 in the Plat Records of Collin County, Texas, and being in the east line of said 200.9089 acre tract and being in the west line of a tract of land in deed to Patrice Hunt, LLC, as described in Doc. No. 2017072000086000 in said Deed Records;
THENCE, South 07°09'20" West, along the east line of said 200.9089 acre tract and the east line of said Patrice Hunt, LLC, tract, for a distance of 1762.46 feet, to a 1/2 inch iron rod found at the southeast corner of said 200.9089 acre tract and the southwest corner of said Patrice Hunt, LLC, tract being in the north line of Northeast Texas Rural/Rail Transportation District, as described in Vol. 5385, Pg. 2680, in said Deed Records;
THENCE, South 72°03'07" West, along the south line of said 200.9089 acre tract and the north line of said Northeast Texas Rural/Rail Transportation District tract, for a distance of 358.82 feet, to a 1/2 inch iron rod found at the southeast corner of said 200.9089 acre tract and the southwest corner of North Texas Municipal Water District tract, as described in Doc. No. 200219000489900, in said Deed Records;
THENCE, North 23°30'56" West, along the west line of said 200.9089 acre tract, of 100.05 feet, passing a 1/2 inch iron rod found at the northeast corner of said North Texas Municipal Water District tract and the southeast corner of a tract of land in deed to Mary Evans, as described in Vol. 4903, Pg. 347 in said Deed Records, and continuing for a total distance of 330.40 feet, to a 1/2 inch iron rod found at the northeast corner of said Connie S. Miller Tract;
THENCE, North 07°53'11" West, continuing along said west line and said east line, at 113.39 feet, passing a 1/2 inch iron rod found at the northeast corner of said Mary Evans Tract and being the southeast corner of a tract of land in deed to Connie S. Miller, as described in Vol. 4903, Pg. 347 in said Deed Records, and continuing for a total distance of 330.40 feet, to a 1/2 inch iron rod found at the northeast corner of said Connie S. Miller Tract;
THENCE, South 84°43'14" West, continuing along said west line and along the north line of said Connie S. Miller tract, for a distance of 236.18 feet, to a 1/2 inch iron rod found at the northwest corner of said Connie S. Miller tract and being in the east line of a tract of land in deed to DNP Investments, L.P., as described in Doc. No. 2016060000076000 in said Deed Records;
THENCE, North 08°53'43" West, continuing along said east line and along said east line of said DNP Investments, L.P. tract, for a distance of 748.33 feet, to a 1/2 inch iron rod found at the northeast corner of said DNP Investments, L.P. tract;
THENCE, South 89°16'47" East, continuing along said east line, at 64.98 feet, passing a 1/2 inch iron rod found being a southeast corner of said Lakepointe Phase I, and continuing for a total distance of 244.07 feet, to a 3/8 inch iron rod found on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 150°28'32";
THENCE, along the south line of said Lakepointe Phase I and with said curve to the left, for an arc distance of 140.04 feet (Chord Bearing South 89°49'47" East, 88.30 feet), to a 1/2 inch iron rod found on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";
THENCE, continuing along said south line and with said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East, 180.00 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 2895.00 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 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'17";
THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West, 120.50 feet), to a 1/2 inch iron rod found on a curve to the left, having a radius of 2895.00 feet, a central angle of 13°57'51";
THENCE, continuing along said curve to the left for an arc distance of 688.07 feet (Chord Bearing South 81°52'38" East, 618.57 feet), to a 1/2 inch iron rod found at the point of tangency;
THENCE, South 88°51'33" East, continuing along said south line, for a distance of 365.95 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said Lakepointe Phase I;
THENCE, North 07°08'27" East, along the east line of said Lakepointe Phase I for a distance of 120.00 feet, to a 1/2 inch iron rod found;
THENCE, South 88°51'33" East, continuing along said east line, for a distance of 7.65 feet, to a 1/2 inch iron rod found;
THENCE, North 07°08'27" East, continuing along said east line, for a distance of 343.00 feet, to a 1/2 inch iron rod found;
THENCE, North 88°51'33" West, continuing along said east line, for a distance of 7.73 feet, to a 1/2 inch iron rod found;
THENCE, North 07°08'27" East, continuing along said east line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;
THENCE, North 88°51'33" West, continuing along said east line, for a distance of 365.88 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°09'30";
THENCE, continuing along said east line and with said curve to the right for an arc distance of 330.69 feet (Chord Bearing North 52°18'40" West, 328.08 feet), to a 1/2 inch iron rod found;
THENCE, North 54°52'24" East, continuing along said east line, for a distance of 880.06 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";
THENCE, continuing along said east line and with said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East, 348.08 feet), to a 1/2 inch iron rod found at the point of tangency;
THENCE, South 88°51'33" East, continuing along said east line, for a distance of 346.28 feet, to a 1/2 inch iron rod found;
THENCE, North 07°08'20" East, continuing along said east line, for a distance of 10.00 feet, to a 1/2 inch iron rod found;
THENCE, South 88°51'33" East, continuing along said east line, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 57.436 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, as hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lavon, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 2nd day of December, 2021.

Notary Public, State of Texas

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Lavon, Texas

Approved for Construction

Mayor, City of Lavon, Texas

Accepted

Mayor, City of Lavon, Texas

"I, the undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the LAKEPOINTE PHASE IIA, to the City of Lavon was submitted to the City Council on the 1st day of December, 2021 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 7 day of December, A.D., 2021.

City Secretary
City of Lavon, Texas

This plat correctly presents the required assessments and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT
NAME / TITLE: CAMARIE REAGAN / GENERAL MANAGER
DATE: December 9, 2021



Notwithstanding any dedicatory language contained in this plat, the City and the Owner acknowledge and confirm that those improvements, including any real estate required for such improvements, identified as public improvements benefiting the Lakepointe Public Improvement District (the "PID"), are not dedicated by this plat. Instead, the City intends to acquire or cause the construction of such improvements with the proceeds of PID assessments and/or PID bond proceeds, the repayment of which is secured by such PID assessments.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LDC LAVON, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as "LAKEPOINTE PHASE IIA", an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate to the City, in fee simple and to the public use, including the use by, for, for the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. Assessments dedicated by this plat shall be open to, without limitation, public and private utilities using or deriving to use the same for the purposes indicated. No buildings, fences, trees, shrubs or other structure, improvements or growths shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other structure, improvement or growths which in any way endanger, or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such utility easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity of any time of granting the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional portion of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of pavement line.

- 1) All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
2) The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
3) The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements created by maintenance or repair.
4) Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities and use by public utilities as being subordinate to the public and City of Lavon and Bear Creek Special Utility District.
5) The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
6) The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, or repairing systems without the necessity of any time of granting permission from anyone.
7) All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

This plat approved subject to all applicable ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

EXECUTED this 2nd day of December, 2021.

LDC LAVON, LLC
a Texas limited liability company

By: Steven H. Lenort, Manager

STATE OF TEXAS
COUNTY OF COLLIN



Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared STEVEN H. LENORT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 2nd day of December, 2021.

Notary Public in and for the State of Texas
My commission expires: 06-11-2023

LAKEPOINTE PHASE IIA

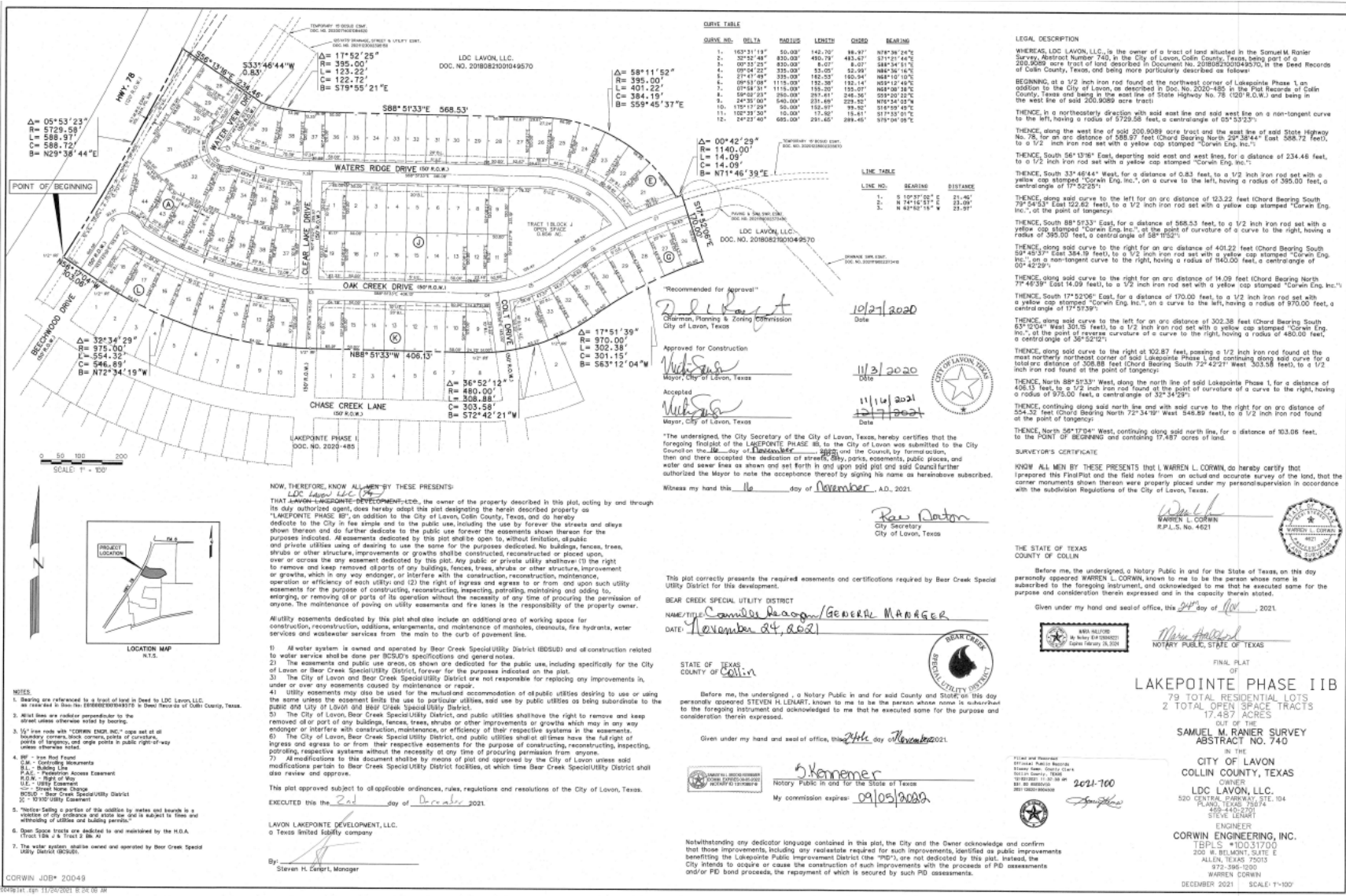
181 TOTAL RESIDENTIAL LOTS
5 TOTAL OPEN SPACE TRACTS
57.436 ACRES
OUT OF THE

SAMUEL M. RANIER SURVEY
ABSTRACT NO. 740

CITY OF LAVON
COLLIN COUNTY, TEXAS

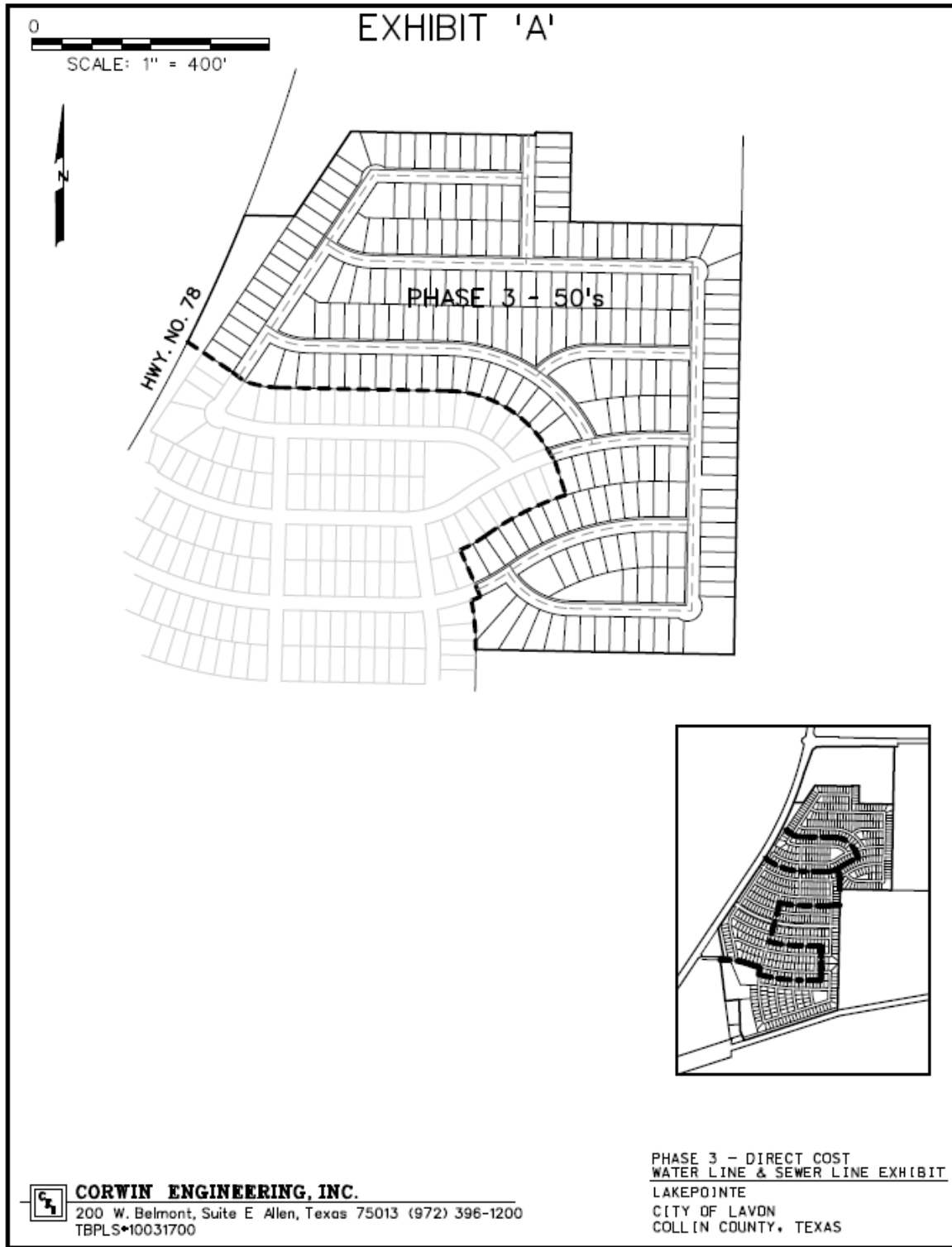
OWNER
LDC LAVON, LLC
520 CENTRAL PARKWAY, STE. 104
PLANO, TEXAS 75074
469-240-2701
STEVE LENORT

ENGINEER
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELLEVUE SUITE E
ALLEN, TEXAS 75013
872-398-1200
WARREN CORWIN
DECEMBER 2021



**LAKEPOINTE PID  
PRELIMINARY 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

**EXHIBIT A-5 – MAP OF IMPROVEMENT AREA #3**



## EXHIBIT B – PROJECT COSTS

	Total Costs	Privately Funded	Major Improvement Area		Improvement Area #1		Improvement Area #2		Improvement Area #3	
			%	Cost	%	Cost	%	Cost	%	Cost
<b>Major Improvements<sup>1</sup></b>										
Right of Way <sup>2</sup>	\$ 479,955	\$ -	0.00%	\$ -	100.00%	\$ 479,955	0.00%	\$ -	0.00%	\$ -
Sewer <sup>3</sup>	1,038,148	-	67.78%	703,632	32.22%	334,516	0.00%	-	0.00%	-
Storm Sewer	30,000	-	67.78%	20,333	32.22%	9,667	0.00%	-	0.00%	-
Pavement	632,350	-	67.78%	428,592	32.22%	203,758	0.00%	-	0.00%	-
Eng, Design, Fees & Const. Management	216,457	-	67.78%	146,709	32.22%	69,748	0.00%	-	0.00%	-
Hardscape and Landscape	621,000	-	67.78%	420,899	32.22%	200,101	0.00%	-	0.00%	-
PID Creation Cost	485,000	-	67.78%	328,722	32.22%	156,278	0.00%	-	0.00%	-
	<u>\$ 3,502,910</u>	<u>\$ -</u>		<u>\$ 2,048,887</u>		<u>\$ 1,454,023</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #1 Improvements</b>										
Sewer	\$ 538,770	\$ -	0.00%	\$ -	100.00%	\$ 538,770	0.00%	\$ -	0.00%	\$ -
Storm Sewer	1,224,000	-	0.00%	-	100.00%	1,224,000	0.00%	-	0.00%	-
Pavement	1,761,738	-	0.00%	-	100.00%	1,761,738	0.00%	-	0.00%	-
Eng, Design, Fees & Const. Management	1,250,054	-	0.00%	-	100.00%	1,250,054	0.00%	-	0.00%	-
	<u>\$ 4,774,562</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ 4,774,562</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #2 Improvements</b>										
Hardscape, Irrigation, and Landscape	\$ 635,000	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 635,000	0.00%	\$ -
Sewer	615,000	-	0.00%	-	0.00%	-	100.00%	615,000	0.00%	-
Storm Sewer	1,423,000	-	0.00%	-	0.00%	-	100.00%	1,423,000	0.00%	-
Pavement	2,330,000	-	0.00%	-	0.00%	-	100.00%	2,330,000	0.00%	-
Eng, Design, Fees & Const. Management	925,000	-	0.00%	-	0.00%	-	100.00%	925,000	0.00%	-
Contingency <sup>4</sup>	300,000	-	0.00%	-	0.00%	-	100.00%	300,000	0.00%	-
Water	525,000	-	0.00%	-	0.00%	-	100.00%	525,000	0.00%	-
	<u>\$ 6,753,000</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 6,753,000</u>		<u>\$ -</u>
<b>Improvement Area #3 Improvements</b>										
Hardscape and Landscape	\$ 227,308	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 227,308
Sewer	541,545	-	0.00%	-	0.00%	-	0.00%	-	100.00%	541,545
Storm Sewer	1,105,000	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,105,000
Pavement	1,842,241	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,842,241
Miscellaneous <sup>5</sup>	1,483,702	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,523,011
Water	604,742	-	0.00%	-	0.00%	-	0.00%	-	100.00%	604,742
	<u>\$ 5,804,538</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 5,843,847</u>
<b>Private Improvements</b>										
Water	\$ 2,822,960	\$ 2,822,960	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Sewer	817,000	817,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Excavation	700,000	700,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Gas	445,100	445,100	0.00%	-	0.00%	-	0.00%	-	0.00%	-
CMT	35,000	35,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Retaining Walls	1,423,267	1,423,267	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Engineering and Staking	373,803	373,803	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,617,130</u>	<u>\$ 6,617,130</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Bond Issuance Costs</b>										
Debt Service Reserve Fund	\$ 1,771,151			\$ 178,313		\$ 334,400		\$ 665,180		\$ 593,258
Capitalized Interest	354,532			127,600		226,932		-		-
Underwriter Discount	692,730			78,900		160,950		241,740		211,140
Cost of Issuance	1,226,929			165,359		300,936		400,878		359,756
	<u>\$ 4,045,341</u>			<u>\$ 550,171</u>		<u>\$ 1,023,218</u>		<u>\$ 1,307,798</u>		<u>\$ 1,164,154</u>
<b>Other Costs</b>										
First Year Annual Collection Costs	\$ 120,000			\$ 30,000		\$ 30,000		\$ 30,000		\$ 30,000
Rounding Amount	4,343			942		3,401		-		-
	<u>\$ 124,343</u>			<u>\$ 30,942</u>		<u>\$ 33,401</u>		<u>\$ 30,000</u>		<u>\$ 30,000</u>
<b>Total</b>	<b>\$ 26,847,262</b>	<b>\$ 6,617,130</b>		<b>\$ 2,630,000</b>		<b>\$ 7,285,204</b>		<b>\$ 8,090,798</b>		<b>\$ 7,038,001</b>

**Notes:**

<sup>1</sup> Major Improvements allocated to Improvement Area #1 and the Major Improvement Area based on Estimated Buildout Value at the time of the levy of the Major Improvement Area Assessment.

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> Contingency is calculated at 3.00%.

<sup>5</sup> Improvement Area #3 Improvements Miscellaneous includes excavation, erosion control, signs, CMT, final soils, city inspection fees, engineering fees, plat fees, maintenance bonds, engineering and staking, fee development, and contingency.

## EXHIBIT C – SERVICE PLAN

Major Improvement Area						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 50,000.00	\$ 55,000.00	\$ 55,000.00	\$ 60,000.00	\$ 60,000.00
Interest		\$ 123,937.50	\$ 121,750.00	\$ 119,343.76	\$ 116,937.52	\$ 114,312.52
	(1)	\$ 173,937.50	\$ 176,750.00	\$ 174,343.76	\$ 176,937.52	\$ 174,312.52
Additional Interest	(2)	\$ 12,650.00	\$ 12,400.00	\$ 12,125.00	\$ 11,850.00	\$ 11,550.00
Annual Collection Costs	(3)	\$ 31,594.98	\$ 32,226.88	\$ 32,871.42	\$ 33,528.85	\$ 34,199.42
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 218,182.48</b>	<b>\$ 221,376.88</b>	<b>\$ 219,340.18</b>	<b>\$ 222,316.37</b>	<b>\$ 220,061.94</b>

Improvement Area #1						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 110,000.00	\$ 115,000.00	\$ 115,000.00	\$ 120,000.00	\$ 125,000.00
Interest		\$ 221,025.00	\$ 217,175.00	\$ 213,150.00	\$ 208,837.50	\$ 204,337.50
	(1)	\$ 331,025.00	\$ 332,175.00	\$ 328,150.00	\$ 328,837.50	\$ 329,337.50
Additional Interest	(2)	\$ 25,800.00	\$ 25,250.00	\$ 24,675.00	\$ 24,100.00	\$ 23,500.00
Annual Collection Costs	(3)	\$ 64,249.17	\$ 65,534.15	\$ 66,844.84	\$ 68,181.73	\$ 69,545.37
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 421,074.17</b>	<b>\$ 422,959.15</b>	<b>\$ 419,669.84</b>	<b>\$ 421,119.23</b>	<b>\$ 422,382.87</b>

Improvement Area #2						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 176,000.00	\$ 113,000.00	\$ 120,000.00	\$ 124,000.00	\$ 132,000.00
Interest		\$ 352,537.50	\$ 413,805.00	\$ 407,872.50	\$ 401,572.50	\$ 395,062.50
	(1)	\$ 528,537.50	\$ 526,805.00	\$ 527,872.50	\$ 525,572.50	\$ 527,062.50
Additional Interest	(2)	\$ 40,290.00	\$ 39,410.00	\$ 38,845.00	\$ 38,245.00	\$ 37,625.00
Annual Collection Costs	(3)	\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 598,827.50</b>	<b>\$ 596,815.00</b>	<b>\$ 597,929.50</b>	<b>\$ 595,653.74</b>	<b>\$ 597,160.46</b>

Improvement Area #3						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 152,000.00	\$ 92,000.00	\$ 98,000.00	\$ 103,000.00	\$ 109,000.00
Interest		\$ 337,237.50	\$ 395,945.00	\$ 390,655.00	\$ 385,020.00	\$ 379,097.50
	(1)	\$ 489,237.50	\$ 487,945.00	\$ 488,655.00	\$ 488,020.00	\$ 488,097.50
Additional Interest	(2)	\$ 35,190.00	\$ 34,430.00	\$ 33,970.00	\$ 33,480.00	\$ 32,965.00
Annual Collection Costs	(3)	\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 554,427.50</b>	<b>\$ 552,975.00</b>	<b>\$ 553,837.00</b>	<b>\$ 553,336.24</b>	<b>\$ 553,535.46</b>

## EXHIBIT D – SOURCES AND USES

	Privately Funded	Major Improvement Area	Improvement Area #1	Improvement Area #2	Improvement Area #3
<b>Sources of Funds</b>					
Major Improvement Area Bond Par <sup>1</sup>	\$ -	\$ 2,630,000	\$ -	\$ -	\$ -
Improvement Area #1 Bond Par <sup>2</sup>	-	-	5,365,000	-	-
Improvement Area #1 Bond Original Issue Discount	-	-	(11,306)	-	-
Improvement Area #2 Bond Par <sup>3</sup>	-	-	-	8,058,000	-
Improvement Area #3 Bond Par	-	-	-	-	7,038,000
Owner Contribution <sup>4</sup>	-	-	1,931,510	32,798	-
Owner Contribution - Private Improvements <sup>4</sup>	6,617,130	-	-	-	-
<b>Total Sources</b>	<b>\$ 6,617,130</b>	<b>\$ 2,630,000</b>	<b>\$ 7,285,204</b>	<b>\$ 8,090,798</b>	<b>\$ 7,038,000</b>
<b>Uses of Funds</b>					
Major Improvements	\$ -	\$ 2,048,887	\$ 1,454,023	\$ -	\$ -
Improvement Area #1 Improvements	-	-	4,774,562	-	-
Improvement Area #2 Improvements	-	-	-	6,753,000	-
Improvement Area #3 Improvements	-	-	-	-	5,843,847
Private Improvements	6,617,130	-	-	-	-
	<b>\$ 6,617,130</b>	<b>\$ 2,048,887</b>	<b>\$ 6,228,585</b>	<b>\$ 6,753,000</b>	<b>\$ 5,843,847</b>
<i>Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ -	\$ 178,313	\$ 334,400	\$ 665,180	\$ 593,258
Capitalized Interest	-	127,600	226,932	-	-
Underwriter Discount	-	78,900	160,950	241,740	211,140
Cost of Issuance	-	165,359	300,936	400,878	359,756
	<b>\$ -</b>	<b>\$ 550,171</b>	<b>\$ 1,023,218</b>	<b>\$ 1,307,798</b>	<b>\$ 1,164,154</b>
<i>Other Costs</i>					
First Year Annual Collection Costs	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Rounding Amount	-	942	3,401	-	-
	<b>\$ -</b>	<b>\$ 30,942</b>	<b>\$ 33,401</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>
<b>Total Uses<sup>5</sup></b>	<b>\$ 6,617,130</b>	<b>\$ 2,630,000</b>	<b>\$ 7,285,204</b>	<b>\$ 8,090,798</b>	<b>\$ 7,038,000</b>

**Notes:**

<sup>1</sup> Represents Major Improvement Area Assessment at time of levy. Current outstanding Major Improvement Area Assessment is \$2,530,000 due to collection of Annual Installments.

<sup>2</sup> Represents Improvement Area #1 Assessment at time of levy. Current outstanding Improvement Area #1 Assessment is \$5,160,000 due to collection of Annual Installments.

<sup>3</sup> Improvement Area #2 Bonds issued to refinance Improvement Area #2 Reimbursement Obligation.

<sup>4</sup> Not reimburseable to the Owner through Assessments.

<sup>5</sup> Totals may not add due to rounding.

**EXHIBIT E-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848300	Lot Type 3	\$ 4,976.92	\$ 429.20
2848303	Lot Type 3	\$ 4,976.92	\$ 429.20
2848304	Lot Type 3	\$ 4,976.92	\$ 429.20
2848305	Lot Type 3	\$ 4,976.92	\$ 429.20
2848306	Lot Type 3	\$ 4,976.92	\$ 429.20
2848308	Lot Type 3	\$ 4,976.92	\$ 429.20
2848309	Lot Type 3	\$ 4,976.92	\$ 429.20
2848310	Lot Type 3	\$ 4,976.92	\$ 429.20
2848311	Lot Type 3	\$ 4,976.92	\$ 429.20
2848312	Lot Type 3	\$ 4,976.92	\$ 429.20
2848313	Lot Type 3	\$ 4,976.92	\$ 429.20
2848314	Lot Type 3	\$ 4,976.92	\$ 429.20
2848315	Lot Type 3	\$ 4,976.92	\$ 429.20
2848316	Lot Type 3	\$ 4,976.92	\$ 429.20
2848317	Lot Type 3	\$ 4,976.92	\$ 429.20
2848318	Lot Type 3	\$ 4,976.92	\$ 429.20
2848319	Lot Type 3	\$ 4,976.92	\$ 429.20
2848320	Non-Benefitted	\$ -	\$ -
2848321	Lot Type 3	\$ 4,976.92	\$ 429.20
2848322	Lot Type 3	\$ 4,976.92	\$ 429.20
2848323	Lot Type 3	\$ 4,976.92	\$ 429.20
2848324	Lot Type 3	\$ 4,976.92	\$ 429.20
2848325	Lot Type 3	\$ 4,976.92	\$ 429.20
2848326	Lot Type 3	\$ 4,976.92	\$ 429.20
2848327	Lot Type 3	\$ 4,976.92	\$ 429.20
2848328	Lot Type 3	\$ 4,976.92	\$ 429.20
2848329	Lot Type 3	\$ 4,976.92	\$ 429.20
2848330	Lot Type 3	\$ 4,976.92	\$ 429.20
2848331	Lot Type 3	\$ 4,976.92	\$ 429.20
2848332	Lot Type 3	\$ 4,976.92	\$ 429.20
2848333	Lot Type 3	\$ 4,976.92	\$ 429.20
2848334	Lot Type 3	\$ 4,976.92	\$ 429.20
2848335	Lot Type 3	\$ 4,976.92	\$ 429.20
2848336	Lot Type 3	\$ 4,976.92	\$ 429.20
2848337	Lot Type 3	\$ 4,976.92	\$ 429.20
2848338	Lot Type 3	\$ 4,976.92	\$ 429.20
2848339	Lot Type 3	\$ 4,976.92	\$ 429.20
2848341	Lot Type 3	\$ 4,976.92	\$ 429.20
2848342	Lot Type 3	\$ 4,976.92	\$ 429.20
2848343	Lot Type 3	\$ 4,976.92	\$ 429.20

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848344	Lot Type 3	\$ 4,976.92	\$ 429.20
2848345	Lot Type 3	\$ 4,976.92	\$ 429.20
2848346	Lot Type 3	\$ 4,976.92	\$ 429.20
2848347	Lot Type 3	\$ 4,976.92	\$ 429.20
2848348	Lot Type 3	\$ 4,976.92	\$ 429.20
2848349	Lot Type 3	\$ 4,976.92	\$ 429.20
2848350	Lot Type 3	\$ 4,976.92	\$ 429.20
2848351	Lot Type 3	\$ 4,976.92	\$ 429.20
2848352	Lot Type 3	\$ 4,976.92	\$ 429.20
2848353	Lot Type 3	\$ 4,976.92	\$ 429.20
2848354	Lot Type 3	\$ 4,976.92	\$ 429.20
2848355	Lot Type 3	\$ 4,976.92	\$ 429.20
2848356	Lot Type 3	\$ 4,976.92	\$ 429.20
2848357	Lot Type 3	\$ 4,976.92	\$ 429.20
2848358	Lot Type 3	\$ 4,976.92	\$ 429.20
2848359	Lot Type 3	\$ 4,976.92	\$ 429.20
2848360	Lot Type 3	\$ 4,976.92	\$ 429.20
2848361	Lot Type 3	\$ 4,976.92	\$ 429.20
2848362	Lot Type 3	\$ 4,976.92	\$ 429.20
2848363	Lot Type 3	\$ 4,976.92	\$ 429.20
2848364	Lot Type 3	\$ 4,976.92	\$ 429.20
2848365	Lot Type 3	\$ 4,976.92	\$ 429.20
2848366	Lot Type 3	\$ 4,976.92	\$ 429.20
2848367	Lot Type 3	\$ 4,976.92	\$ 429.20
2848368	Non-Benefitted	\$ -	\$ -
2848369	Lot Type 3	\$ 4,976.92	\$ 429.20
2848370	Lot Type 3	\$ 4,976.92	\$ 429.20
2848371	Lot Type 3	\$ 4,976.92	\$ 429.20
2848372	Lot Type 3	\$ 4,976.92	\$ 429.20
2848373	Lot Type 3	\$ 4,976.92	\$ 429.20
2848374	Lot Type 3	\$ 4,976.92	\$ 429.20
2848375	Lot Type 3	\$ 4,976.92	\$ 429.20
2848376	Lot Type 3	\$ 4,976.92	\$ 429.20
2848377	Lot Type 3	\$ 4,976.92	\$ 429.20
2848378	Lot Type 3	\$ 4,976.92	\$ 429.20
2848379	Lot Type 3	\$ 4,976.92	\$ 429.20
2848380	Lot Type 3	\$ 4,976.92	\$ 429.20
2848381	Lot Type 3	\$ 4,976.92	\$ 429.20
2848382	Lot Type 3	\$ 4,976.92	\$ 429.20
2848383	Lot Type 3	\$ 4,976.92	\$ 429.20

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848384	Lot Type 3	\$ 4,976.92	\$ 429.20
2848386	Lot Type 3	\$ 4,976.92	\$ 429.20
2848392	Lot Type 3	\$ 4,976.92	\$ 429.20
2848393	Lot Type 3	\$ 4,976.92	\$ 429.20
2848394	Lot Type 3	\$ 4,976.92	\$ 429.20
2848395	Lot Type 3	\$ 4,976.92	\$ 429.20
2848396	Lot Type 3	\$ 4,976.92	\$ 429.20
2848397	Lot Type 3	\$ 4,976.92	\$ 429.20
2848398	Lot Type 3	\$ 4,976.92	\$ 429.20
2848399	Lot Type 3	\$ 4,976.92	\$ 429.20
2848400	Lot Type 3	\$ 4,976.92	\$ 429.20
2848401	Lot Type 3	\$ 4,976.92	\$ 429.20
2848402	Lot Type 3	\$ 4,976.92	\$ 429.20
2848403	Lot Type 3	\$ 4,976.92	\$ 429.20
2848404	Lot Type 3	\$ 4,976.92	\$ 429.20
2848405	Lot Type 3	\$ 4,976.92	\$ 429.20
2848406	Lot Type 3	\$ 4,976.92	\$ 429.20
2848407	Lot Type 3	\$ 4,976.92	\$ 429.20
2848408	Lot Type 3	\$ 4,976.92	\$ 429.20
2848409	Lot Type 3	\$ 4,976.92	\$ 429.20
2848410	Lot Type 3	\$ 4,976.92	\$ 429.20
2848411	Lot Type 3	\$ 4,976.92	\$ 429.20
2848412	Lot Type 3	\$ 4,976.92	\$ 429.20
2848414	Lot Type 3	\$ 4,976.92	\$ 429.20
2848415	Lot Type 3	\$ 4,976.92	\$ 429.20
2848416	Lot Type 3	\$ 4,976.92	\$ 429.20
2848417	Lot Type 3	\$ 4,976.92	\$ 429.20
2848418	Lot Type 3	\$ 4,976.92	\$ 429.20
2848419	Lot Type 3	\$ 4,976.92	\$ 429.20
2848420	Lot Type 3	\$ 4,976.92	\$ 429.20
2848421	Lot Type 3	\$ 4,976.92	\$ 429.20
2848422	Lot Type 3	\$ 4,976.92	\$ 429.20
2848423	Lot Type 3	\$ 4,976.92	\$ 429.20
2848424	Lot Type 3	\$ 4,976.92	\$ 429.20
2848425	Lot Type 3	\$ 4,976.92	\$ 429.20
2848426	Lot Type 3	\$ 4,976.92	\$ 429.20
2848427	Lot Type 3	\$ 4,976.92	\$ 429.20
2848428	Lot Type 3	\$ 4,976.92	\$ 429.20
2848429	Lot Type 3	\$ 4,976.92	\$ 429.20
2848430	Lot Type 3	\$ 4,976.92	\$ 429.20

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848431	Non-Benefitted	\$ -	\$ -
2848432	Lot Type 4	\$ 5,935.38	\$ 511.86
2848433	Lot Type 4	\$ 5,935.38	\$ 511.86
2848434	Lot Type 4	\$ 5,935.38	\$ 511.86
2848435	Lot Type 4	\$ 5,935.38	\$ 511.86
2848436	Lot Type 4	\$ 5,935.38	\$ 511.86
2848437	Lot Type 4	\$ 5,935.38	\$ 511.86
2848438	Lot Type 4	\$ 5,935.38	\$ 511.86
2848439	Lot Type 4	\$ 5,935.38	\$ 511.86
2848440	Lot Type 4	\$ 5,935.38	\$ 511.86
2848441	Lot Type 4	\$ 5,935.38	\$ 511.86
2848442	Lot Type 4	\$ 5,935.38	\$ 511.86
2848443	Lot Type 4	\$ 5,935.38	\$ 511.86
2848444	Lot Type 4	\$ 5,935.38	\$ 511.86
2848445	Lot Type 4	\$ 5,935.38	\$ 511.86
2848446	Lot Type 4	\$ 5,935.38	\$ 511.86
2848447	Non-Benefitted	\$ -	\$ -
2848449	Lot Type 4	\$ 5,935.38	\$ 511.86
2848450	Lot Type 4	\$ 5,935.38	\$ 511.86
2848451	Lot Type 4	\$ 5,935.38	\$ 511.86
2848452	Lot Type 4	\$ 5,935.38	\$ 511.86
2848453	Lot Type 4	\$ 5,935.38	\$ 511.86
2848454	Lot Type 4	\$ 5,935.38	\$ 511.86
2848455	Lot Type 4	\$ 5,935.38	\$ 511.86
2848456	Lot Type 4	\$ 5,935.38	\$ 511.86
2848457	Lot Type 4	\$ 5,935.38	\$ 511.86
2848458	Lot Type 4	\$ 5,935.38	\$ 511.86
2848459	Lot Type 4	\$ 5,935.38	\$ 511.86
2848460	Lot Type 4	\$ 5,935.38	\$ 511.86
2848461	Lot Type 4	\$ 5,935.38	\$ 511.86
2848462	Lot Type 4	\$ 5,935.38	\$ 511.86
2848463	Lot Type 4	\$ 5,935.38	\$ 511.86
2848465	Lot Type 4	\$ 5,935.38	\$ 511.86
2848466	Lot Type 4	\$ 5,935.38	\$ 511.86
2848467	Lot Type 4	\$ 5,935.38	\$ 511.86
2848468	Lot Type 4	\$ 5,935.38	\$ 511.86
2848469	Lot Type 4	\$ 5,935.38	\$ 511.86
2848470	Lot Type 4	\$ 5,935.38	\$ 511.86
2848471	Lot Type 4	\$ 5,935.38	\$ 511.86
2848472	Lot Type 4	\$ 5,935.38	\$ 511.86

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848473	Lot Type 4	\$ 5,935.38	\$ 511.86
2848474	Lot Type 4	\$ 5,935.38	\$ 511.86
2848475	Lot Type 4	\$ 5,935.38	\$ 511.86
2848476	Lot Type 4	\$ 5,935.38	\$ 511.86
2848477	Lot Type 4	\$ 5,935.38	\$ 511.86
2848478	Lot Type 4	\$ 5,935.38	\$ 511.86
2848479	Lot Type 4	\$ 5,935.38	\$ 511.86
2848480	Lot Type 4	\$ 5,935.38	\$ 511.86
2848481	Lot Type 4	\$ 5,935.38	\$ 511.86
2848482	Lot Type 4	\$ 5,935.38	\$ 511.86
2848483	Lot Type 4	\$ 5,935.38	\$ 511.86
2848484	Lot Type 4	\$ 5,935.38	\$ 511.86
2848485	Lot Type 4	\$ 5,935.38	\$ 511.86
2848486	Lot Type 4	\$ 5,935.38	\$ 511.86
2848487	Lot Type 4	\$ 5,935.38	\$ 511.86
2848488	Lot Type 4	\$ 5,935.38	\$ 511.86
2848489	Lot Type 4	\$ 5,935.38	\$ 511.86
2848490	Lot Type 4	\$ 5,935.38	\$ 511.86
2848491	Lot Type 4	\$ 5,935.38	\$ 511.86
2848492	Lot Type 4	\$ 5,935.38	\$ 511.86
2848493	Lot Type 4	\$ 5,935.38	\$ 511.86
2848494	Lot Type 4	\$ 5,935.38	\$ 511.86
2848495	Lot Type 4	\$ 5,935.38	\$ 511.86
2848496	Lot Type 4	\$ 5,935.38	\$ 511.86
2848497	Lot Type 4	\$ 5,935.38	\$ 511.86
2848498	Lot Type 4	\$ 5,935.38	\$ 511.86
2848499	Lot Type 4	\$ 5,935.38	\$ 511.86
2848500	Lot Type 4	\$ 5,935.38	\$ 511.86
2848501	Lot Type 4	\$ 5,935.38	\$ 511.86
2848502	Lot Type 4	\$ 5,935.38	\$ 511.86
2848504	Lot Type 4	\$ 5,935.38	\$ 511.86
2848505	Lot Type 4	\$ 5,935.38	\$ 511.86
2848506	Non-Benefitted	\$ -	\$ -
2848507	Non-Benefitted	\$ -	\$ -
2848508	Lot Type 4	\$ 5,935.38	\$ 511.86
2848509	Lot Type 4	\$ 5,935.38	\$ 511.86
2848510	Lot Type 4	\$ 5,935.38	\$ 511.86
2848511	Lot Type 4	\$ 5,935.38	\$ 511.86
2848512	Lot Type 4	\$ 5,935.38	\$ 511.86
2848513	Lot Type 4	\$ 5,935.38	\$ 511.86

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848514	Lot Type 4	\$ 5,935.38	\$ 511.86
2848515	Lot Type 4	\$ 5,935.38	\$ 511.86
2848516	Lot Type 4	\$ 5,935.38	\$ 511.86
2848517	Lot Type 4	\$ 5,935.38	\$ 511.86
2848518	Lot Type 4	\$ 5,935.38	\$ 511.86
2848519	Lot Type 4	\$ 5,935.38	\$ 511.86
2848520	Lot Type 4	\$ 5,935.38	\$ 511.86
2848521	Lot Type 4	\$ 5,935.38	\$ 511.86
2848522	Lot Type 4	\$ 5,935.38	\$ 511.86
2848523	Lot Type 4	\$ 5,935.38	\$ 511.86
2848524	Lot Type 4	\$ 5,935.38	\$ 511.86
2848525	Lot Type 4	\$ 5,935.38	\$ 511.86
2848527	Lot Type 4	\$ 5,935.38	\$ 511.86
2848528	Lot Type 4	\$ 5,935.38	\$ 511.86
2848529	Lot Type 4	\$ 5,935.38	\$ 511.86
2848530	Lot Type 4	\$ 5,935.38	\$ 511.86
2848531	Lot Type 4	\$ 5,935.38	\$ 511.86
2848532	Lot Type 4	\$ 5,935.38	\$ 511.86
2848533	Lot Type 4	\$ 5,935.38	\$ 511.86
2848534	Lot Type 4	\$ 5,935.38	\$ 511.86
2848535	Lot Type 4	\$ 5,935.38	\$ 511.86
2848536	Lot Type 4	\$ 5,935.38	\$ 511.86
2848537	Lot Type 4	\$ 5,935.38	\$ 511.86
2848538	Lot Type 4	\$ 5,935.38	\$ 511.86
2848539	Lot Type 4	\$ 5,935.38	\$ 511.86
2848540	Lot Type 4	\$ 5,935.38	\$ 511.86
2848541	Lot Type 4	\$ 5,935.38	\$ 511.86
2848542	Lot Type 4	\$ 5,935.38	\$ 511.86
2848543	Lot Type 4	\$ 5,935.38	\$ 511.86
2848544	Lot Type 4	\$ 5,935.38	\$ 511.86
2848545	Lot Type 4	\$ 5,935.38	\$ 511.86
2848546	Lot Type 4	\$ 5,935.38	\$ 511.86
2848547	Non-Benefitted	\$ -	\$ -
2848548	Lot Type 4	\$ 5,935.38	\$ 511.86
2848549	Lot Type 4	\$ 5,935.38	\$ 511.86
2848550	Lot Type 4	\$ 5,935.38	\$ 511.86
2848551	Lot Type 4	\$ 5,935.38	\$ 511.86
2848552	Lot Type 4	\$ 5,935.38	\$ 511.86
2848553	Lot Type 4	\$ 5,935.38	\$ 511.86
2848554	Lot Type 4	\$ 5,935.38	\$ 511.86

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848555	Lot Type 4	\$ 5,935.38	\$ 511.86
2848556	Lot Type 4	\$ 5,935.38	\$ 511.86
2848558	Lot Type 4	\$ 5,935.38	\$ 511.86
2848559	Lot Type 4	\$ 5,935.38	\$ 511.86
2848560	Lot Type 4	\$ 5,935.38	\$ 511.86
2848561	Lot Type 4	\$ 5,935.38	\$ 511.86
2848562	Lot Type 4	\$ 5,935.38	\$ 511.86
2848563	Lot Type 4	\$ 5,935.38	\$ 511.86
2848564	Lot Type 4	\$ 5,935.38	\$ 511.86
2848565	Lot Type 4	\$ 5,935.38	\$ 511.86
2848566	Lot Type 4	\$ 5,935.38	\$ 511.86
2848567	Lot Type 4	\$ 5,935.38	\$ 511.86
2848568	Lot Type 4	\$ 5,935.38	\$ 511.86
2848569	Lot Type 4	\$ 5,935.38	\$ 511.86
2848570	Lot Type 4	\$ 5,935.38	\$ 511.86
2848571	Lot Type 4	\$ 5,935.38	\$ 511.86
2848572	Lot Type 4	\$ 5,935.38	\$ 511.86
2848573	Lot Type 4	\$ 5,935.38	\$ 511.86
2848574	Lot Type 4	\$ 5,935.38	\$ 511.86
2848575	Lot Type 4	\$ 5,935.38	\$ 511.86
2848576	Lot Type 4	\$ 5,935.38	\$ 511.86
2848577	Lot Type 4	\$ 5,935.38	\$ 511.86
2848578	Lot Type 4	\$ 5,935.38	\$ 511.86
2848579	Lot Type 4	\$ 5,935.38	\$ 511.86
2848580	Lot Type 4	\$ 5,935.38	\$ 511.86
2848581	Lot Type 4	\$ 5,935.38	\$ 511.86
2848582	Lot Type 4	\$ 5,935.38	\$ 511.86
2849278	Improvement Area #3 Initial Parcel	\$ 1,099,899.46	\$ 94,853.28
<b>Total<sup>2</sup></b>		<b>\$ 2,529,999.98</b>	<b>\$ 218,183.00</b>

Notes:

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

## EXHIBIT E-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Installments Due	Principal	Interest <sup>1</sup>	Additional Interest Reserve	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 50,000.00	\$ 123,937.50	\$ 12,650.00	\$ 31,594.98	\$ 218,182.48
1/31/2024	\$ 55,000.00	\$ 121,750.00	\$ 12,400.00	\$ 32,226.88	\$ 221,376.88
1/31/2025	\$ 55,000.00	\$ 119,343.76	\$ 12,125.00	\$ 32,871.42	\$ 219,340.18
1/31/2026	\$ 60,000.00	\$ 116,937.52	\$ 11,850.00	\$ 33,528.85	\$ 222,316.37
1/31/2027	\$ 60,000.00	\$ 114,312.52	\$ 11,550.00	\$ 34,199.42	\$ 220,061.94
1/31/2028	\$ 65,000.00	\$ 111,687.52	\$ 11,250.00	\$ 34,883.41	\$ 222,820.93
1/31/2029	\$ 65,000.00	\$ 108,843.76	\$ 10,925.00	\$ 35,581.08	\$ 220,349.84
1/31/2030	\$ 65,000.00	\$ 106,000.00	\$ 10,600.00	\$ 36,292.70	\$ 217,892.70
1/31/2031	\$ 70,000.00	\$ 102,750.00	\$ 10,275.00	\$ 37,018.55	\$ 220,043.55
1/31/2032	\$ 75,000.00	\$ 99,250.00	\$ 9,925.00	\$ 37,758.93	\$ 221,933.93
1/31/2033	\$ 75,000.00	\$ 95,500.00	\$ 9,550.00	\$ 38,514.10	\$ 218,564.10
1/31/2034	\$ 80,000.00	\$ 91,750.00	\$ 9,175.00	\$ 39,284.39	\$ 220,209.39
1/31/2035	\$ 85,000.00	\$ 87,750.00	\$ 8,775.00	\$ 40,070.07	\$ 221,595.07
1/31/2036	\$ 85,000.00	\$ 83,500.00	\$ 8,350.00	\$ 40,871.48	\$ 217,721.48
1/31/2037	\$ 90,000.00	\$ 79,250.00	\$ 7,925.00	\$ 41,688.91	\$ 218,863.91
1/31/2038	\$ 95,000.00	\$ 74,750.00	\$ 7,475.00	\$ 42,522.68	\$ 219,747.68
1/31/2039	\$ 100,000.00	\$ 70,000.00	\$ 7,000.00	\$ 43,373.14	\$ 220,373.14
1/31/2040	\$ 105,000.00	\$ 65,000.00	\$ 6,500.00	\$ 44,240.60	\$ 220,740.60
1/31/2041	\$ 110,000.00	\$ 59,750.00	\$ 5,975.00	\$ 45,125.41	\$ 220,850.41
1/31/2042	\$ 115,000.00	\$ 54,250.00	\$ 5,425.00	\$ 46,027.92	\$ 220,702.92
1/31/2043	\$ 120,000.00	\$ 48,500.00	\$ 4,850.00	\$ 46,948.48	\$ 220,298.48
1/31/2044	\$ 125,000.00	\$ 42,500.00	\$ 4,250.00	\$ 47,887.45	\$ 219,637.45
1/31/2045	\$ 130,000.00	\$ 36,250.00	\$ 3,625.00	\$ 48,845.20	\$ 218,720.20
1/31/2046	\$ 140,000.00	\$ 29,750.00	\$ 2,975.00	\$ 49,822.10	\$ 222,547.10
1/31/2047	\$ 145,000.00	\$ 22,750.00	\$ 2,275.00	\$ 50,818.54	\$ 220,843.54
1/31/2048	\$ 150,000.00	\$ 15,500.00	\$ 1,550.00	\$ 51,834.91	\$ 218,884.91
1/31/2049	\$ 160,000.00	\$ 8,000.00	\$ 800.00	\$ 52,871.61	\$ 221,671.61
<b>Total</b>	<b>\$ 2,530,000.00</b>	<b>\$ 2,089,562.58</b>	<b>\$ 210,025.00</b>	<b>\$ 1,116,703.20</b>	<b>\$ 5,946,290.78</b>

<sup>1</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 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	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819698	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819699	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819700	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819701	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819702	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819703	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819704	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819705	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819706	Lot Type 1	[a]	\$ -	\$ -
2819707	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819708	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819711	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819712	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819713	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819714	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819715	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819716	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819717	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819718	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819719	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819720	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819721	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819722	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819723	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819724	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819725	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819726	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819727	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819728	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819729	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819730	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819731	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819732	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819733	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819734	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819735	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819736	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819737	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819738	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819739	Lot Type 1		\$ 22,154.57	\$ 1,811.71

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819740	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819741	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819742	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819743	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819744	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819745	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819746	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819747	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819748	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819749	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819750	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819751	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819752	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819753	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819754	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819755	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819756	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819757	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819758	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819759	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819760	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819761	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819762	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819763	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819764	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819765	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819766	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819767	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819768	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819769	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819770	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819771	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819772	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819773	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819774	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819775	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819776	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819777	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819778	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819779	Lot Type 1		\$ 22,154.57	\$ 1,811.71

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819780	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819781	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819782	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819783	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819784	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819785	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819786	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819787	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819788	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819789	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819790	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819791	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819792	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819793	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819794	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819795	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819796	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819797	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819798	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819799	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819800	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819801	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819802	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819803	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819804	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819805	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819806	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819807	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819808	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819809	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819810	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819811	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819812	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819813	Lot Type 1		\$ 22,154.57	\$ 1,811.71
2819814	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819815	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819816	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819817	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819818	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819819	Lot Type 2		\$ 24,168.62	\$ 1,976.41

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819820	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819821	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819822	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819823	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819824	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819825	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819826	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819827	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819828	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819829	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819830	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819831	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819832	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819833	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819834	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819835	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819836	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819837	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819838	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819839	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819840	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819841	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819842	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819843	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819844	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819845	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819846	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819847	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819848	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819849	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819850	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819851	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819852	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819853	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819854	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819855	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819856	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819857	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819858	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819859	Lot Type 2		\$ 24,168.62	\$ 1,976.41

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819860	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819861	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819862	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819863	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819864	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819865	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819866	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819867	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819868	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819869	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819870	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819871	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819872	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819873	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819874	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819875	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819876	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819877	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819878	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819879	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819880	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819881	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819882	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819884	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819885	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819886	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819887	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819888	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819889	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819890	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819891	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819892	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819893	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819894	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819895	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819896	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819897	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819898	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819899	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819900	Lot Type 2		\$ 24,168.62	\$ 1,976.41

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 <sup>1</sup>
2819901	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819902	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819903	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819904	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819905	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819906	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819907	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819908	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819909	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819910	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819911	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819912	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819913	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819914	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819915	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819916	Lot Type 2	[a]	\$ -	\$ -
2819917	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819918	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819919	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819920	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819921	Lot Type 2	[a]	\$ -	\$ -
2819922	Lot Type 2		\$ 24,168.62	\$ 1,976.41
2819923	Lot Type 2		\$ 24,168.62	\$ 1,976.41
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		\$ -	\$ -
<b>Total<sup>2</sup></b>			<b>\$ 5,089,508.75</b>	<b>\$ 416,199.10</b>

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

Note:

[a] Prepaid in full

## EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installments Due	Principal	Interest <sup>1</sup>	Additional Interest Reserve	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 110,000.00	\$ 221,025.00	\$ 25,800.00	\$ 64,249.17	\$ 421,074.17
1/31/2024	\$ 115,000.00	\$ 217,175.00	\$ 25,250.00	\$ 65,534.15	\$ 422,959.15
1/31/2025	\$ 115,000.00	\$ 213,150.00	\$ 24,675.00	\$ 66,844.84	\$ 419,669.84
1/31/2026	\$ 120,000.00	\$ 208,837.50	\$ 24,100.00	\$ 68,181.73	\$ 421,119.23
1/31/2027	\$ 125,000.00	\$ 204,337.50	\$ 23,500.00	\$ 69,545.37	\$ 422,382.87
1/31/2028	\$ 130,000.00	\$ 199,650.00	\$ 22,875.00	\$ 70,936.28	\$ 423,461.28
1/31/2029	\$ 135,000.00	\$ 194,775.00	\$ 22,225.00	\$ 72,355.00	\$ 424,355.00
1/31/2030	\$ 140,000.00	\$ 189,712.50	\$ 21,550.00	\$ 73,802.10	\$ 425,064.60
1/31/2031	\$ 145,000.00	\$ 183,762.50	\$ 20,850.00	\$ 75,278.14	\$ 424,890.64
1/31/2032	\$ 150,000.00	\$ 177,600.00	\$ 20,125.00	\$ 76,783.71	\$ 424,508.71
1/31/2033	\$ 160,000.00	\$ 171,225.00	\$ 19,375.00	\$ 78,319.38	\$ 428,919.38
1/31/2034	\$ 165,000.00	\$ 164,425.00	\$ 18,575.00	\$ 79,885.77	\$ 427,885.77
1/31/2035	\$ 170,000.00	\$ 157,412.50	\$ 17,750.00	\$ 81,483.48	\$ 426,645.98
1/31/2036	\$ 180,000.00	\$ 150,187.50	\$ 16,900.00	\$ 83,113.15	\$ 430,200.65
1/31/2037	\$ 185,000.00	\$ 142,537.50	\$ 16,000.00	\$ 84,775.42	\$ 428,312.92
1/31/2038	\$ 195,000.00	\$ 134,675.00	\$ 15,075.00	\$ 86,470.92	\$ 431,220.92
1/31/2039	\$ 205,000.00	\$ 126,387.50	\$ 14,100.00	\$ 88,200.34	\$ 433,687.84
1/31/2040	\$ 210,000.00	\$ 117,675.00	\$ 13,075.00	\$ 89,964.35	\$ 430,714.35
1/31/2041	\$ 220,000.00	\$ 108,225.00	\$ 12,025.00	\$ 91,763.64	\$ 432,013.64
1/31/2042	\$ 230,000.00	\$ 98,325.00	\$ 10,925.00	\$ 93,598.91	\$ 432,848.91
1/31/2043	\$ 240,000.00	\$ 87,975.00	\$ 9,775.00	\$ 95,470.89	\$ 433,220.89
1/31/2044	\$ 255,000.00	\$ 77,175.00	\$ 8,575.00	\$ 97,380.30	\$ 438,130.30
1/31/2045	\$ 265,000.00	\$ 65,700.00	\$ 7,300.00	\$ 99,327.91	\$ 437,327.91
1/31/2046	\$ 280,000.00	\$ 53,775.00	\$ 5,975.00	\$ 101,314.47	\$ 441,064.47
1/31/2047	\$ 290,000.00	\$ 41,175.00	\$ 4,575.00	\$ 103,340.76	\$ 439,090.76
1/31/2048	\$ 305,000.00	\$ 28,125.00	\$ 3,125.00	\$ 105,407.57	\$ 441,657.57
1/31/2049	\$ 320,000.00	\$ 14,400.00	\$ 1,600.00	\$ 107,515.72	\$ 443,515.72
<b>Total</b>	<b>\$ 5,160,000.00</b>	<b>\$ 3,749,425.00</b>	<b>\$ 425,675.00</b>	<b>\$ 2,270,843.47</b>	<b>\$ 11,605,943.47</b>

<sup>1</sup> Interest rate on Improvement Area #1 Bonds equals 3.500%, 3.750%, 4.250% and 4.500% for bonds maturing in 2024, 2029, 2039 and 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.*

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

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848300	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848303	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848304	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848305	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848306	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848308	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848309	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848310	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848311	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848312	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848313	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848314	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848315	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848316	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848317	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848318	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848319	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848320	Non-Benefitted	\$ -	\$ -
2848321	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848322	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848323	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848324	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848325	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848326	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848327	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848328	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848329	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848330	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848331	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848332	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848333	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848334	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848335	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848336	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848337	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848338	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848339	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848341	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848342	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848343	Lot Type 3	\$ 28,042.80	\$ 2,083.99

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848344	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848345	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848346	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848347	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848348	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848349	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848350	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848351	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848352	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848353	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848354	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848355	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848356	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848357	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848358	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848359	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848360	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848361	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848362	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848363	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848364	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848365	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848366	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848367	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848368	Non-Benefitted	\$ -	\$ -
2848369	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848370	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848371	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848372	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848373	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848374	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848375	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848376	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848377	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848378	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848379	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848380	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848381	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848382	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848383	Lot Type 3	\$ 28,042.80	\$ 2,083.99

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848384	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848386	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848392	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848393	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848394	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848395	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848396	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848397	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848398	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848399	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848400	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848401	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848402	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848403	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848404	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848405	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848406	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848407	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848408	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848409	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848410	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848411	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848412	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848414	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848415	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848416	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848417	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848418	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848419	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848420	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848421	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848422	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848423	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848424	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848425	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848426	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848427	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848428	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848429	Lot Type 3	\$ 28,042.80	\$ 2,083.99
2848430	Lot Type 3	\$ 28,042.80	\$ 2,083.99

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848431	Non-Benefitted	\$ -	\$ -
2848432	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848433	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848434	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848435	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848436	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848437	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848438	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848439	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848440	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848441	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848442	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848443	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848444	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848445	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848446	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848447	Non-Benefitted	\$ -	\$ -
2848449	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848450	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848451	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848452	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848453	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848454	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848455	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848456	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848457	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848458	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848459	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848460	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848461	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848462	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848463	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848465	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848466	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848467	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848468	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848469	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848470	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848471	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848472	Lot Type 4	\$ 33,443.31	\$ 2,485.33

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848473	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848474	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848475	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848476	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848477	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848478	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848479	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848480	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848481	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848482	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848483	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848484	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848485	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848486	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848487	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848488	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848489	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848490	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848491	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848492	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848493	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848494	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848495	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848496	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848497	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848498	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848499	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848500	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848501	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848502	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848504	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848505	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848506	Non-Benefitted	\$ -	\$ -
2848507	Non-Benefitted	\$ -	\$ -
2848508	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848509	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848510	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848511	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848512	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848513	Lot Type 4	\$ 33,443.31	\$ 2,485.33

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848514	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848515	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848516	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848517	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848518	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848519	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848520	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848521	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848522	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848523	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848524	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848525	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848527	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848528	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848529	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848530	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848531	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848532	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848533	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848534	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848535	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848536	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848537	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848538	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848539	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848540	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848541	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848542	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848543	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848544	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848545	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848546	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848547	Non-Benefitted	\$ -	\$ -
2848548	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848549	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848550	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848551	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848552	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848553	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848554	Lot Type 4	\$ 33,443.31	\$ 2,485.33

Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>1</sup>
2848555	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848556	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848558	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848559	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848560	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848561	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848562	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848563	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848564	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848565	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848566	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848567	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848568	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848569	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848570	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848571	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848572	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848573	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848574	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848575	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848576	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848577	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848578	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848579	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848580	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848581	Lot Type 4	\$ 33,443.31	\$ 2,485.33
2848582	Lot Type 4	\$ 33,443.31	\$ 2,485.33
<b>Total<sup>2</sup></b>		<b>\$ 8,058,000.42</b>	<b>\$ 598,827.68</b>

Notes:

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

## EXHIBIT G-2 –IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Installments Due	Improvement Area #2 Bonds				
	Principal	Interest <sup>1</sup>	Additional Interest Reserve	Annual Collection Costs	Total Installment
1/31/2023	\$ 176,000.00	\$ 352,537.50	\$ 40,290.00	\$ 30,000.00	\$ 598,827.50
1/31/2024	\$ 113,000.00	\$ 413,805.00	\$ 39,410.00	\$ 30,600.00	\$ 596,815.00
1/31/2025	\$ 120,000.00	\$ 407,872.50	\$ 38,845.00	\$ 31,212.00	\$ 597,929.50
1/31/2026	\$ 124,000.00	\$ 401,572.50	\$ 38,245.00	\$ 31,836.24	\$ 595,653.74
1/31/2027	\$ 132,000.00	\$ 395,062.50	\$ 37,625.00	\$ 32,472.96	\$ 597,160.46
1/31/2028	\$ 137,000.00	\$ 388,132.50	\$ 36,965.00	\$ 33,122.42	\$ 595,219.92
1/31/2029	\$ 146,000.00	\$ 380,940.00	\$ 36,280.00	\$ 33,784.87	\$ 597,004.87
1/31/2030	\$ 155,000.00	\$ 373,275.00	\$ 35,550.00	\$ 34,460.57	\$ 598,285.57
1/31/2031	\$ 162,000.00	\$ 365,137.50	\$ 34,775.00	\$ 35,149.78	\$ 597,062.28
1/31/2032	\$ 170,000.00	\$ 356,632.50	\$ 33,965.00	\$ 35,852.78	\$ 596,450.28
1/31/2033	\$ 181,000.00	\$ 347,707.50	\$ 33,115.00	\$ 36,569.83	\$ 598,392.33
1/31/2034	\$ 190,000.00	\$ 338,205.00	\$ 32,210.00	\$ 37,301.23	\$ 597,716.23
1/31/2035	\$ 199,000.00	\$ 328,230.00	\$ 31,260.00	\$ 38,047.25	\$ 596,537.25
1/31/2036	\$ 212,000.00	\$ 317,782.50	\$ 30,265.00	\$ 38,808.20	\$ 598,855.70
1/31/2037	\$ 223,000.00	\$ 306,652.50	\$ 29,205.00	\$ 39,584.36	\$ 598,441.86
1/31/2038	\$ 234,000.00	\$ 294,945.00	\$ 28,090.00	\$ 40,376.05	\$ 597,411.05
1/31/2039	\$ 246,000.00	\$ 282,660.00	\$ 26,920.00	\$ 41,183.57	\$ 596,763.57
1/31/2040	\$ 260,000.00	\$ 269,745.00	\$ 25,690.00	\$ 42,007.24	\$ 597,442.24
1/31/2041	\$ 274,000.00	\$ 256,095.00	\$ 24,390.00	\$ 42,847.39	\$ 597,332.39
1/31/2042	\$ 289,000.00	\$ 241,710.00	\$ 23,020.00	\$ 43,704.34	\$ 597,434.34
1/31/2043	\$ 305,000.00	\$ 226,537.50	\$ 21,575.00	\$ 44,578.42	\$ 597,690.92
1/31/2044	\$ 322,000.00	\$ 210,525.00	\$ 20,050.00	\$ 45,469.99	\$ 598,044.99
1/31/2045	\$ 340,000.00	\$ 193,620.00	\$ 18,440.00	\$ 46,379.39	\$ 598,439.39
1/31/2046	\$ 356,000.00	\$ 175,770.00	\$ 16,740.00	\$ 47,306.98	\$ 595,816.98
1/31/2047	\$ 377,000.00	\$ 157,080.00	\$ 14,960.00	\$ 48,253.12	\$ 597,293.12
1/31/2048	\$ 398,000.00	\$ 137,287.50	\$ 13,075.00	\$ 49,218.18	\$ 597,580.68
1/31/2049	\$ 419,000.00	\$ 116,392.50	\$ 11,085.00	\$ 50,202.54	\$ 596,680.04
1/31/2050	\$ 567,000.00	\$ 94,395.00	\$ 8,990.00	\$ 51,206.59	\$ 721,591.59
1/31/2051	\$ 599,000.00	\$ 64,627.50	\$ 6,155.00	\$ 52,230.73	\$ 722,013.23
1/31/2052	\$ 632,000.00	\$ 33,180.00	\$ 3,160.00	\$ 53,275.34	\$ 721,615.34
<b>Total</b>	<b>\$ 8,058,000.00</b>	<b>\$ 8,228,115.00</b>	<b>\$ 790,345.00</b>	<b>\$ 1,217,042.38</b>	<b>\$ 18,293,502.38</b>

<sup>1</sup> Interest on Improvement Area #2 Bonds is calculated at a 5.250% interest rate for illustrative purposes.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respective

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

**EXHIBIT H-1 –IMPROVEMENT AREA #3 ASSESSMENT ROLL**

Property ID <sup>1</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 <sup>2</sup>
2849278	Improvement Area #3 Initial Parcel	\$ 7,038,000.00	\$ 554,427.50
<b>Total</b>		<b>\$ 7,038,000.00</b>	<b>\$ 554,427.50</b>

<sup>1</sup> Per Collin County Appraisal District. Preliminary and subject to change.

<sup>2</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

## EXHIBIT H-2 –IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

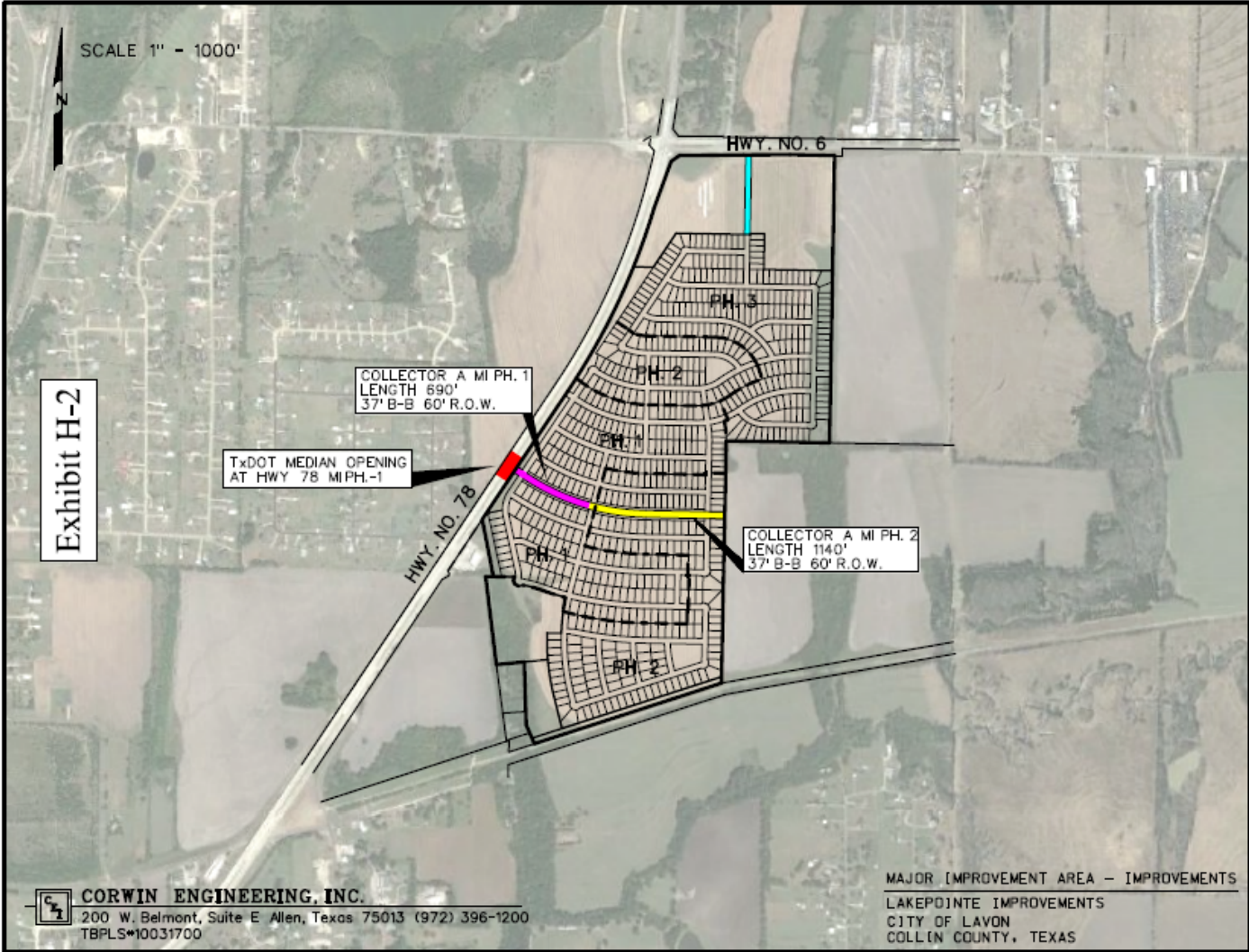
Installments Due	Improvement Area #3 Bonds					Total Installment
	Principal	Interest <sup>1</sup>	Additional Interest Reserve	Annual Collection Costs		
1/31/2023	\$ 152,000.00	\$ 337,237.50	\$ 35,190.00	\$ 30,000.00	\$ 554,427.50	
1/31/2024	\$ 92,000.00	\$ 395,945.00	\$ 34,430.00	\$ 30,600.00	\$ 552,975.00	
1/31/2025	\$ 98,000.00	\$ 390,655.00	\$ 33,970.00	\$ 31,212.00	\$ 553,837.00	
1/31/2026	\$ 103,000.00	\$ 385,020.00	\$ 33,480.00	\$ 31,836.24	\$ 553,336.24	
1/31/2027	\$ 109,000.00	\$ 379,097.50	\$ 32,965.00	\$ 32,472.96	\$ 553,535.46	
1/31/2028	\$ 114,000.00	\$ 372,830.00	\$ 32,420.00	\$ 33,122.42	\$ 552,372.42	
1/31/2029	\$ 122,000.00	\$ 366,275.00	\$ 31,850.00	\$ 33,784.87	\$ 553,909.87	
1/31/2030	\$ 130,000.00	\$ 359,260.00	\$ 31,240.00	\$ 34,460.57	\$ 554,960.57	
1/31/2031	\$ 137,000.00	\$ 351,785.00	\$ 30,590.00	\$ 35,149.78	\$ 554,524.78	
1/31/2032	\$ 143,000.00	\$ 343,907.50	\$ 29,905.00	\$ 35,852.78	\$ 552,665.28	
1/31/2033	\$ 153,000.00	\$ 335,685.00	\$ 29,190.00	\$ 36,569.83	\$ 554,444.83	
1/31/2034	\$ 161,000.00	\$ 326,887.50	\$ 28,425.00	\$ 37,301.23	\$ 553,613.73	
1/31/2035	\$ 170,000.00	\$ 317,630.00	\$ 27,620.00	\$ 38,047.25	\$ 553,297.25	
1/31/2036	\$ 182,000.00	\$ 307,855.00	\$ 26,770.00	\$ 38,808.20	\$ 555,433.20	
1/31/2037	\$ 192,000.00	\$ 297,390.00	\$ 25,860.00	\$ 39,584.36	\$ 554,834.36	
1/31/2038	\$ 202,000.00	\$ 286,350.00	\$ 24,900.00	\$ 40,376.05	\$ 553,626.05	
1/31/2039	\$ 214,000.00	\$ 274,735.00	\$ 23,890.00	\$ 41,183.57	\$ 553,808.57	
1/31/2040	\$ 226,000.00	\$ 262,430.00	\$ 22,820.00	\$ 42,007.24	\$ 553,257.24	
1/31/2041	\$ 240,000.00	\$ 249,435.00	\$ 21,690.00	\$ 42,847.39	\$ 553,972.39	
1/31/2042	\$ 254,000.00	\$ 235,635.00	\$ 20,490.00	\$ 43,704.34	\$ 553,829.34	
1/31/2043	\$ 269,000.00	\$ 221,030.00	\$ 19,220.00	\$ 44,578.42	\$ 553,828.42	
1/31/2044	\$ 285,000.00	\$ 205,562.50	\$ 17,875.00	\$ 45,469.99	\$ 553,907.49	
1/31/2045	\$ 303,000.00	\$ 189,175.00	\$ 16,450.00	\$ 46,379.39	\$ 555,004.39	
1/31/2046	\$ 319,000.00	\$ 171,752.50	\$ 14,935.00	\$ 47,306.98	\$ 552,994.48	
1/31/2047	\$ 339,000.00	\$ 153,410.00	\$ 13,340.00	\$ 48,253.12	\$ 554,003.12	
1/31/2048	\$ 360,000.00	\$ 133,917.50	\$ 11,645.00	\$ 49,218.18	\$ 554,780.68	
1/31/2049	\$ 380,000.00	\$ 113,217.50	\$ 9,845.00	\$ 50,202.54	\$ 553,265.04	
1/31/2050	\$ 499,000.00	\$ 91,367.50	\$ 7,945.00	\$ 51,206.59	\$ 649,519.09	
1/31/2051	\$ 529,000.00	\$ 62,675.00	\$ 5,450.00	\$ 52,230.73	\$ 649,355.73	
1/31/2052	\$ 561,000.00	\$ 32,257.50	\$ 2,805.00	\$ 53,275.34	\$ 649,337.84	
<b>Total</b>	<b>\$ 7,038,000.00</b>	<b>\$ 7,950,410.00</b>	<b>\$ 697,205.00</b>	<b>\$ 1,217,042.38</b>	<b>\$ 16,902,657.38</b>	

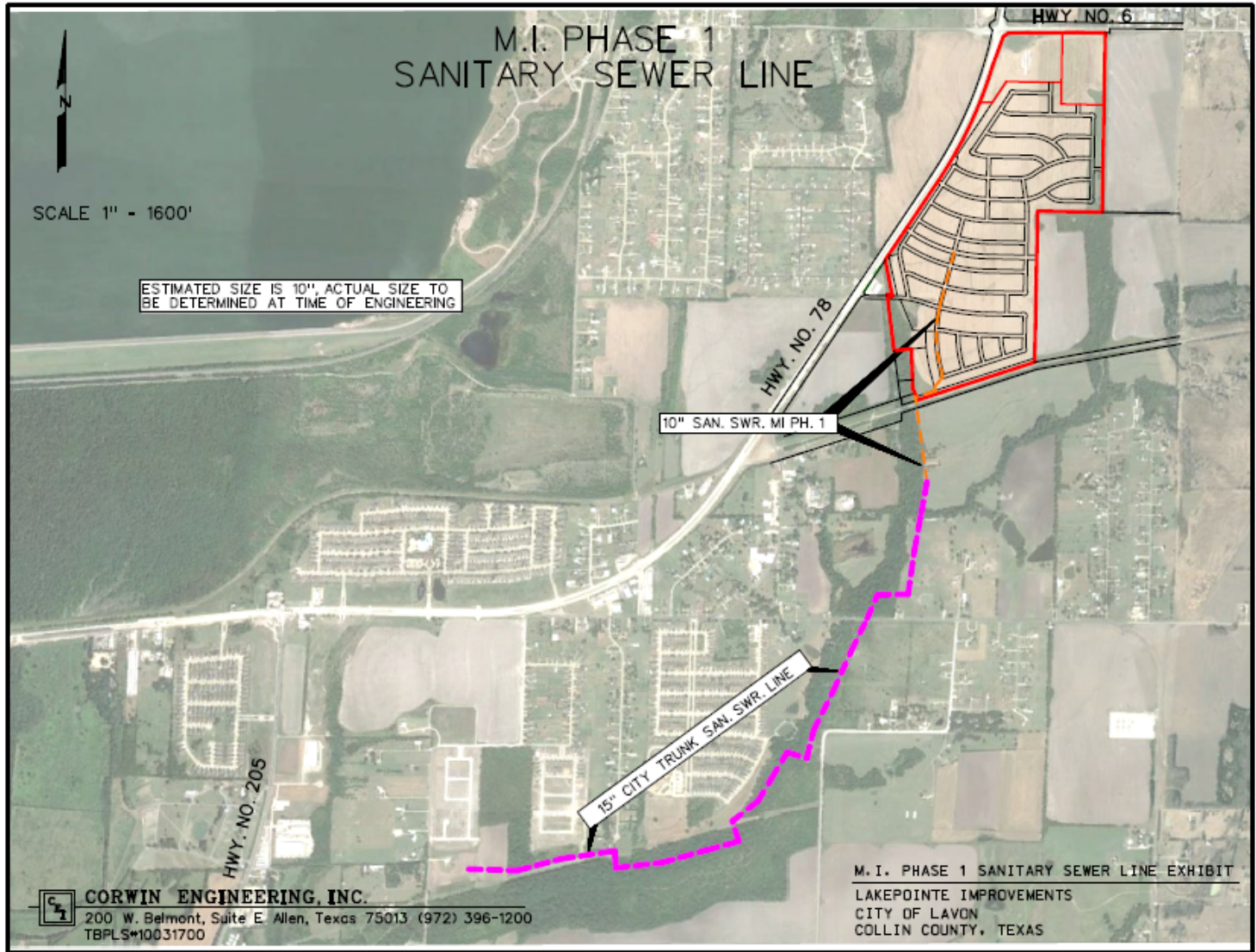
<sup>1</sup> Interest on Improvement Area #3 Bonds is calculated at a 5.750% interest rate.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

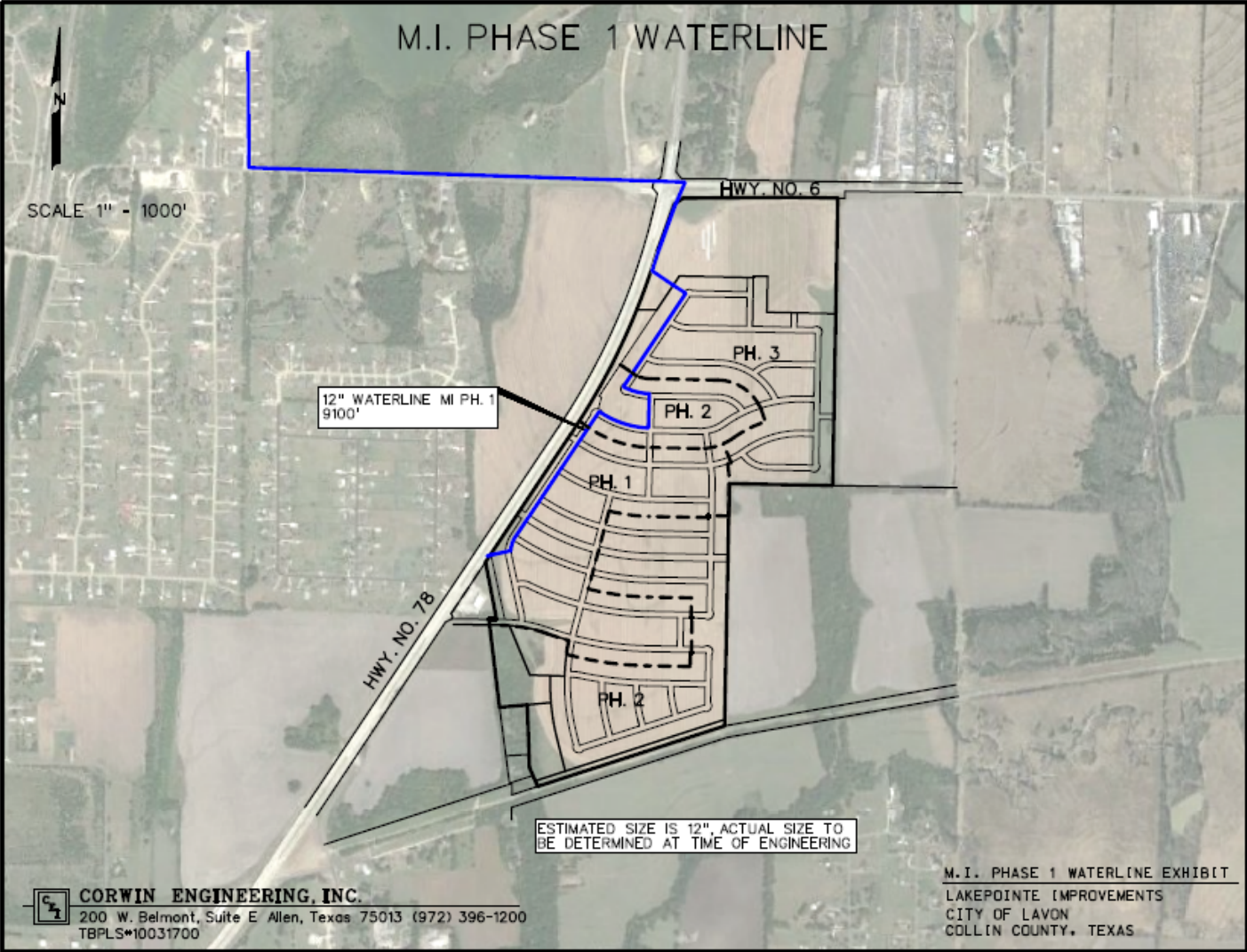
*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT I-1 – MAPS OF MAJOR IMPROVEMENTS**





**EXHIBIT I-2 – MAPS OF WATER IMPROVEMENTS**



# Exhibit H-3B

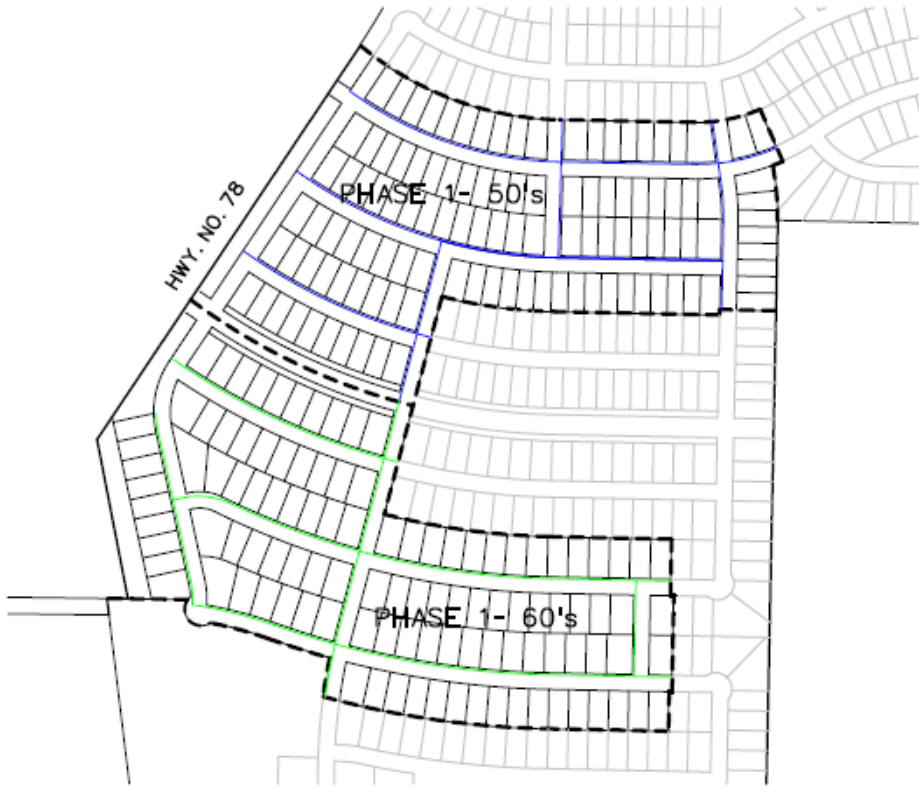


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SCALE: 1" = 400'



### LEGEND

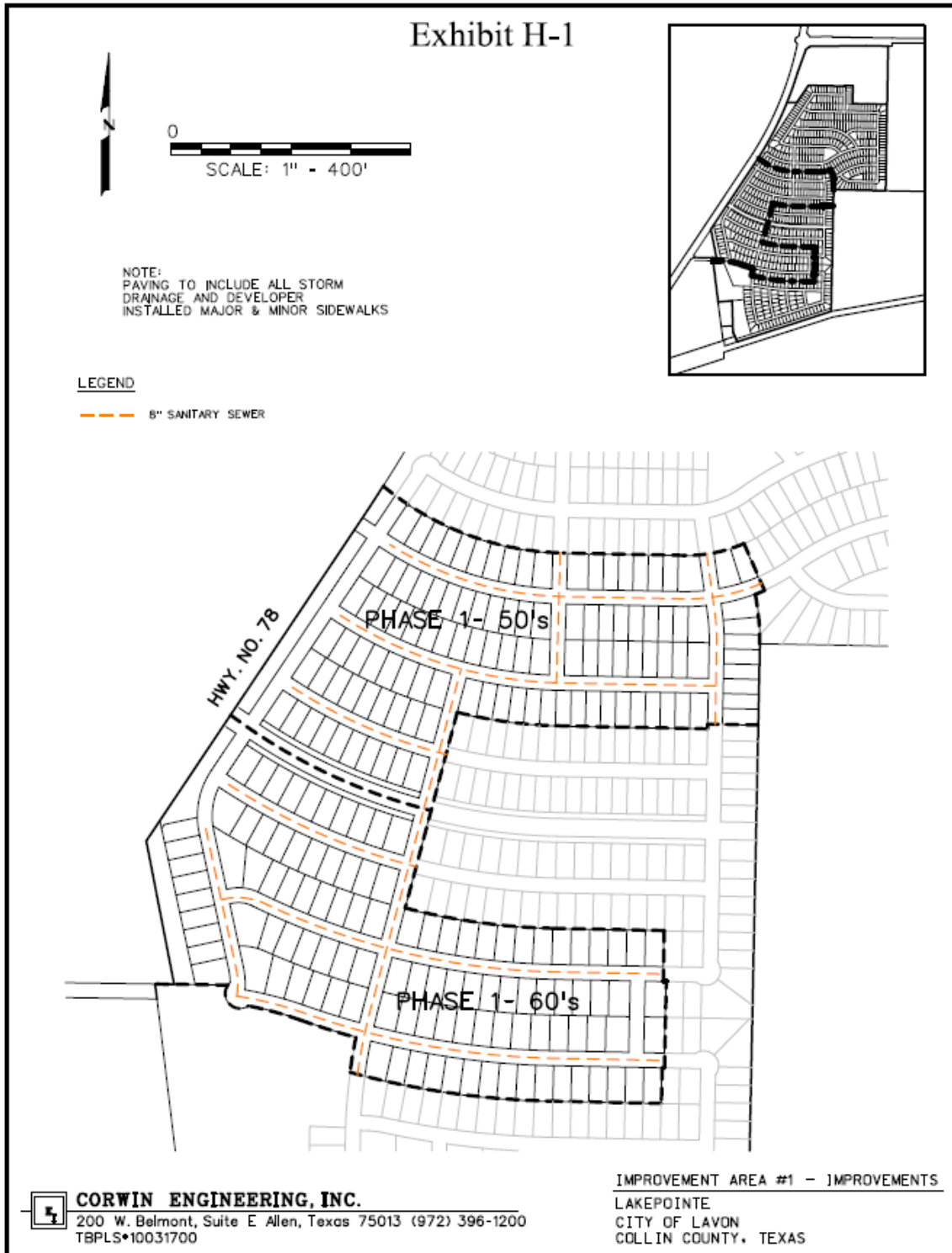
- PHASE 1 - 60's 8" WATERLINE
- PHASE 1 - 50's 8" WATERLINE



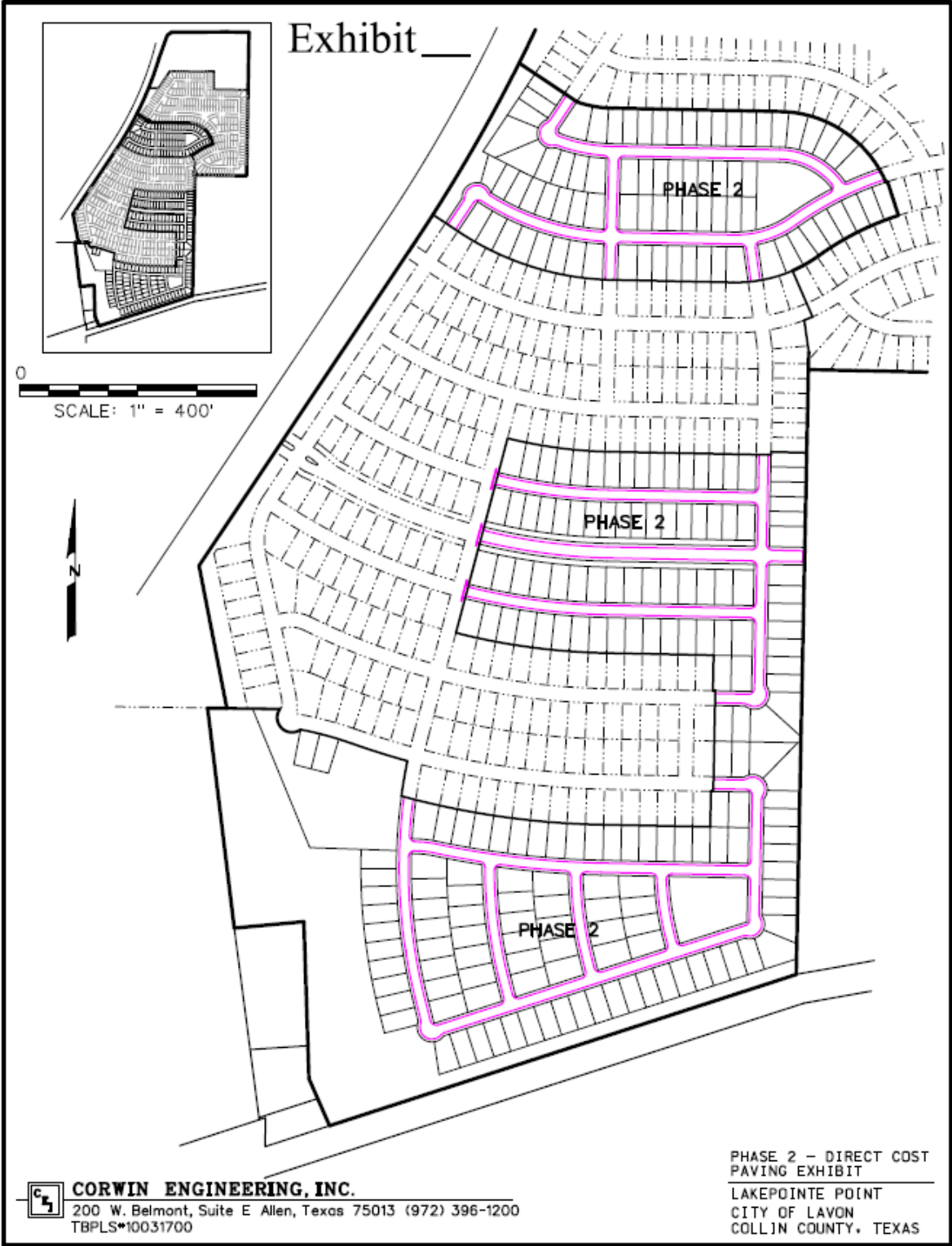
 **CORWIN ENGINEERING, INC.**  
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200  
TBPLS•10031700

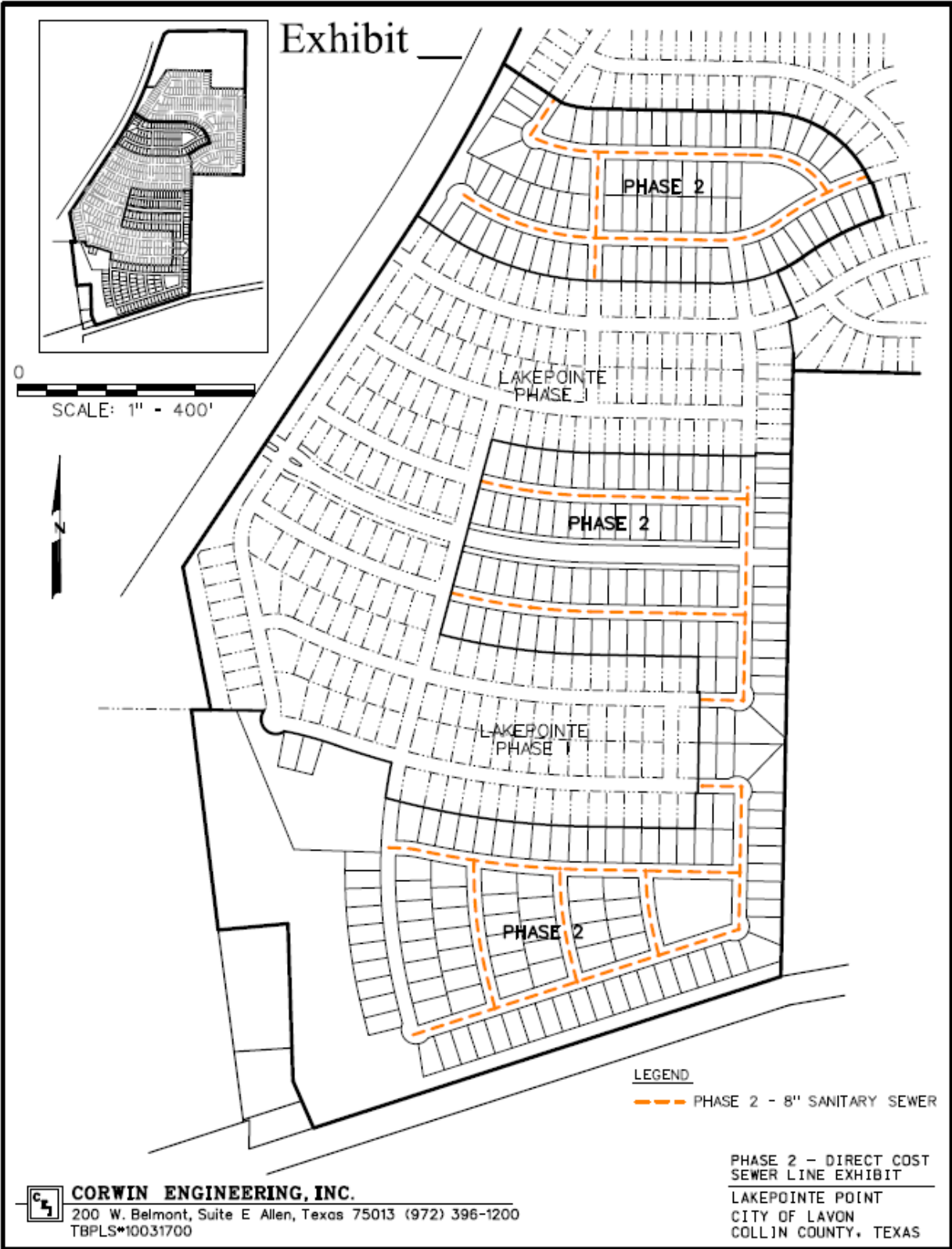
PHASE 1 - DIRECT COST  
WATER IMPROVEMENTS  
LAKEPOINTE  
CITY OF LAVON  
COLLIN COUNTY, TEXAS

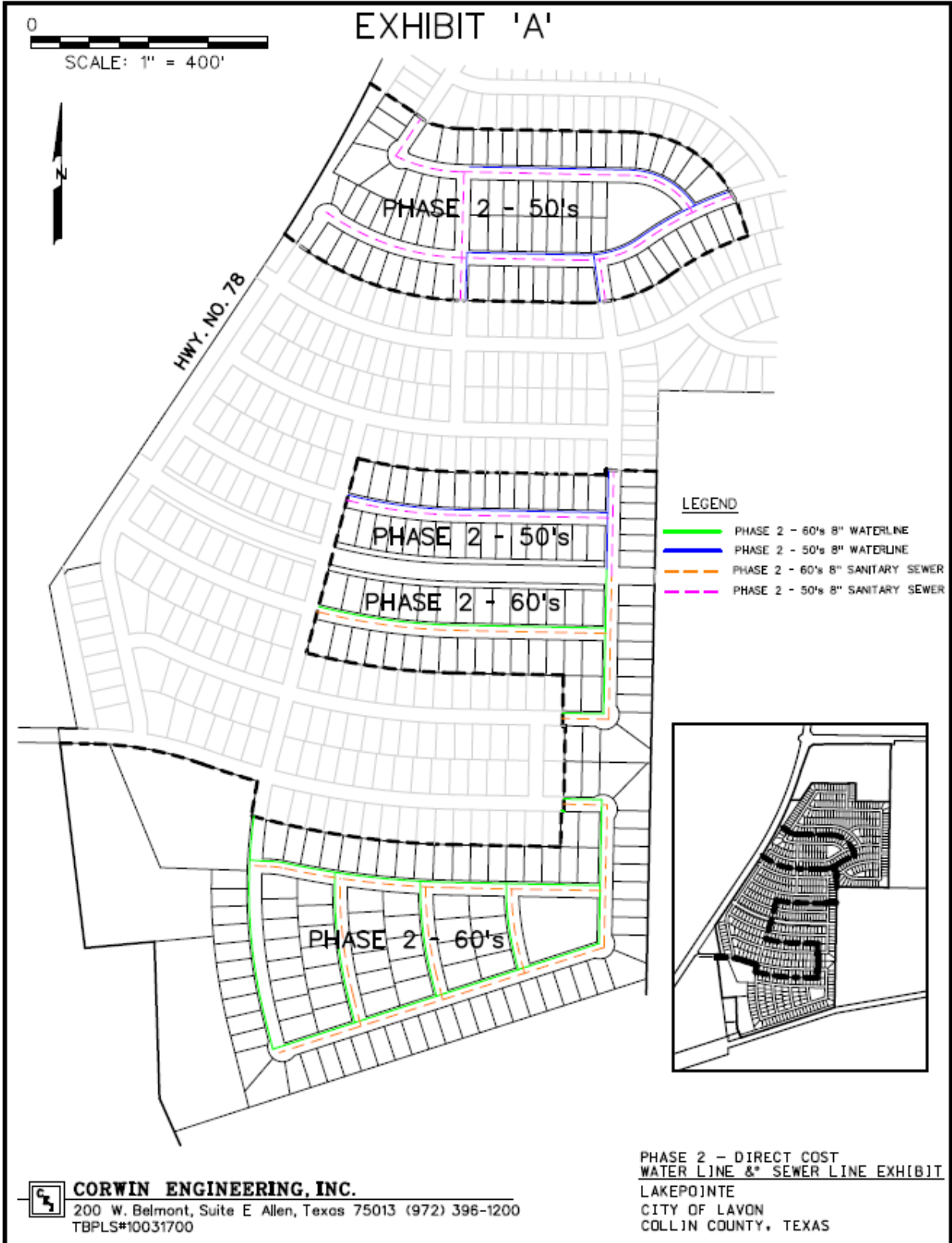
**EXHIBIT I-3 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS**



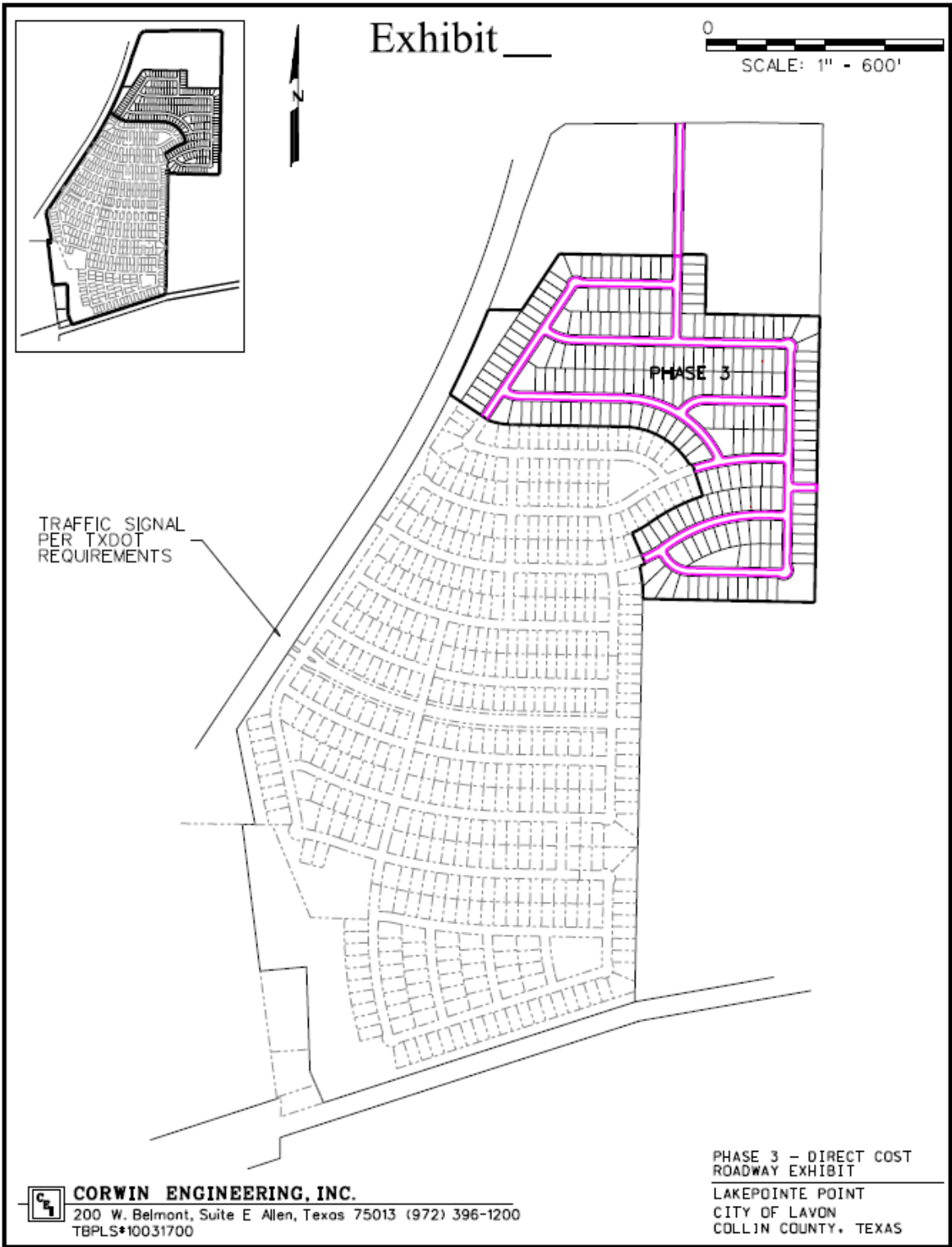
**EXHIBIT I-4 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS**

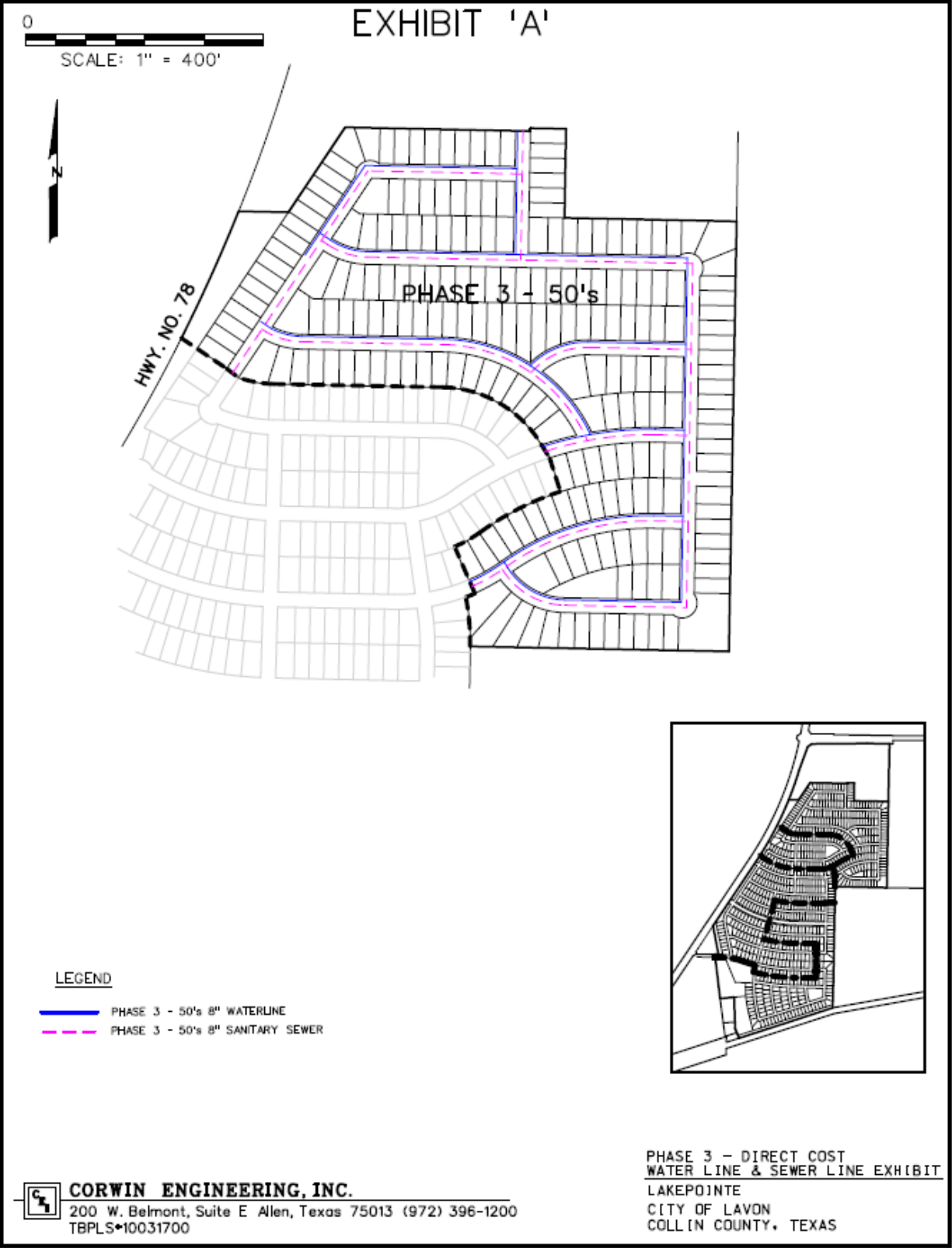






**EXHIBIT I-5 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS**





# Exhibit \_\_\_\_



**LEGEND**

--- PHASE 3 - 8" SANITARY SEWER

PHASE 3 - DIRECT COST  
SEWER LINE EXHIBIT



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

LAKEPOINTE POINT  
CITY OF LAVON  
COLLIN COUNTY, TEXAS

## EXHIBIT J – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Original Lot Count	Prepaid	Estimated Buildout Value per Unit	Total Estimated Buildout Value	2019 Assessment Ordinance (IA#1 & MIA)					2021 & 2022 Assessment Ordinance (IA#2 & IA#3)				
					Assessment	Assessment per Unit	Average Annual Installment	Average Annual Installment per Unit	PID TRE	Assessment	Assessment per Unit	Average Annual Installment	Average Annual Installment per Unit	PID TRE
<i>Improvement Area #1</i>														
Lot Type 1	114	1	\$ 275,000	\$ 31,350,000	\$ 2,525,621	\$ 22,155	\$ 209,920	\$ 1,841	\$0.6696	\$ -	\$ -	\$ -	\$ -	\$ -
Lot Type 2	109	2	\$ 300,000	\$ 32,700,000	\$ 2,634,379	\$ 24,169	\$ 218,960	\$ 2,009	\$0.6696	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Improvement Area #1 Total</b>	<b>223</b>			<b>\$ 64,050,000</b>	<b>\$ 5,160,000</b>		<b>\$ 428,880</b>			<b>\$ -</b>		<b>\$ -</b>		
<i>Major Improvement Area</i>														
<i>Improvement Area #2</i>														
Lot Type 3	118	0	\$ 330,469	\$ 38,995,346	\$ 587,277	\$ 4,976.92	\$ 51,053	\$ 432.65	\$0.1309	\$ 3,309,051	\$ 28,042.80	\$ 250,410	\$ 2,122.12	\$ 0.6422
Lot Type 4	142	0	\$ 394,111	\$ 55,963,762	\$ 842,824	\$ 5,935.38	\$ 73,268	\$ 515.97	\$0.1309	\$ 4,748,949	\$ 33,443.31	\$ 359,373	\$ 2,530.80	\$ 0.6422
<b>Improvement Area #2 Total</b>	<b>260</b>			<b>\$ 94,959,108</b>	<b>\$ 1,430,101</b>		<b>\$ 124,320</b>			<b>\$ 8,058,000</b>		<b>\$ 609,783</b>		
<i>Improvement Area #3</i>														
Lot Type 5	221	0	\$ 330,469	\$ 73,033,656	\$ 1,099,899	\$ 4,976.92	\$ 95,616	\$ 432.65	\$0.1309	\$ 7,038,000	\$ 31,846.15	\$ 553,868	\$ 2,506.19	\$ 0.7584
<b>Improvement Area #3 Total</b>	<b>221</b>			<b>\$ 73,033,656</b>	<b>\$ 1,099,899</b>		<b>\$ 95,616</b>			<b>\$ 7,038,000</b>		<b>\$ 553,868</b>		
<b>Major Improvement Area Tot</b>	<b>481</b>			<b>\$167,992,763</b>	<b>\$ 2,530,000</b>		<b>\$ 219,936</b>							
<b>Total</b>	<b>704</b>			<b>\$232,042,763</b>	<b>\$ 7,690,000</b>		<b>\$ 648,816</b>			<b>\$ 15,096,000</b>		<b>\$ 1,163,652</b>		

**EXHIBIT K – 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 Bloomdate 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



recorded on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Official Public Records of Collin County, TX; and

**WHEREAS**, the [Original/2021/2022] Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

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

and

**WHEREAS**, the Lien Amount has been paid in full.

**RELEASE**

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

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS** §  
§  
**COUNTY OF COLLIN** §

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

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT L-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:

<b><u>Year Ending (September 15)</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
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
<b>Total</b>	<b><u>\$2,630,000</u></b>	<b><u>\$2,471,600</u></b>	<b><u>\$5,101,600</u></b>

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**EXHIBIT L-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:

<b>Year Ending (September 15)</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
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
<b>Total</b>	<b><u>\$5,365,000</u></b>	<b><u>\$4,429,257</u></b>	<b><u>\$9,794,257</u></b>

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**EXHIBIT L-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 BONDS**

**EXHIBIT L-4 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3 BONDS**

## EXHIBIT M-1 – DISTRICT LEGAL DESCRIPTION

### 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 M-2 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

### 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 M-3 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

### 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 M-4 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

### 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 M-5 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

### 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 – ENGINEER’S REPORT**

[Remainder of page left intentionally blank.]

## APPENDIX B-1 – IMPROVEMENT AREA #1 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$22,154.57**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1 INITIAL PARCEL

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

Installments Due 1/31	Principal	Interest <sup>1</sup>	Additional Interest	Annual Collection Costs	Annual Installment
2023	\$ 472.29	\$ 948.98	\$ 110.77	\$ 279.68	\$ 1,811.71
2024	\$ 493.75	\$ 932.45	\$ 108.41	\$ 285.27	\$ 1,819.88
2025	\$ 493.75	\$ 915.16	\$ 105.94	\$ 290.97	\$ 1,805.84
2026	\$ 515.22	\$ 896.65	\$ 103.47	\$ 296.79	\$ 1,812.14
2027	\$ 536.69	\$ 877.33	\$ 100.90	\$ 302.73	\$ 1,817.65
2028	\$ 558.16	\$ 857.20	\$ 98.21	\$ 308.78	\$ 1,822.36
2029	\$ 579.63	\$ 836.27	\$ 95.42	\$ 314.96	\$ 1,826.28
2030	\$ 601.09	\$ 814.53	\$ 92.53	\$ 321.26	\$ 1,829.41
2031	\$ 622.56	\$ 788.99	\$ 89.52	\$ 327.68	\$ 1,828.75
2032	\$ 644.03	\$ 762.53	\$ 86.41	\$ 334.24	\$ 1,827.20
2033	\$ 686.96	\$ 735.16	\$ 83.19	\$ 340.92	\$ 1,846.23
2034	\$ 708.43	\$ 705.96	\$ 79.75	\$ 347.74	\$ 1,841.89
2035	\$ 729.90	\$ 675.85	\$ 76.21	\$ 354.70	\$ 1,836.66
2036	\$ 772.83	\$ 644.83	\$ 72.56	\$ 361.79	\$ 1,852.02
2037	\$ 794.30	\$ 611.99	\$ 68.70	\$ 369.03	\$ 1,844.01
2038	\$ 837.24	\$ 578.23	\$ 64.72	\$ 376.41	\$ 1,856.60
2039	\$ 880.17	\$ 542.65	\$ 60.54	\$ 383.94	\$ 1,867.29
2040	\$ 901.64	\$ 505.24	\$ 56.14	\$ 391.61	\$ 1,854.63
2041	\$ 944.57	\$ 464.67	\$ 51.63	\$ 399.45	\$ 1,860.32
2042	\$ 987.51	\$ 422.16	\$ 46.91	\$ 407.43	\$ 1,864.01
2043	\$ 1,030.44	\$ 377.72	\$ 41.97	\$ 415.58	\$ 1,865.72
2044	\$ 1,094.85	\$ 331.35	\$ 36.82	\$ 423.90	\$ 1,886.91
2045	\$ 1,137.78	\$ 282.08	\$ 31.34	\$ 432.37	\$ 1,883.58
2046	\$ 1,202.19	\$ 230.88	\$ 25.65	\$ 441.02	\$ 1,899.74
2047	\$ 1,245.12	\$ 176.79	\$ 19.64	\$ 449.84	\$ 1,891.39
2048	\$ 1,309.52	\$ 120.76	\$ 13.42	\$ 458.84	\$ 1,902.53
2049	\$ 1,373.93	\$ 61.83	\$ 6.87	\$ 468.01	\$ 1,910.64
<b>Total</b>	<b>\$ 22,154.57</b>	<b>\$ 16,098.23</b>	<b>\$ 1,827.64</b>	<b>\$ 9,884.95</b>	<b>\$ 49,965.40</b>

<sup>1</sup> Interest rate is 3.500%, 3.750%, 4.250%, and 4.500% for term bonds due September 15, 2024, 2029, 2039 and 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 B-2 – IMPROVEMENT AREA #1 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$24,168.62**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

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

Installments Due 1/31	Principal	Interest <sup>1</sup>	Additional Interest	Annual Collection Costs	Annual Installment
2023	\$ 515.22	\$ 1,035.25	\$ 120.84	\$ 305.10	\$ 1,976.41
2024	\$ 538.64	\$ 1,017.21	\$ 118.27	\$ 311.20	\$ 1,985.32
2025	\$ 538.64	\$ 998.36	\$ 115.57	\$ 317.43	\$ 1,970.00
2026	\$ 562.06	\$ 978.16	\$ 112.88	\$ 323.78	\$ 1,976.88
2027	\$ 585.48	\$ 957.08	\$ 110.07	\$ 330.25	\$ 1,982.89
2028	\$ 608.90	\$ 935.13	\$ 107.14	\$ 336.86	\$ 1,988.03
2029	\$ 632.32	\$ 912.30	\$ 104.10	\$ 343.59	\$ 1,992.31
2030	\$ 655.74	\$ 888.58	\$ 100.94	\$ 350.47	\$ 1,995.72
2031	\$ 679.16	\$ 860.71	\$ 97.66	\$ 357.47	\$ 1,995.00
2032	\$ 702.58	\$ 831.85	\$ 94.26	\$ 364.62	\$ 1,993.31
2033	\$ 749.41	\$ 801.99	\$ 90.75	\$ 371.92	\$ 2,014.07
2034	\$ 772.83	\$ 770.14	\$ 87.00	\$ 379.35	\$ 2,009.33
2035	\$ 796.25	\$ 737.30	\$ 83.14	\$ 386.94	\$ 2,003.63
2036	\$ 843.09	\$ 703.45	\$ 79.16	\$ 394.68	\$ 2,020.38
2037	\$ 866.51	\$ 667.62	\$ 74.94	\$ 402.57	\$ 2,011.65
2038	\$ 913.35	\$ 630.80	\$ 70.61	\$ 410.63	\$ 2,025.38
2039	\$ 960.19	\$ 591.98	\$ 66.04	\$ 418.84	\$ 2,037.05
2040	\$ 983.61	\$ 551.17	\$ 61.24	\$ 427.21	\$ 2,023.23
2041	\$ 1,030.44	\$ 506.91	\$ 56.32	\$ 435.76	\$ 2,029.44
2042	\$ 1,077.28	\$ 460.54	\$ 51.17	\$ 444.47	\$ 2,033.47
2043	\$ 1,124.12	\$ 412.06	\$ 45.78	\$ 453.36	\$ 2,035.33
2044	\$ 1,194.38	\$ 361.48	\$ 40.16	\$ 462.43	\$ 2,058.45
2045	\$ 1,241.22	\$ 307.73	\$ 34.19	\$ 471.68	\$ 2,054.82
2046	\$ 1,311.48	\$ 251.87	\$ 27.99	\$ 481.11	\$ 2,072.45
2047	\$ 1,358.31	\$ 192.86	\$ 21.43	\$ 490.74	\$ 2,063.34
2048	\$ 1,428.57	\$ 131.73	\$ 14.64	\$ 500.55	\$ 2,075.49
2049	\$ 1,498.83	\$ 67.45	\$ 7.49	\$ 510.56	\$ 2,084.33
<b>Total</b>	<b>\$ 24,168.62</b>	<b>\$ 17,561.71</b>	<b>\$ 1,993.79</b>	<b>\$ 10,783.59</b>	<b>\$ 54,507.71</b>

<sup>1</sup> Interest rate is 3.500%, 3.750%, 4.250%, and 4.500% for term bonds due September 15, 2024, 2029, 2039 and 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.*

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

## **APPENDIX B-3 – IMPROVEMENT AREA #2 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$33,019.72**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 3

LakePointe PID - Improvement Area #2 Lot Type 3 Projected Annual Installments								
Installments Due 1/31	Improvement Area #2 Bonds		Major Improvement Area Bonds		Total			
	Principal	Interest <sup>1</sup>	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	Annual Installment	
2023	\$ 612.50	\$ 1,226.87	\$ 98.36	\$ 243.81	\$ 165.10	\$ 166.56	\$ 2,513.19	
2024	\$ 393.25	\$ 1,440.09	\$ 108.19	\$ 239.50	\$ 161.54	\$ 169.89	\$ 2,512.47	
2025	\$ 417.61	\$ 1,419.44	\$ 108.19	\$ 234.77	\$ 159.04	\$ 173.28	\$ 2,512.34	
2026	\$ 431.53	\$ 1,397.52	\$ 118.03	\$ 230.04	\$ 156.41	\$ 176.75	\$ 2,510.28	
2027	\$ 459.38	\$ 1,374.86	\$ 118.03	\$ 224.87	\$ 153.66	\$ 180.29	\$ 2,511.09	
2028	\$ 476.78	\$ 1,350.75	\$ 127.87	\$ 219.71	\$ 150.77	\$ 183.89	\$ 2,509.76	
2029	\$ 508.10	\$ 1,325.72	\$ 127.87	\$ 214.11	\$ 147.75	\$ 187.57	\$ 2,511.11	
2030	\$ 539.42	\$ 1,299.04	\$ 127.87	\$ 208.52	\$ 144.57	\$ 191.32	\$ 2,510.74	
2031	\$ 563.78	\$ 1,270.72	\$ 137.70	\$ 202.13	\$ 141.23	\$ 195.15	\$ 2,510.71	
2032	\$ 591.62	\$ 1,241.12	\$ 147.54	\$ 195.24	\$ 137.73	\$ 199.05	\$ 2,512.30	
2033	\$ 629.90	\$ 1,210.06	\$ 147.54	\$ 187.86	\$ 134.03	\$ 203.03	\$ 2,512.43	
2034	\$ 661.22	\$ 1,176.99	\$ 157.37	\$ 180.49	\$ 130.14	\$ 207.09	\$ 2,513.31	
2035	\$ 692.54	\$ 1,142.28	\$ 167.21	\$ 172.62	\$ 126.05	\$ 211.23	\$ 2,511.93	
2036	\$ 737.79	\$ 1,105.92	\$ 167.21	\$ 164.26	\$ 121.75	\$ 215.46	\$ 2,512.38	
2037	\$ 776.07	\$ 1,067.19	\$ 177.04	\$ 155.90	\$ 117.23	\$ 219.77	\$ 2,513.19	
2038	\$ 814.35	\$ 1,026.44	\$ 186.88	\$ 147.05	\$ 112.46	\$ 224.16	\$ 2,511.34	
2039	\$ 856.11	\$ 983.69	\$ 196.72	\$ 137.70	\$ 107.45	\$ 228.65	\$ 2,510.32	
2040	\$ 904.83	\$ 938.74	\$ 206.55	\$ 127.87	\$ 102.19	\$ 233.22	\$ 2,513.40	
2041	\$ 953.55	\$ 891.24	\$ 216.39	\$ 117.54	\$ 96.63	\$ 237.88	\$ 2,513.24	
2042	\$ 1,005.75	\$ 841.18	\$ 226.22	\$ 106.72	\$ 90.78	\$ 242.64	\$ 2,513.30	
2043	\$ 1,061.44	\$ 788.38	\$ 236.06	\$ 95.41	\$ 84.62	\$ 247.49	\$ 2,513.40	
2044	\$ 1,120.60	\$ 732.65	\$ 245.90	\$ 83.60	\$ 78.14	\$ 252.44	\$ 2,513.33	
2045	\$ 1,183.24	\$ 673.82	\$ 255.73	\$ 71.31	\$ 71.30	\$ 257.49	\$ 2,512.90	
2046	\$ 1,238.92	\$ 611.70	\$ 275.40	\$ 58.52	\$ 64.11	\$ 262.64	\$ 2,511.30	
2047	\$ 1,312.01	\$ 546.66	\$ 285.24	\$ 44.75	\$ 56.54	\$ 267.89	\$ 2,513.09	
2048	\$ 1,385.09	\$ 477.78	\$ 295.07	\$ 30.49	\$ 48.55	\$ 273.25	\$ 2,510.23	
2049	\$ 1,458.17	\$ 405.06	\$ 314.75	\$ 15.74	\$ 40.15	\$ 278.72	\$ 2,512.58	
2050	\$ 1,973.23	\$ 328.51	\$ -	\$ -	\$ 31.29	\$ 178.21	\$ 2,511.22	
2051	\$ 2,084.59	\$ 224.91	\$ -	\$ -	\$ 21.42	\$ 181.77	\$ 2,512.69	
2052	\$ 2,199.44	\$ 115.47	\$ -	\$ -	\$ 11.00	\$ 185.40	\$ 2,511.31	
Total	\$ 28,042.80	\$ 28,634.82	\$ 4,976.92	\$ 4,110.51	\$ 3,163.65	\$ 6,432.19	\$ 75,360.89	

<sup>1</sup> Interest on Improvement Area #2 Bonds is calculated at a 5.250% interest rate for illustrative purposes.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 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 B-4 – IMPROVEMENT AREA #2 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,378.69**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4

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

Installments Due 1/31	Improvement Area #2 Bonds		Major Improvement Area Bonds		Total		
	Principal	Interest <sup>1</sup>	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	Annual Installment
2023	\$ 730.46	\$ 1,463.14	\$ 117.30	\$ 290.76	\$ 196.89	\$ 198.63	\$ 2,997.18
2024	\$ 468.99	\$ 1,717.42	\$ 129.03	\$ 285.63	\$ 192.65	\$ 202.60	\$ 2,996.33
2025	\$ 498.04	\$ 1,692.80	\$ 129.03	\$ 279.98	\$ 189.66	\$ 206.66	\$ 2,996.17
2026	\$ 514.64	\$ 1,666.66	\$ 140.76	\$ 274.34	\$ 186.53	\$ 210.79	\$ 2,993.71
2027	\$ 547.84	\$ 1,639.64	\$ 140.76	\$ 268.18	\$ 183.25	\$ 215.01	\$ 2,994.67
2028	\$ 568.59	\$ 1,610.88	\$ 152.49	\$ 262.02	\$ 179.81	\$ 219.31	\$ 2,993.09
2029	\$ 605.95	\$ 1,581.02	\$ 152.49	\$ 255.35	\$ 176.20	\$ 223.69	\$ 2,994.70
2030	\$ 643.30	\$ 1,549.21	\$ 152.49	\$ 248.68	\$ 172.41	\$ 228.17	\$ 2,994.25
2031	\$ 672.35	\$ 1,515.44	\$ 164.22	\$ 241.05	\$ 168.43	\$ 232.73	\$ 2,994.22
2032	\$ 705.55	\$ 1,480.14	\$ 175.95	\$ 232.84	\$ 164.25	\$ 237.38	\$ 2,996.12
2033	\$ 751.21	\$ 1,443.10	\$ 175.95	\$ 224.04	\$ 159.84	\$ 242.13	\$ 2,996.27
2034	\$ 788.56	\$ 1,403.66	\$ 187.68	\$ 215.25	\$ 155.21	\$ 246.97	\$ 2,997.33
2035	\$ 825.91	\$ 1,362.26	\$ 199.41	\$ 205.86	\$ 150.33	\$ 251.91	\$ 2,995.68
2036	\$ 879.87	\$ 1,318.90	\$ 199.41	\$ 195.89	\$ 145.20	\$ 256.95	\$ 2,996.22
2037	\$ 925.52	\$ 1,272.71	\$ 211.14	\$ 185.92	\$ 139.80	\$ 262.09	\$ 2,997.18
2038	\$ 971.18	\$ 1,224.12	\$ 222.87	\$ 175.36	\$ 134.12	\$ 267.33	\$ 2,994.98
2039	\$ 1,020.98	\$ 1,173.13	\$ 234.60	\$ 164.22	\$ 128.15	\$ 272.68	\$ 2,993.76
2040	\$ 1,079.08	\$ 1,119.53	\$ 246.33	\$ 152.49	\$ 121.87	\$ 278.13	\$ 2,997.44
2041	\$ 1,137.19	\$ 1,062.88	\$ 258.06	\$ 140.17	\$ 115.24	\$ 283.69	\$ 2,997.24
2042	\$ 1,199.44	\$ 1,003.17	\$ 269.79	\$ 127.27	\$ 108.27	\$ 289.37	\$ 2,997.31
2043	\$ 1,265.85	\$ 940.20	\$ 281.52	\$ 113.78	\$ 100.92	\$ 295.16	\$ 2,997.43
2044	\$ 1,336.40	\$ 873.75	\$ 293.25	\$ 99.70	\$ 93.18	\$ 301.06	\$ 2,997.35
2045	\$ 1,411.11	\$ 803.59	\$ 304.98	\$ 85.04	\$ 85.04	\$ 307.08	\$ 2,996.83
2046	\$ 1,477.52	\$ 729.50	\$ 328.44	\$ 69.79	\$ 76.46	\$ 313.22	\$ 2,994.93
2047	\$ 1,564.67	\$ 651.93	\$ 340.17	\$ 53.37	\$ 67.43	\$ 319.49	\$ 2,997.06
2048	\$ 1,651.83	\$ 569.79	\$ 351.90	\$ 36.36	\$ 57.90	\$ 325.88	\$ 2,993.66
2049	\$ 1,738.99	\$ 483.07	\$ 375.36	\$ 18.77	\$ 47.88	\$ 332.39	\$ 2,996.46
2050	\$ 2,353.23	\$ 391.77	\$ -	\$ -	\$ 37.31	\$ 212.52	\$ 2,994.84
2051	\$ 2,486.04	\$ 268.23	\$ -	\$ -	\$ 25.55	\$ 216.77	\$ 2,996.59
2052	\$ 2,623.00	\$ 137.71	\$ -	\$ -	\$ 13.12	\$ 221.11	\$ 2,994.94
<b>Total</b>	<b>\$ 33,443.31</b>	<b>\$ 34,149.34</b>	<b>\$ 5,935.38</b>	<b>\$ 4,902.11</b>	<b>\$ 3,772.91</b>	<b>\$ 7,670.90</b>	<b>\$ 89,873.95</b>

<sup>1</sup> Interest on Improvement Area #2 Bonds is calculated at a 5.250% interest rate for illustrative purposes.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 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 B-5 – IMPROVEMENT AREA #3 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;
- 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$29,633.03**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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

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§

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]<sup>3</sup>

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

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COUNTY OF \_\_\_\_\_

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§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 5

LakePointe PID - Improvement Area #3 Lot Type 5 Projected Annual Installments							
Installments Due 1/31	Improvement Area #3 Bonds		Major Improvement Area		Total		
	Principal	Interest <sup>1</sup>	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	Annual Installment
2023	\$ 687.78	\$ 1,525.96	\$ 98.36	\$ 243.81	\$ 184.12	\$ 197.90	\$ 2,937.92
2024	\$ 416.29	\$ 1,791.61	\$ 108.19	\$ 239.50	\$ 180.18	\$ 201.86	\$ 2,937.63
2025	\$ 443.44	\$ 1,767.67	\$ 108.19	\$ 234.77	\$ 177.56	\$ 205.89	\$ 2,937.53
2026	\$ 466.06	\$ 1,742.17	\$ 118.03	\$ 230.04	\$ 174.80	\$ 210.01	\$ 2,941.12
2027	\$ 493.21	\$ 1,715.37	\$ 118.03	\$ 224.87	\$ 171.88	\$ 214.21	\$ 2,937.58
2028	\$ 515.84	\$ 1,687.01	\$ 127.87	\$ 219.71	\$ 168.83	\$ 218.50	\$ 2,937.75
2029	\$ 552.04	\$ 1,657.35	\$ 127.87	\$ 214.11	\$ 165.61	\$ 222.87	\$ 2,939.84
2030	\$ 588.24	\$ 1,625.61	\$ 127.87	\$ 208.52	\$ 162.21	\$ 227.32	\$ 2,939.76
2031	\$ 619.91	\$ 1,591.79	\$ 137.70	\$ 202.13	\$ 158.63	\$ 231.87	\$ 2,942.02
2032	\$ 647.06	\$ 1,556.14	\$ 147.54	\$ 195.24	\$ 154.84	\$ 236.51	\$ 2,937.33
2033	\$ 692.31	\$ 1,518.94	\$ 147.54	\$ 187.86	\$ 150.87	\$ 241.24	\$ 2,938.75
2034	\$ 728.51	\$ 1,479.13	\$ 157.37	\$ 180.49	\$ 146.67	\$ 246.06	\$ 2,938.23
2035	\$ 769.23	\$ 1,437.24	\$ 167.21	\$ 172.62	\$ 142.24	\$ 250.98	\$ 2,939.52
2036	\$ 823.53	\$ 1,393.01	\$ 167.21	\$ 164.26	\$ 137.56	\$ 256.00	\$ 2,941.57
2037	\$ 868.78	\$ 1,345.66	\$ 177.04	\$ 155.90	\$ 132.60	\$ 261.12	\$ 2,941.10
2038	\$ 914.03	\$ 1,295.70	\$ 186.88	\$ 147.05	\$ 127.37	\$ 266.35	\$ 2,937.37
2039	\$ 968.33	\$ 1,243.14	\$ 196.72	\$ 137.70	\$ 121.87	\$ 271.67	\$ 2,939.43
2040	\$ 1,022.62	\$ 1,187.47	\$ 206.55	\$ 127.87	\$ 116.04	\$ 277.11	\$ 2,937.66
2041	\$ 1,085.97	\$ 1,128.67	\$ 216.39	\$ 117.54	\$ 109.90	\$ 282.65	\$ 2,941.11
2042	\$ 1,149.32	\$ 1,066.22	\$ 226.22	\$ 106.72	\$ 103.39	\$ 288.30	\$ 2,940.17
2043	\$ 1,217.19	\$ 1,000.14	\$ 236.06	\$ 95.41	\$ 96.51	\$ 294.07	\$ 2,939.37
2044	\$ 1,289.59	\$ 930.15	\$ 245.90	\$ 83.60	\$ 89.24	\$ 299.95	\$ 2,938.43
2045	\$ 1,371.04	\$ 856.00	\$ 255.73	\$ 71.31	\$ 81.57	\$ 305.95	\$ 2,941.59
2046	\$ 1,443.44	\$ 777.16	\$ 275.40	\$ 58.52	\$ 73.43	\$ 312.07	\$ 2,940.02
2047	\$ 1,533.94	\$ 694.16	\$ 285.24	\$ 44.75	\$ 64.84	\$ 318.31	\$ 2,941.24
2048	\$ 1,628.96	\$ 605.96	\$ 295.07	\$ 30.49	\$ 55.74	\$ 324.67	\$ 2,940.90
2049	\$ 1,719.46	\$ 512.30	\$ 314.75	\$ 15.74	\$ 46.12	\$ 331.17	\$ 2,939.53
2050	\$ 2,257.92	\$ 413.43	\$ -	\$ -	\$ 35.95	\$ 231.70	\$ 2,939.00
2051	\$ 2,393.67	\$ 283.60	\$ -	\$ -	\$ 24.66	\$ 236.34	\$ 2,938.26
2052	\$ 2,538.46	\$ 145.96	\$ -	\$ -	\$ 12.69	\$ 241.06	\$ 2,938.18
<b>Total</b>	<b>\$ 24,656.11</b>	<b>\$ 35,131.72</b>	<b>\$ 4,976.92</b>	<b>\$ 4,110.51</b>	<b>\$ 3,567.93</b>	<b>\$ 7,703.72</b>	<b>\$ 88,179.93</b>

<sup>1</sup> Interest on Improvement Area #3 Bonds is calculated at a 5.750% interest rate

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 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 B-6 – IMPROVEMENT AREA #3 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: 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$8,137,899.46**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 INITIAL PARCEL

LakePointe Public Improvement District - Improvement Area #3 Annual Installments							
Installments Due	Improvement Area #3 Bonds		Major Improvement Area Bonds		Total		
	Principal	Interest <sup>1</sup>	Principal	Interest	Additional Interest	Annual Collection Costs	Annual Installment
1/31/2023	\$ 152,000.00	\$ 337,237.50	\$ 21,737.14	\$ 53,880.94	\$ 40,689.50	\$ 43,735.69	\$ 649,280.78
1/31/2024	\$ 92,000.00	\$ 395,945.00	\$ 23,910.86	\$ 52,929.94	\$ 39,820.81	\$ 44,610.41	\$ 649,217.02
1/31/2025	\$ 98,000.00	\$ 390,655.00	\$ 23,910.86	\$ 51,883.85	\$ 39,241.26	\$ 45,502.61	\$ 649,193.58
1/31/2026	\$ 103,000.00	\$ 385,020.00	\$ 26,084.57	\$ 50,837.75	\$ 38,631.70	\$ 46,412.67	\$ 649,986.69
1/31/2027	\$ 109,000.00	\$ 379,097.50	\$ 26,084.57	\$ 49,696.55	\$ 37,986.28	\$ 47,340.92	\$ 649,205.82
1/31/2028	\$ 114,000.00	\$ 372,830.00	\$ 28,258.29	\$ 48,555.35	\$ 37,310.86	\$ 48,287.74	\$ 649,242.23
1/31/2029	\$ 122,000.00	\$ 366,275.00	\$ 28,258.29	\$ 47,319.05	\$ 36,599.57	\$ 49,253.49	\$ 649,705.39
1/31/2030	\$ 130,000.00	\$ 359,260.00	\$ 28,258.29	\$ 46,082.74	\$ 35,848.27	\$ 50,238.56	\$ 649,687.87
1/31/2031	\$ 137,000.00	\$ 351,785.00	\$ 30,432.00	\$ 44,669.83	\$ 35,056.98	\$ 51,243.33	\$ 650,187.15
1/31/2032	\$ 143,000.00	\$ 343,907.50	\$ 32,605.72	\$ 43,148.23	\$ 34,219.82	\$ 52,268.20	\$ 649,149.47
1/31/2033	\$ 153,000.00	\$ 335,685.00	\$ 32,605.72	\$ 41,517.94	\$ 33,341.79	\$ 53,313.56	\$ 649,464.02
1/31/2034	\$ 161,000.00	\$ 326,887.50	\$ 34,779.43	\$ 39,887.66	\$ 32,413.77	\$ 54,379.84	\$ 649,348.19
1/31/2035	\$ 170,000.00	\$ 317,630.00	\$ 36,953.14	\$ 38,148.69	\$ 31,434.87	\$ 55,467.43	\$ 649,634.13
1/31/2036	\$ 182,000.00	\$ 307,855.00	\$ 36,953.14	\$ 36,301.03	\$ 30,400.10	\$ 56,576.78	\$ 650,086.06
1/31/2037	\$ 192,000.00	\$ 297,390.00	\$ 39,126.86	\$ 34,453.37	\$ 29,305.34	\$ 57,708.32	\$ 649,983.88
1/31/2038	\$ 202,000.00	\$ 286,350.00	\$ 41,300.57	\$ 32,497.03	\$ 28,149.70	\$ 58,862.48	\$ 649,159.79
1/31/2039	\$ 214,000.00	\$ 274,735.00	\$ 43,474.29	\$ 30,432.00	\$ 26,933.20	\$ 60,039.73	\$ 649,614.22
1/31/2040	\$ 226,000.00	\$ 262,430.00	\$ 45,648.00	\$ 28,258.29	\$ 25,645.83	\$ 61,240.53	\$ 649,222.64
1/31/2041	\$ 240,000.00	\$ 249,435.00	\$ 47,821.72	\$ 25,975.89	\$ 24,287.59	\$ 62,465.34	\$ 649,985.53
1/31/2042	\$ 254,000.00	\$ 235,635.00	\$ 49,995.43	\$ 23,584.80	\$ 22,848.48	\$ 63,714.65	\$ 649,778.36
1/31/2043	\$ 269,000.00	\$ 221,030.00	\$ 52,169.14	\$ 21,085.03	\$ 21,328.50	\$ 64,988.94	\$ 649,601.61
1/31/2044	\$ 285,000.00	\$ 205,562.50	\$ 54,342.86	\$ 18,476.57	\$ 19,722.66	\$ 66,288.72	\$ 649,393.30
1/31/2045	\$ 303,000.00	\$ 189,175.00	\$ 56,516.57	\$ 15,759.43	\$ 18,025.94	\$ 67,614.49	\$ 650,091.44
1/31/2046	\$ 319,000.00	\$ 171,752.50	\$ 60,864.00	\$ 12,933.60	\$ 16,228.36	\$ 68,966.78	\$ 649,745.24
1/31/2047	\$ 339,000.00	\$ 153,410.00	\$ 63,037.72	\$ 9,890.40	\$ 14,329.04	\$ 70,346.12	\$ 650,013.27
1/31/2048	\$ 360,000.00	\$ 133,917.50	\$ 65,211.43	\$ 6,738.51	\$ 12,318.85	\$ 71,753.04	\$ 649,939.33
1/31/2049	\$ 380,000.00	\$ 113,217.50	\$ 69,558.86	\$ 3,477.94	\$ 10,192.79	\$ 73,188.10	\$ 649,635.20
1/31/2050	\$ 499,000.00	\$ 91,367.50	\$ -	\$ -	\$ 7,945.00	\$ 51,206.59	\$ 649,519.09
1/31/2051	\$ 529,000.00	\$ 62,675.00	\$ -	\$ -	\$ 5,450.00	\$ 52,230.73	\$ 649,355.73
1/31/2052	\$ 561,000.00	\$ 32,257.50	\$ -	\$ -	\$ 2,805.00	\$ 53,275.34	\$ 649,337.84
<b>Total</b>	<b>\$ 7,038,000.00</b>	<b>\$ 7,950,410.00</b>	<b>\$ 1,099,899.46</b>	<b>\$ 908,422.43</b>	<b>\$ 788,511.87</b>	<b>\$ 1,702,521.13</b>	<b>\$ 19,487,764.88</b>

<sup>1</sup> Interest on Improvement Area #3 Bonds is calculated at a 5.750% interest rate.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 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.*



# CITY OF LAVON

## Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 7 - E

**Item:**

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

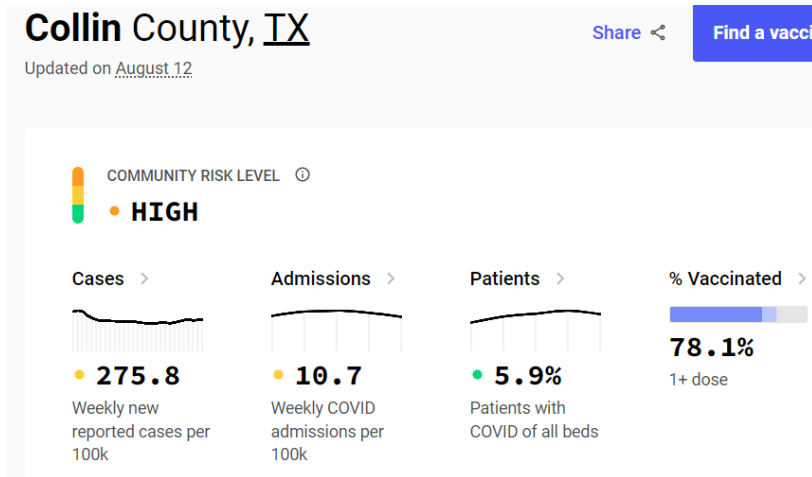
**Background:**

This standing item is continued on the agenda to allow for the City Council to discuss and act without delay on updates relating to COVID-19 orders and regulations.

**GENERAL**

The [Office of Governor's website](#) provides information regarding orders, proclamation, press releases and updates. The Governor's Office website also contains a TDEM [link to testing locations](#) and a TSHS [link with vaccination information](#). The City Attorney continues to monitor the Orders and commentaries to ensure that the City regulations in the form of Ordinance No. **2020-04-01** and Ordinance No. **2020-04-05** are sufficient and appropriate. The severability clauses in the city's ordinances contemplate provisions that may be precluded by updated Orders and Proclamations.

**Covidactnow.com:**



**OPERATIONS UPDATE**

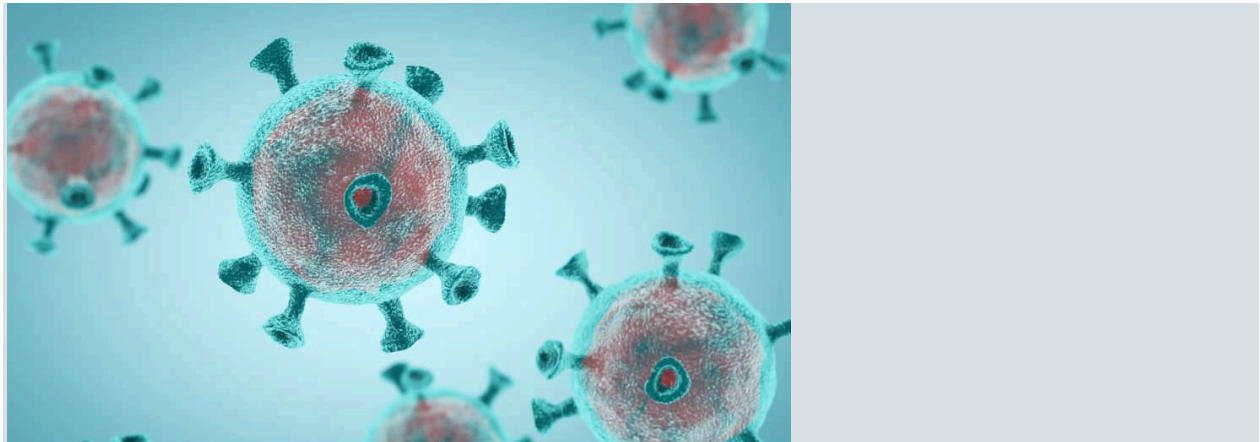
City Hall has no plans to hold vaccination/testing clinics. City Events: At this time, there are no COVID-related events scheduled in August or September 2022.

# New Covid-19 guidance from the CDC: Everything you need to know

Published Fri, Aug 12 2022 11:37 AM EDT

Renée Onque [@IAMRENEEONQUE](#)

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Dowell | Moment | Getty Images

The Centers for Disease Control and Prevention [updated its Covid-19 guidance](#) on Thursday because, the agency says, the virus presents a lower risk of severe disease, hospitalization, and death than it did at the start of 2020.

“This guidance acknowledges that the pandemic is not over, but also helps us move to a point where COVID-19 no longer severely disrupts our daily lives,” said Greta Massetti, a CDC epidemiologist, in a statement.

If you're not up-to-date with your vaccines and have been exposed to Covid, you no longer need to quarantine. Instead, it's recommended that you mask for 10 days and get tested on Day Five.

Assuming you do test positive for Covid, here are the CDC's updated guidelines:

- If you've tested positive and have a healthy immune system, regardless of vaccination status, you should isolate for five days. Isolation can be ended at Day Six if you no longer have symptoms or have not had a fever for 24 hours and your symptoms have improved.
- Once isolation has ended, the agency recommends you [wear a high-quality mask](#) through Day 10. If you test negative on two rapid antigen tests, though, you can stop wearing your mask sooner.
- Until Day 11 at least, you should refrain from visiting or being around people who are more likely to have severe outcomes from Covid, including the elderly and people with weakened immune systems.

Those with weakened immune systems or people who were hospitalized before with Covid are encouraged to isolate for 10 days and consult with their doctor before ending isolation. Likewise if you are experiencing shortness of breath due to the virus, you're recommended to isolate for 10 days.

This means [students can now stay in the classroom](#) this fall even if they've been exposed to Covid, the CDC said on Wednesday. It's still recommended that students and school staff mask for 10 days and test on Day Five in the case of an exposure.

The push for this decision may come from a new statistic: 95% of the U.S. population has some level of immunity against Covid, according to Massetti.

"High levels of population immunity due to vaccination and previous infection and the many available tools to protect the general population and protect people at higher risk allow us to focus on protecting people from serious illness from Covid," she said during a call with reporters on Thursday.



# CITY OF LAVON

## Agenda Brief

MEETING: August 16, 2022

ITEM: 8

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Item:

### DEPARTMENT REPORTS

*Members may receive and discuss the reports.*

- A. Police Services – Service, activity, programs, and administration report – introduce new officers?
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; TxDOT Projects Report; and administration and staff reports



# LAVON POLICE

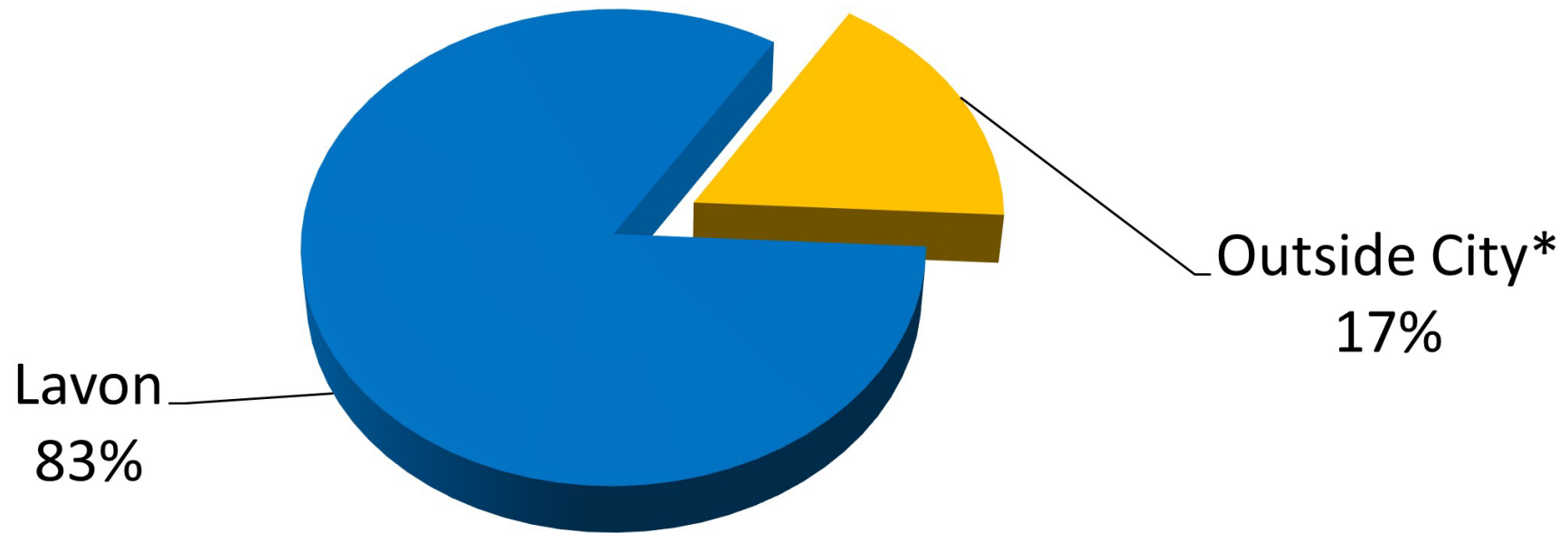
501B Lincoln Ave  
P.O. Box 340  
Lavon, Texas 75166  
(972)-843-4219



**CITY OF LAVON**  
July 2022  
Police Activity Report

## Call Breakout

July '22

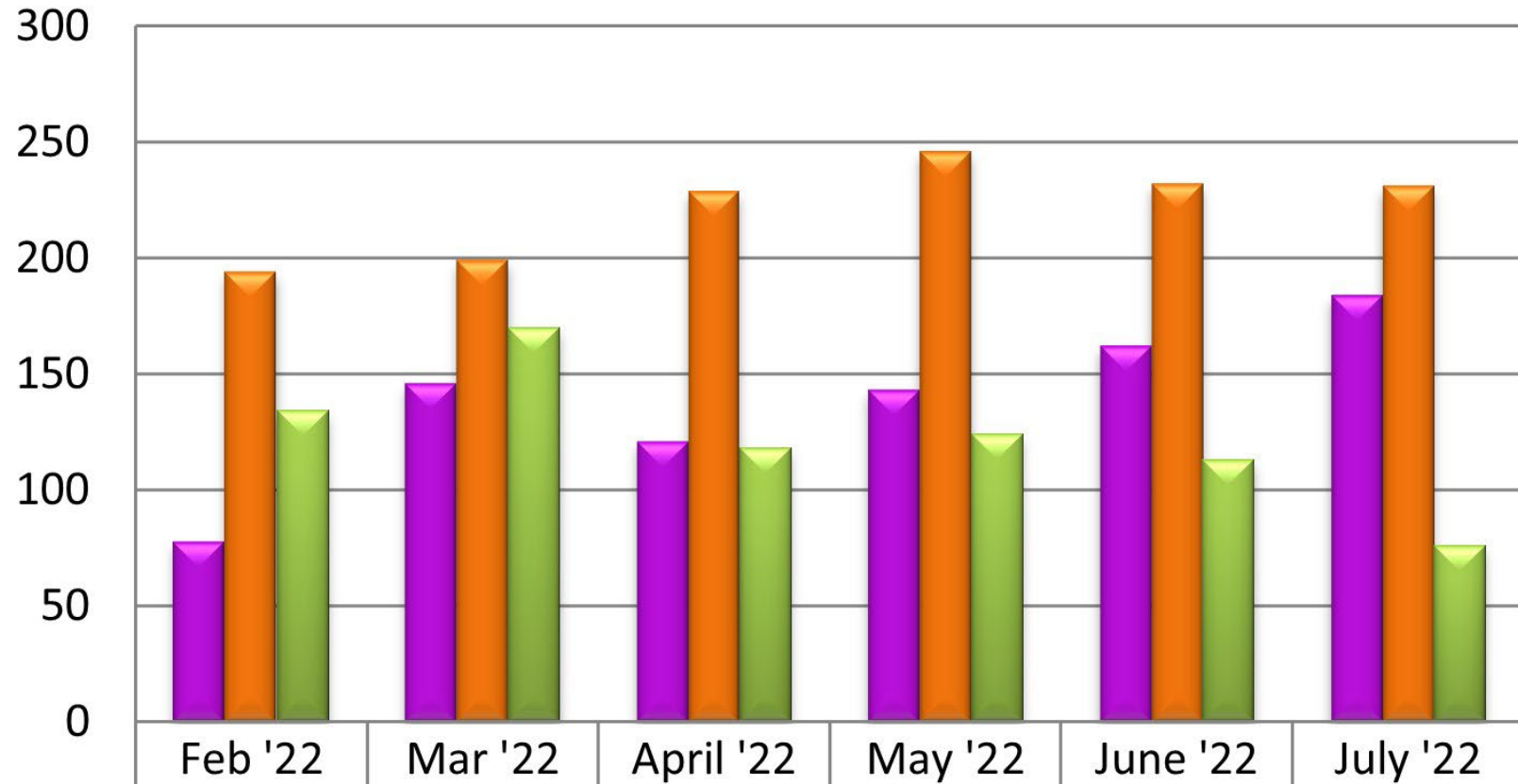


\* May include other cities and /or unincorporated areas of the County

Outside of City calls are **DOWN 2%** from last month.

July '22

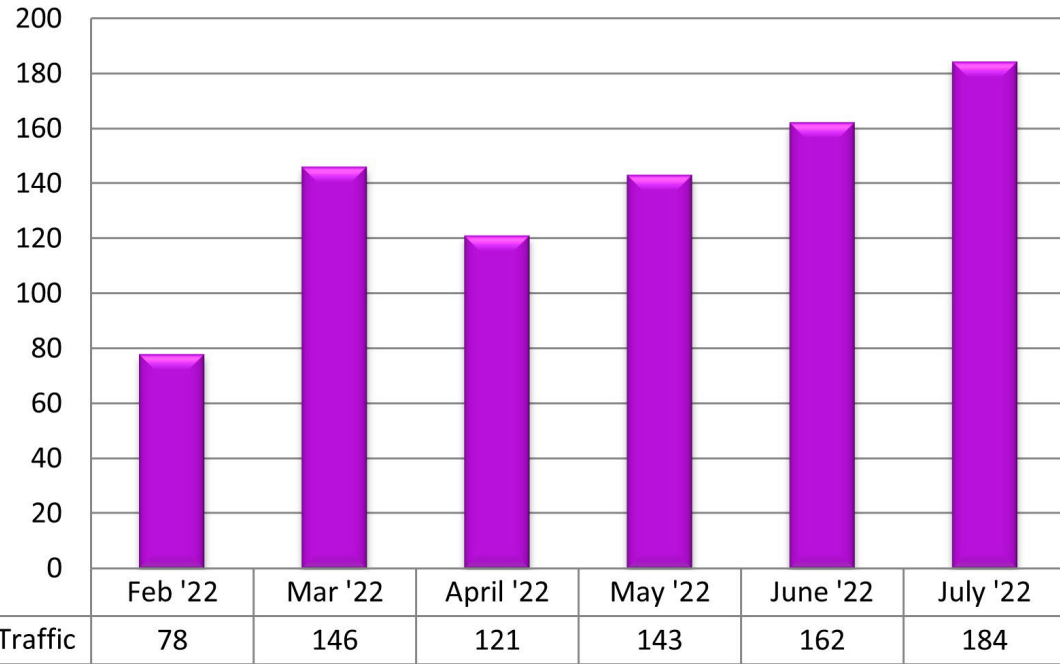
# Activity Levels



■ Traffic	78	146	121	143	162	184
■ Calls	194	199	229	246	232	231
■ Sec. Checks	134	170	118	124	113	76

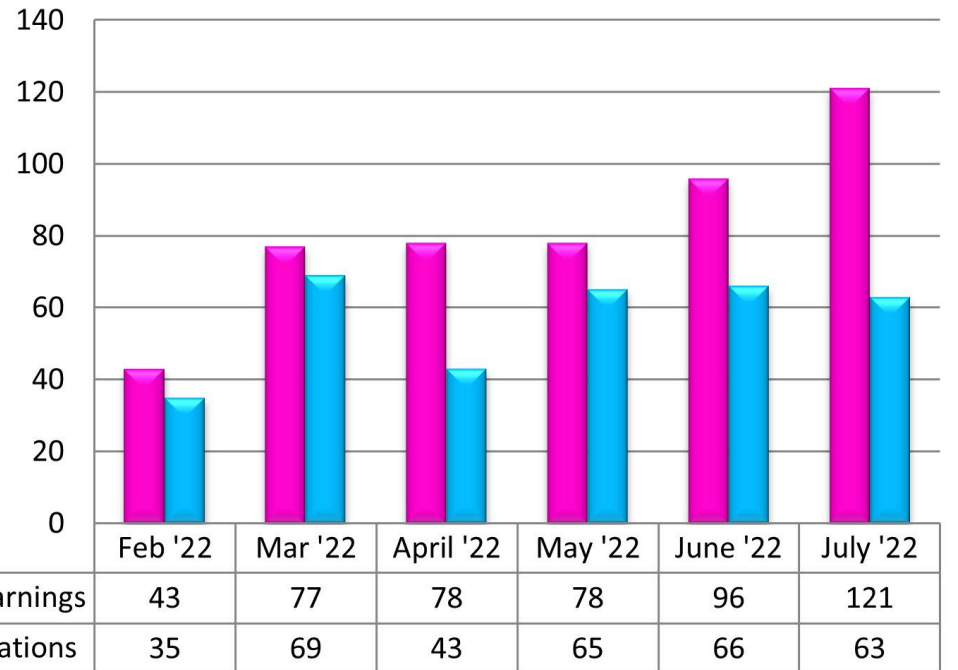
July '22

### Total Traffic (excludes Parking)



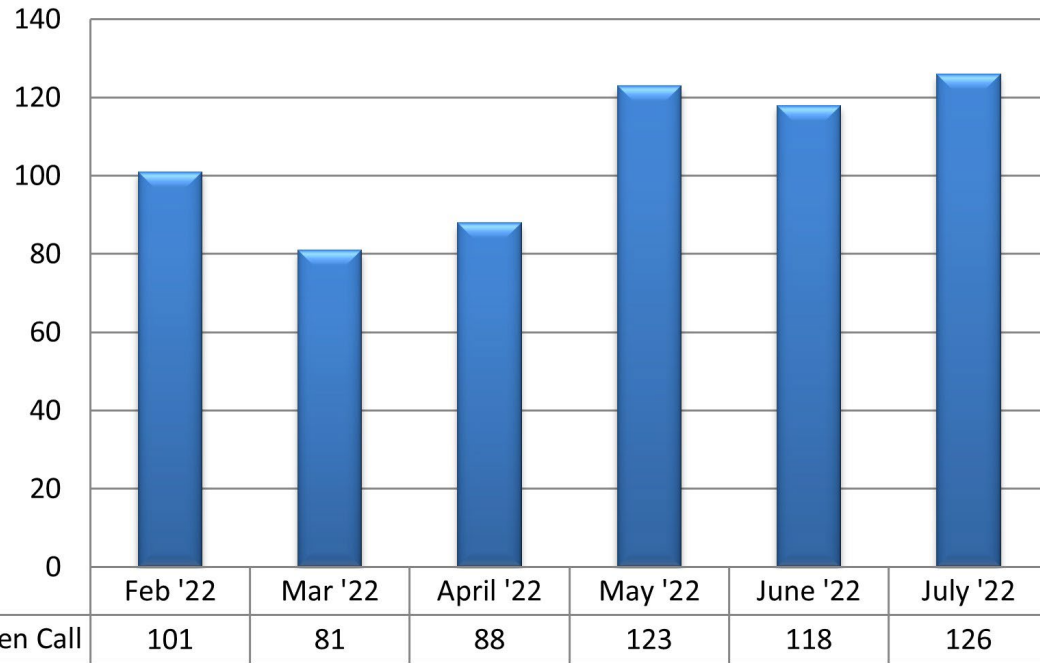
July '22

### Traffic Warnings & Citations



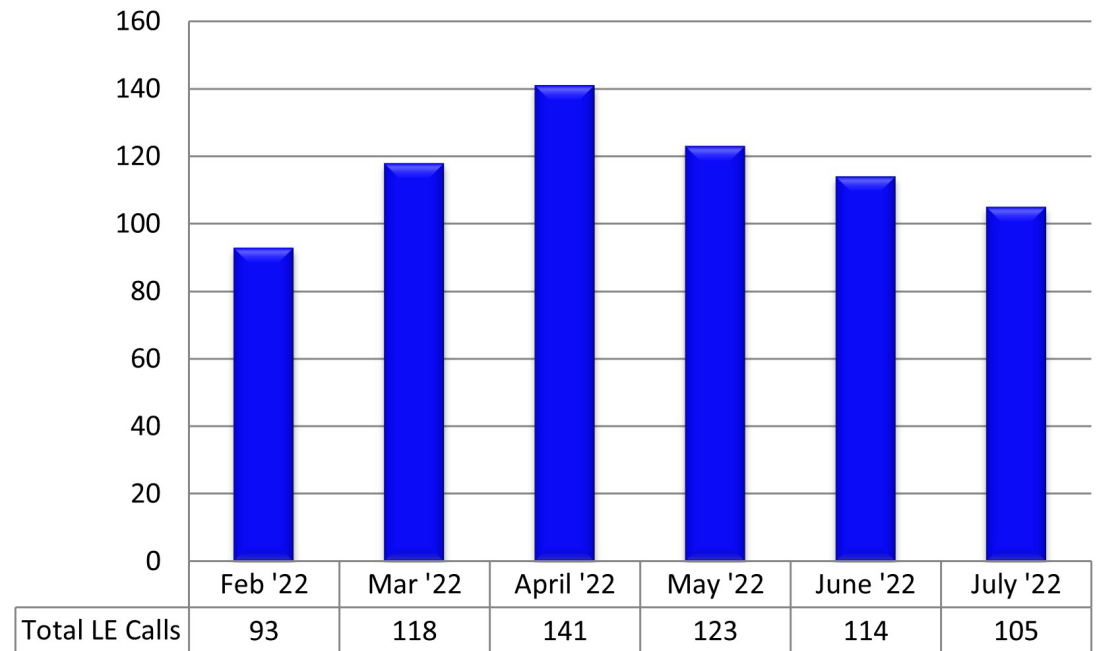
July '22

## General Calls



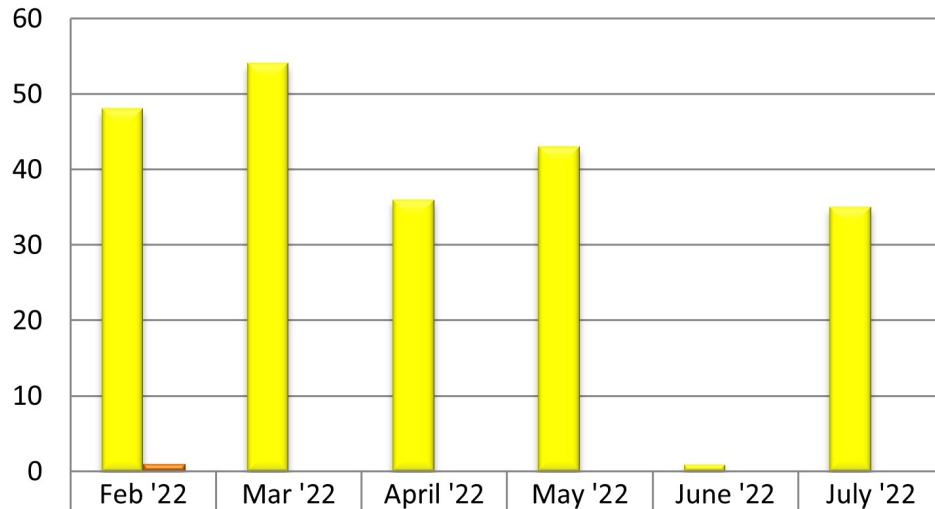
July '22

## Law Enforcement Calls



July '22

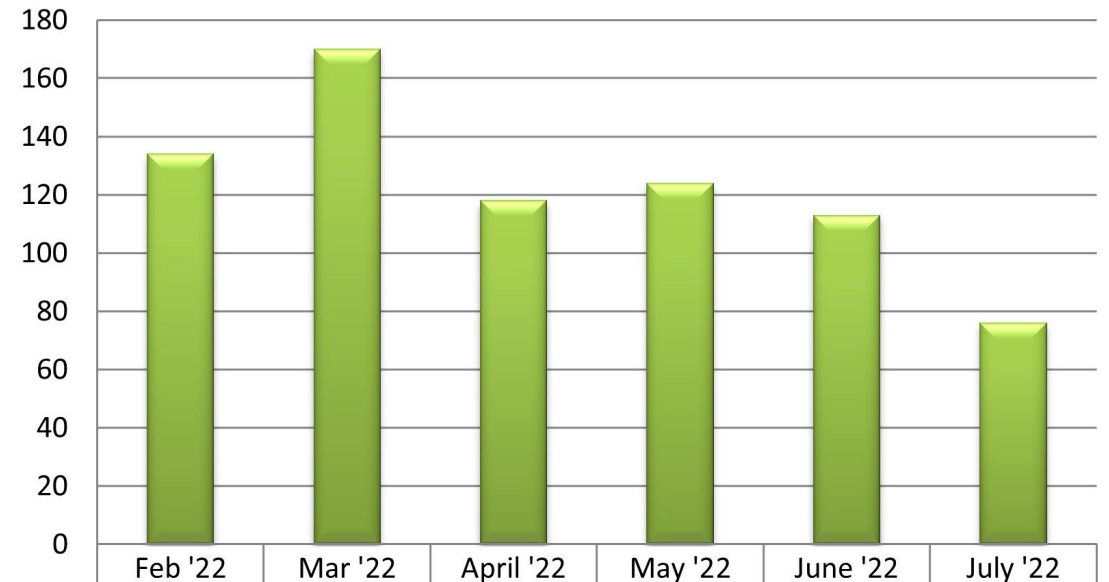
### Parking Violations



	Feb '22	Mar '22	April '22	May '22	June '22	July '22
Parking Warning	48	54	36	43	1	35
Parking Citations	1	0	0	0	0	0

July '22

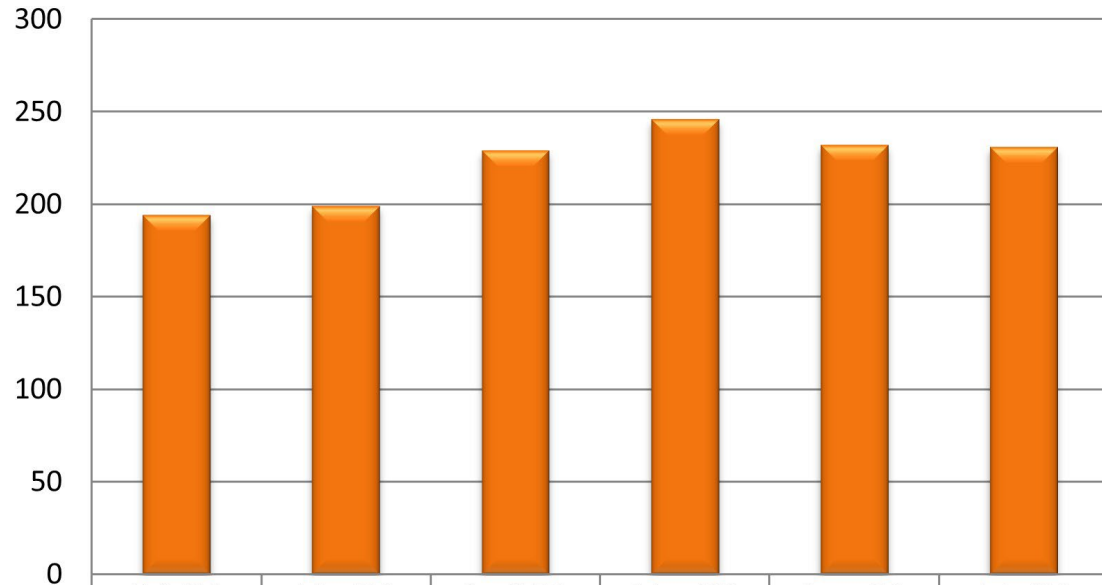
### Security Checks



	Feb '22	Mar '22	April '22	May '22	June '22	July '22
Sec. Checks	134	170	118	124	113	76

July '22

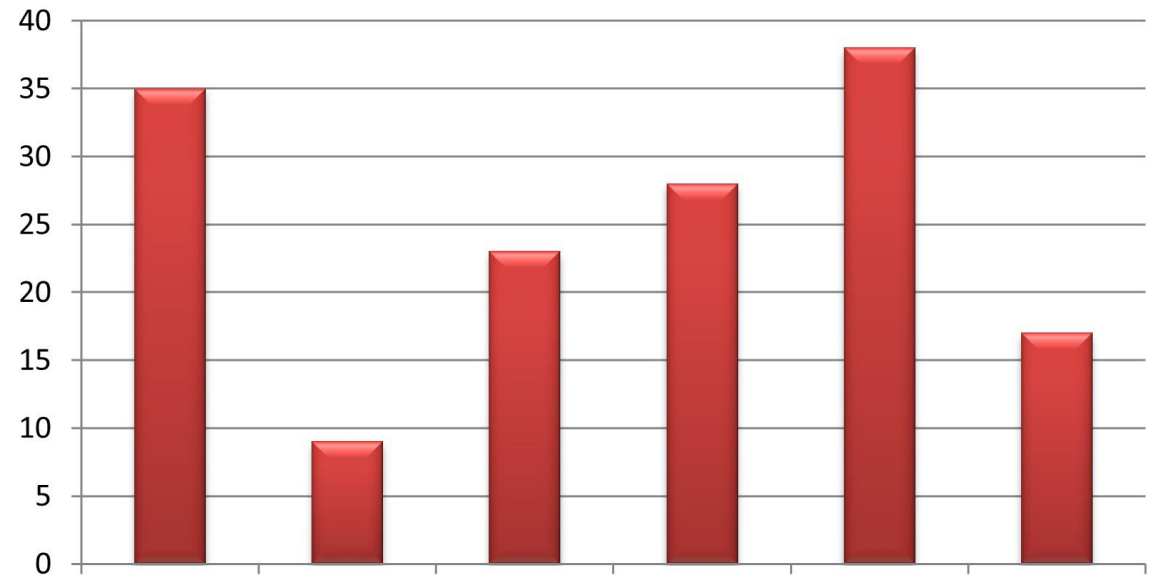
### Total Calls For Service



Total CFS	194	199	229	246	232	231
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July '22

### Criminal Offenses (excludes "C" Traffic)



Feb '22    Mar '22    April '22    May '22    June '22    July '22

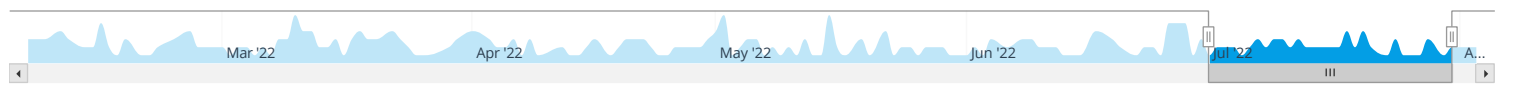
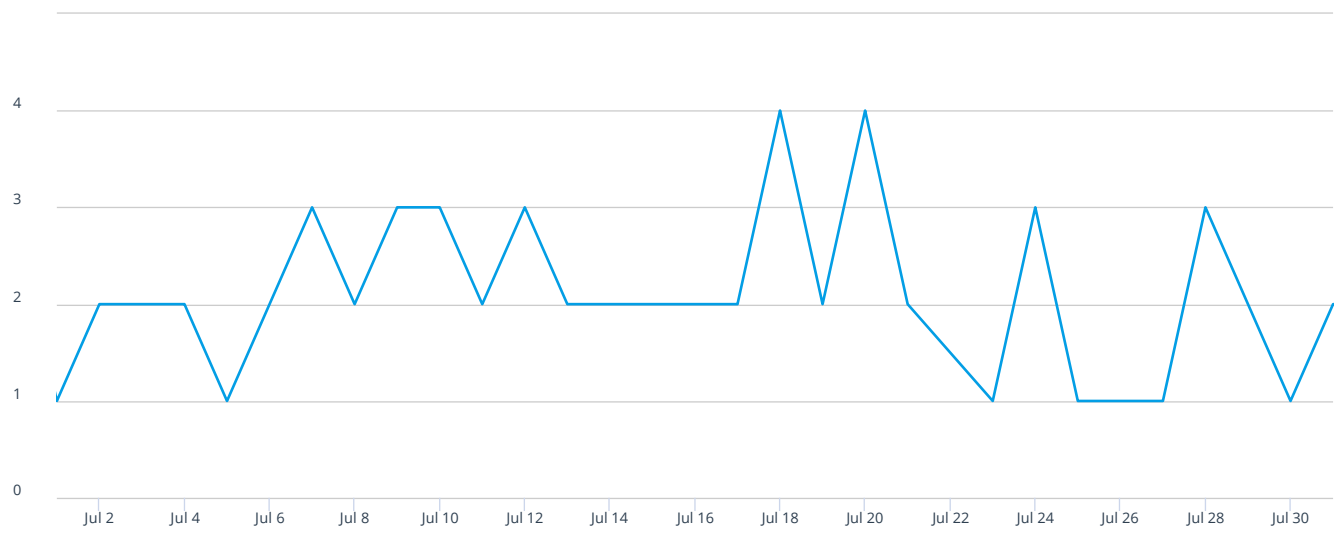
Previous Month ▾ Jul 1, 2022 - Jul 31, 2022 ▾

**33%**  
FIRE  
Percentage of Total Incidents

**54%**  
EMS  
Percentage of Total Incidents

**61**  
INCIDENTS  
In Selected Time Slice

**31**  
DAYS  
In Selected Time Slice



Counts | % Rows | % Columns | % All

Week Ending	7/3/22	7/10/22	7/17/22	7/24/22	7/31/22	8/7/22	8/14/22	8/21/22	8/28/22	9/4/22	9/11/22	9/18/22	9/25/22	Total
(13) Mobile property (vehicle) fire			1											1
(14) Natural vegetation fire	1	1												2
(32) Emergency medical service (EMS) incident	3	9	10	4	7									33
(41) Combustible/f... spills & leaks			1	1										2
(51) Person in distress	1				1									2
(52) Water problem		1	1	1										3
(55) Public service assistance		2	1	1										4
(56) Unauthorized burning			1											1
(61) Dispatched and canceled en route		2			1									3
(62) Wrong location, no emergency found				1										1
(63) Controlled burning		1												1
NULL				7	1									8
<b>Total</b>	<b>5</b>	<b>16</b>	<b>15</b>	<b>16</b>	<b>9</b>									<b>61</b>

**CITY OF LAVON  
BUILDING PERMITS  
CALENDAR YEAR 2021-2022**

PERMITS	July - 22	Calendar Year 2022	Permit Valuations	July - 21	Calendar Year 2021	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	5	37	\$2,115.50	3	20	\$21,009.00
SINGLE FAMILY	18	292	\$975,864.97	16	251	\$811,513.09
POOLS	1	7	\$2,450.00	2	3	\$1,200.00
OTHERS	83	540	\$64,464.38	44	411	\$49,610.50
<b>TOTAL</b>	<b>107</b>	<b>876</b>	<b>\$1,044,894.85</b>	<b>65</b>	<b>685</b>	<b>\$883,332.59</b>

**2833 - Lavon, City of (General Obligation Debt)**  
**Report - Lavon, City of (General Obligation Debt) / Sales Tax Data**

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the [Texas Comptroller's website](#) if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

\*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- [View Grid Based on Calendar Year](#)
- [View Grid With All Years](#)

[Download to Excel](#)

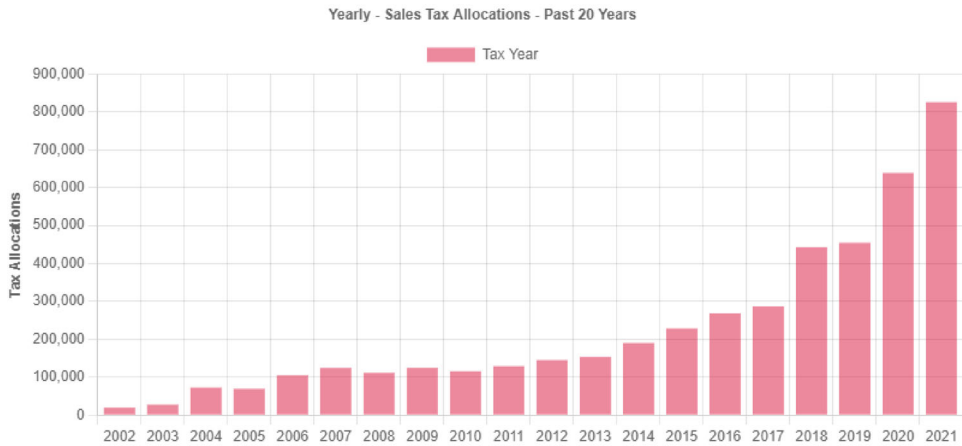
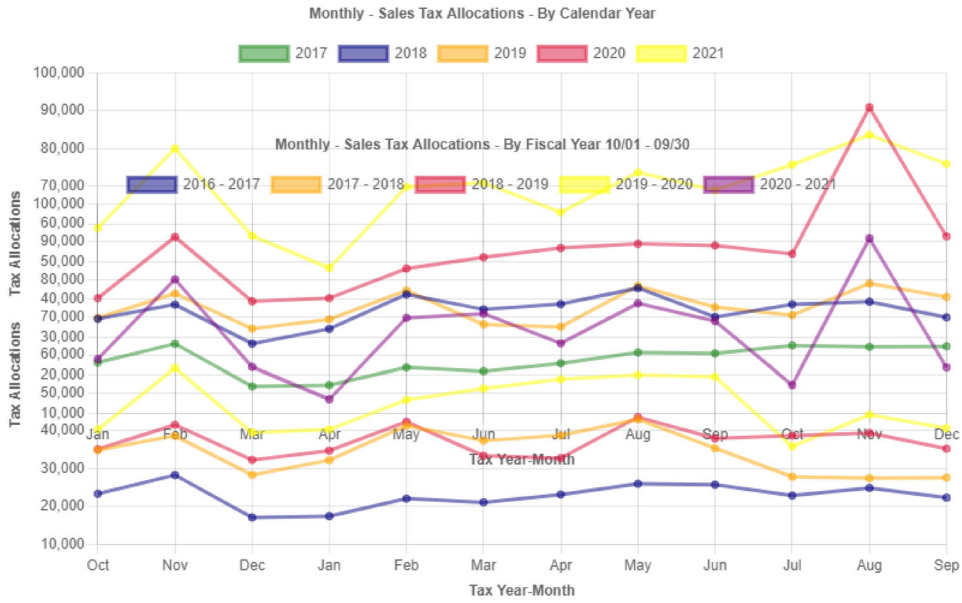
Change Fiscal Year End

09/30/2023

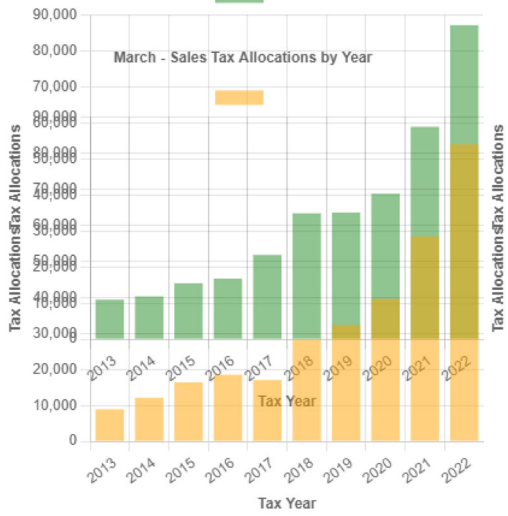


**Submit**

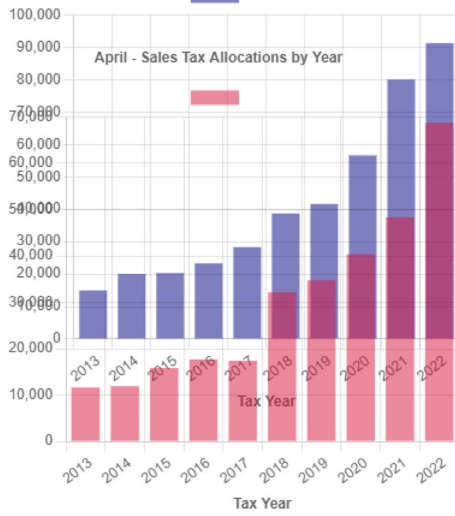
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2022	\$75,699	\$83,649	\$75,926	\$87,161	\$91,220	\$82,408	\$68,743	\$91,544	\$78,074	\$83,361	\$108,100	\$0	\$925,887
2021	\$52,096	\$90,909	\$56,718	\$58,898	\$80,039	\$56,878	\$48,350	\$69,834	\$70,944	\$63,068	\$73,676	\$68,987	\$790,396
2020	\$35,846	\$44,260	\$40,667	\$40,349	\$56,602	\$39,533	\$40,351	\$48,207	\$51,191	\$53,631	\$54,745	\$54,314	\$559,696
2019	\$38,730	\$39,419	\$35,260	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$32,771	\$43,642	\$37,975	\$447,367
2018	\$27,837	\$27,458	\$27,603	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$412,870
2017	\$22,849	\$24,877	\$22,304	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$274,094
2016	\$18,554	\$24,151	\$17,624	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$258,670
2015	\$16,213	\$17,336	\$16,025	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$217,559
2014	\$12,032	\$14,975	\$11,935	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$179,266
2013	\$11,166	\$15,054	\$12,518	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$153,743
2012	\$9,075	\$15,224	\$9,414	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$140,152
2011	\$8,990	\$10,146	\$10,217	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$124,980
2010	\$11,983	\$12,813	\$9,335	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$120,668
2009	\$10,655	\$14,185	\$10,830	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$125,864
2008	\$9,001	\$13,869	\$10,505	\$6,439	\$15,097	\$6,019	\$3,917	\$10,012	\$5,481	\$7,609	\$13,184	\$7,853	\$108,986
2007	\$10,725	\$14,759	\$7,398	\$6,567	\$11,434	\$7,902	\$8,989	\$13,114	\$8,797	\$7,037	\$16,120	\$10,821	\$123,662
2006	\$8,371	\$10,348	\$7,185	\$6,940	\$10,522	\$7,581	\$4,398	\$10,629	\$8,192	\$7,183	\$10,029	\$6,573	\$97,950
2005	\$5,168	\$5,637	\$4,324	\$3,686	\$4,729	\$3,046	\$3,680	\$5,722	\$5,214	\$3,911	\$6,051	\$7,280	\$58,448
2004	\$3,584	\$3,394	\$3,786	\$3,514	\$6,693	\$3,724	\$4,356	\$5,415	\$15,931	\$4,471	\$8,017	\$4,952	\$67,838
2003	\$1,877	\$1,687	\$1,281	\$1,278	\$2,106	\$1,441	\$918	\$2,203	\$1,877	\$1,825	\$3,033	\$2,150	\$21,676



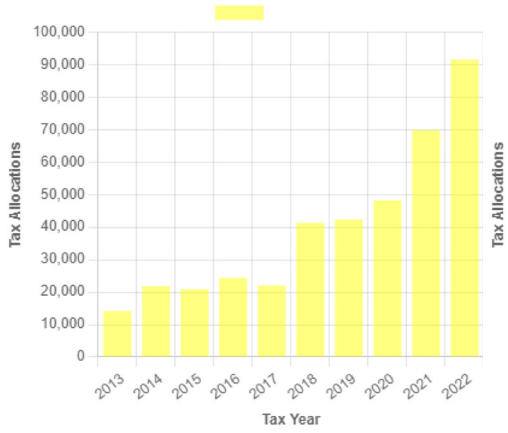
January - Sales Tax Allocations by Year



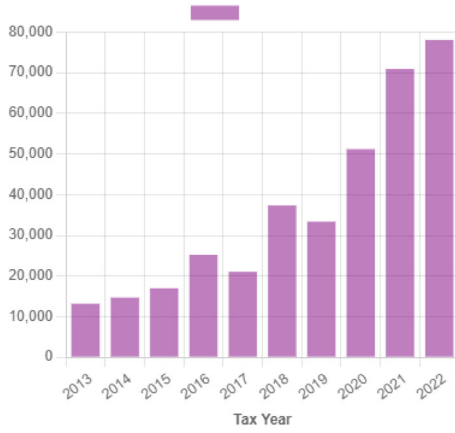
February - Sales Tax Allocations by Year



March - Sales Tax Allocations by Year



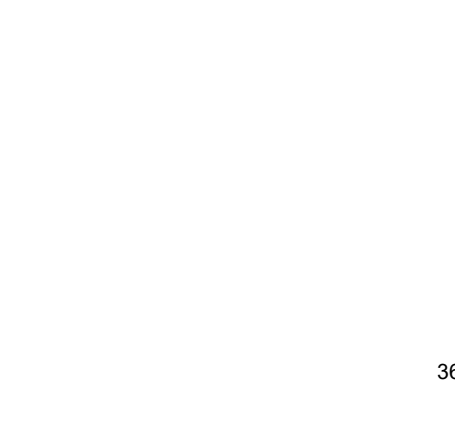
April - Sales Tax Allocations by Year



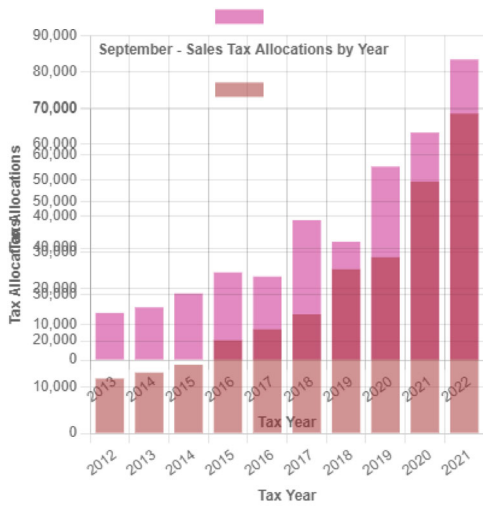
May - Sales Tax Allocations by Year



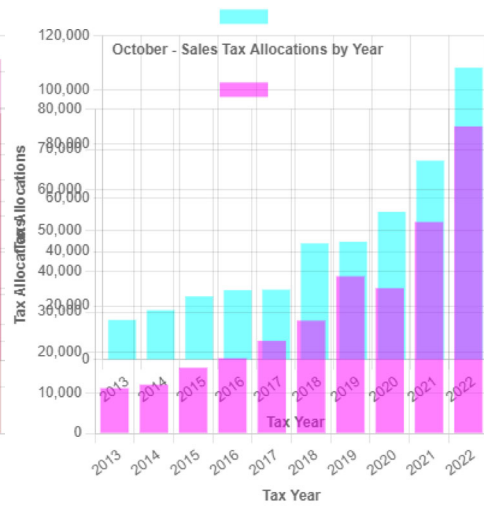
June - Sales Tax Allocations by Year



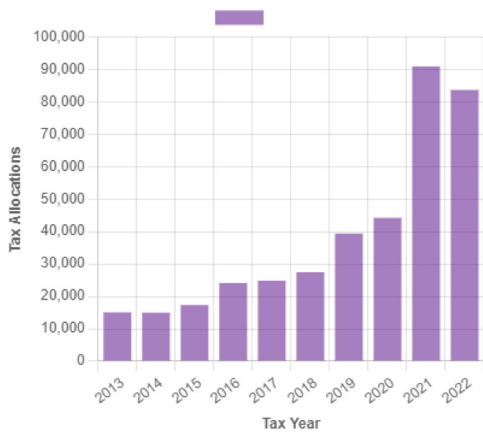
July - Sales Tax Allocations by Year



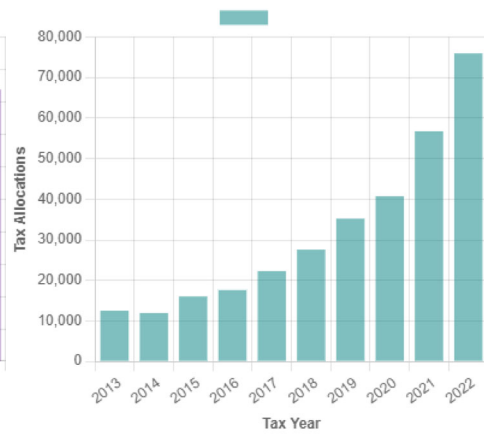
August - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year



# City of Lavon - Delinquent Levy

July 1, 2022

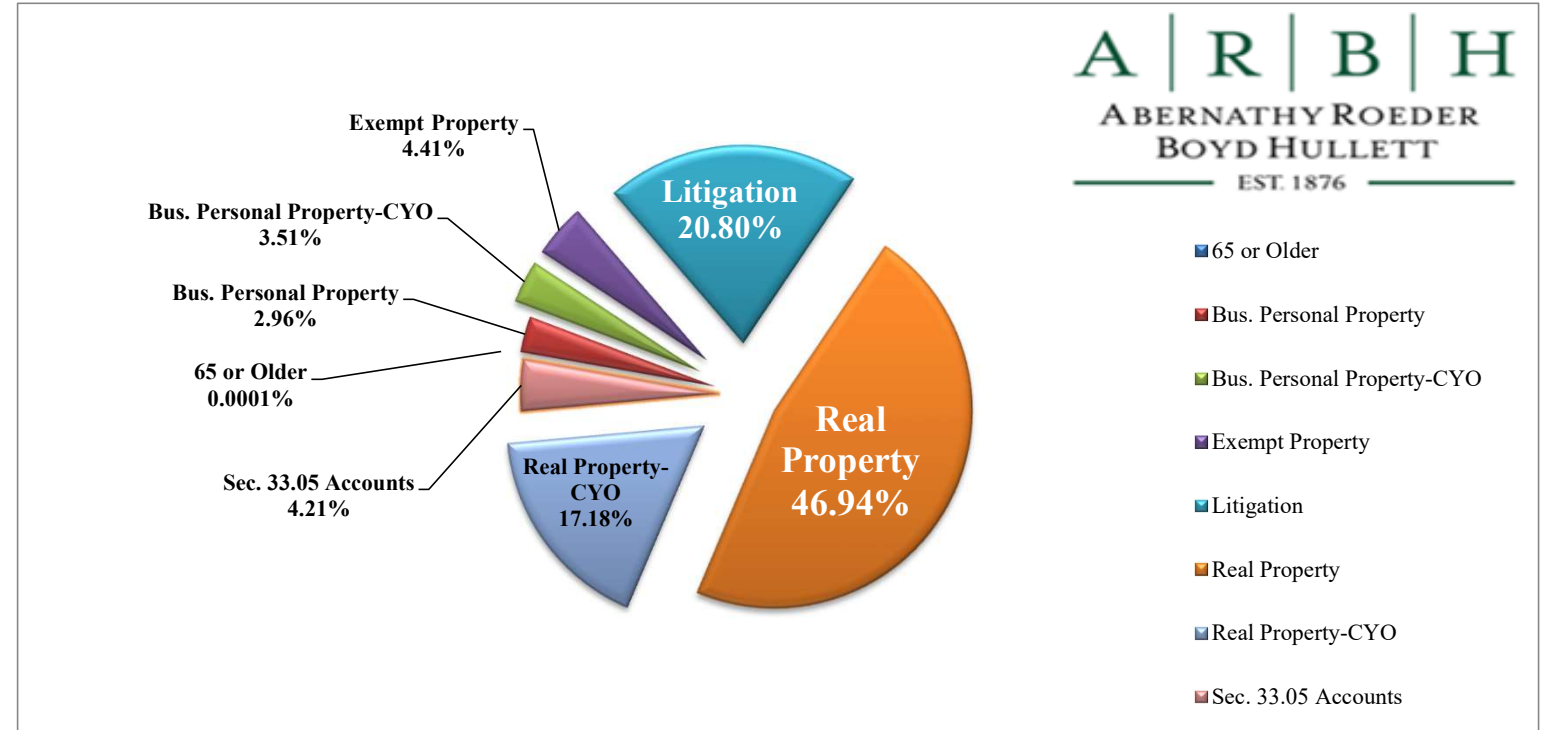
Source: Collin County Tax Office

Business Personal Property  
Real Property

All Accounts by Tax Classification			
July 1, 2022			
By No. of Accounts		By Dollar Amount	
11	11.5%	\$1,374.27	10.7%
85	88.5%	\$11,497.66	89.3%
96	100.0%	\$12,871.93	100.0%

Chronic Delinq. 20+ Years  
Chronic Delinq. 10-19 Years  
Chronic Delinq. 6-9 Years  
Chronic Delinq. 3-5 Years  
1-2 Years Delinquent

All Accounts by Number of Delinquent Years			
July 1, 2022			
By No. of Accounts		By Dollar Amount	
0	0.0%	0.00	0.0%
1	1.0%	776.43	6.0%
1	1.0%	\$1,359.53	10.6%
3	3.1%	\$431.44	3.4%
91	94.8%	\$10,304.53	80.1%
96	100.0%	\$12,871.93	100.0%



"CYO" = Current Year Only

Account Category	Count	Dollars	1-2	3-5	6-9	10-19	20+					
65 or Older	1	\$0.01	\$0.01	1								
Bus. Personal Property	3	\$381.00	\$87.41	1								
Bus. Personal Property-CYO	3	\$451.70	\$451.70	3	\$293.59	2						
Exempt Property	23	\$567.27	\$567.27	23								
Litigation	2	\$2,677.32	\$1,900.89	1		\$776.43	1					
Real Property	5	\$6,041.55	\$4,682.02	4	\$1,359.53	1						
Real Property-CYO	54	\$2,211.51	\$2,211.51	54								
Sec. 33.05 Accounts	5	\$541.57	\$403.72	4	\$137.85	1						
	96	\$12,871.93	\$10,304.53	91	\$431.44	3	\$1,359.53	1	\$776.43	1	\$0.00	0



# CITY OF LAVON

## Agenda Brief

**MEETING: August 16, 2022**

**ITEM: 9**

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**Item:**

**BUDGET WORK SESSION**

Discussion regarding the regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, tax rates, departmental service levels, fee schedule, Capital Improvements Plan (CIP) updates, FY 2021-22 projections, and proposed revenues and expenditures for FY 2022-23.

**Attachments:** Materials to be distributed at the meeting:

Proposed Budget Worksheets



# Proposed BUDGET FY 2022-23

This budget will raise more total property taxes than last year's budget by \$693,801 and 33.51%, and of that amount \$421,933 is tax revenue to be raised from new property added to the tax roll this year.

The Voter Approval Maintenance and Operations (M&O) Tax Rate would raise \$66,913 more than last year for M&O.

Filed with City Secretary 07-19-2022  
Cover updated 08-05-2022

City of Lavon  
Fiscal Year 2022-2023  
Budget Cover Sheet

This budget will raise more total property taxes than last year's budget by \$693,801 and 33.51%, and of that amount \$421,933 is tax revenue to be raised from new property added to the tax roll this year.

The members of the governing body voted on the budget as follows:

**FOR:**

**AGAINST:**

**PRESENT and not voting:**

**ABSENT:**

**Property Tax Rate Comparison**

	<b>2022-2023</b>	<b>2021-2022</b>
Proposed Property Tax Rate:	0.430000	0.478956
No-New-Revenue Tax Rate:	0.378178	0.421112
No-New-Revenue Maintenance & Operations Tax Rate:	0.207092	0.251752
Voter-Approval Tax Rate:	0.376825	0.479609
Debt Tax Rate:	0.161832	0.219046

Total debt obligation for the City of Lavon secured by property taxes: \$1,040,225.

The information included on this cover page of the annual budget is provided in accordance with Section 102.007 of the Texas Local Government Code.



## City of Lavon Budget Planning Calendar 2022-23

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*The calendar is based on a proposed tax rate that does not trigger an automatic election.*

<u>May-Jun</u>	Department Directors review ytd and begin work on budget projections
<u>Jun 21</u>	Budget Work Session – plan special meeting on Aug 9 and/or Aug 30 if needed
<u>Jul 8</u>	ARB projected to approve Appraisal Records
<u>Jul 19</u>	Budget Work Session; File prop Budget with City Secretary, post on website
<u>Jul 25</u>	Deadline for the appraisal district to certify values to taxing units Tax A/C calculate no-new tax rate and voter-approval tax rate
<u>Aug 2</u>	Budget Work Session – present tax rates to City Council
<u>Aug 4</u>	Post NNR, VAR and debt info on website homepage
<u>Aug 10</u>	Publish budget public hearing notice
<u>Aug 16</u>	Regular meeting - Schedule and announce meeting date (8/29) to adopt tax rate If proposed tax rate will exceed the No-New Revenue or Voter-Approval Tax Rate (whichever is lower), take record vote and schedule Public Hearing on the Tax Rate.  Optional public hearing on proposed budget and fee schedule
<u>Aug 17</u>	Submit notice of public hearing – proposed tax rate to local newspaper post on Website
<u>Aug 24</u>	Publication of Notice of Public Hearing – proposed tax rate in newspaper
<u>Aug 29</u>	Special City Council Meeting <b>Public Hearings</b> on Tax Rate and Budget Consider Proposed Tax Rate Consider Proposed Budget and Fee Schedule
<u>Aug 30</u>	Provide approved tax rate information to Collin County (deadline 9-21)
<u>Oct 1</u>	New Fiscal Year begins

rev 08-04-2022

**Collin Central Appraisal District  
Tax Rates  
2021 Tax Year**

**Cities with paid police depts - listed highest to lowest total rate**

Entity	Total Rate	Exemptions Offered	M & O Rate	I & S Rate
<a href="#">Dallas City (CDA)</a>	0.7733	DP, FR, HS, OV65	0.5658	0.2075
<a href="#">Garland City (CGA)</a>	0.756965	DP, FR, HS, OV65	0.381365	0.3756
<a href="#">Farmersville City (CFC)</a>	0.712044	DP, FR, GIT, OV65	0.464574	0.24747
<a href="#">Sachse City (CSA)</a>	0.700734	DP, OV65	0.506527	0.19421
<a href="#">Celina City (CCL)</a>	0.645	DP, OV65	0.429385	0.21562
<a href="#">Wylie City (CWY)</a>	0.643751	DP, OV65	0.491864	0.15189
<a href="#">Royse City (CRY)</a>	0.6215	DP, OV65	0.406	0.2155
<a href="#">Richardson City (CRC)</a>	0.61516	DP, OV65	0.37721	0.23795
<a href="#">Princeton City (CPN)</a>	0.602549	DP, FR, OV65	0.377315	0.22523
<a href="#">Carrollton City (CCR)</a>	0.5825	DP, FR, HS, OV65	0.442807	0.13969
<a href="#">Anna City (CAN)</a>	0.5695	FR, HS, OV65	0.452631	0.11687
<a href="#">Melissa City (CML)</a>	0.568157	DP, FR, OV65	0.431031	0.13713
<a href="#">Van Alstyne City (CVA)</a>	0.563713	DP, FR, OV65	0.473544	0.09017
<a href="#">Josephine City (CJO)</a>	0.516697	DP, FR, GIT, OV65	0.462439	0.05426
<a href="#">Prosper Town (CPR)</a>	0.51	DP, FR, HS, OV65	0.328	0.182
<a href="#">McKinney City (CMC)</a>	0.497655	DP, FR, GIT, OV65	0.345517	0.15214
<a href="#">Murphy City (CMR)</a>	0.495	DP, FR, GIT, OV65	0.310185	0.18482
<a href="#">Lavon City (CLA) 2021</a>	<b>0.478956</b>	<b>DP, FR, GIT, HS, OV65</b>	<b>0.25991</b>	<b>0.21905</b>
<a href="#">Allen City (CAL)</a>	0.47	DP, FR, OV65	0.368756	0.10124
<a href="#">Frisco City (CFR)</a>	0.4466	DP, FR, HS, OV65	0.295215	0.15139
<a href="#">Plano City (CPL)</a>	0.4465	DP, FR, HS, OV65	0.333	0.1135
<a href="#">Lavon City - PROPOSED 2022</a>	<b>0.43</b>	<b>DP, FR, GIT, HS, OV65</b>	<b>0.268168</b>	<b>0.16183</b>
<a href="#">Parker City (CPK)</a>	0.365984	FR, GIT, OV65	0.33187	0.03411
<a href="#">Fairview Town (CFV)</a>	0.34558	DP, OV65	0.245536	0.10004

**Cities without paid police depts - listed highest to lowest total rate**

Entity	Total Rate	Exemptions Offered	M & O Rate	I & S Rate
<a href="#">Blue Ridge City (CBL)</a>	0.525146	DP, OV65	0.431081	0.09407
<a href="#">Weston City (CWS)</a>	0.295	DP, FR, OV65	0.295	0
<a href="#">Lucas City (CLU)</a>	0.288397	DP, HS, OV65	0.185743	0.10265
<a href="#">Nevada City (CNV)</a>	0.266084	FR, GIT, OV65	0.266084	0
<a href="#">St Paul Town (CSP)</a>	0.265973	FR, GIT, OV65	0.265973	0
<a href="#">New Hope Town (CNH)</a>	0.233113	DP, FR, GIT, OV65	0.233113	0
<a href="#">Lowry Crossing City (CLC)</a>	0.176984	DP, FR, OV65	0.176984	0

**Other Taxing Jurisdictions**

<a href="#">Community ISD (SCO)</a>	1.4603	DP, HS, OV65	0.9603	0.5
<a href="#">Collin County (GCN)</a>	0.168087	DP, FR, HS, OV65	0.116836	0.05125
<a href="#">Collin College (JCN)</a>	0.081222	DP, FR, GIT, HS, OV65	0.0791	0.00212

**Collin Central Appraisal District**  
**Exemptions**  
**2022 Tax Year**

Entity	Exemptions Offered	HS Amount	OV65 Amount	OV65 Freeze	DP Amount	DP Freeze
<a href="#">Allen City (CAL)</a>	DP, FR, OV65	\$0	\$50,000		\$25,000	
<a href="#">Anna City (CAN)</a>	FR, HS, OV65	1.00% (\$5,000 min)	\$30,000		\$0	
<a href="#">Blue Ridge City (CBL)</a>	DP, OV65	\$0	\$10,000		\$10,000	
<a href="#">Carrollton City (CCR)</a>	DP, FR, HS, OV65	20.00% (\$5,000 min)	\$80,000		\$80,000	
<a href="#">Celina City (CCL)</a>	DP, OV65	\$0	\$30,000	Yes	\$30,000	Yes
<a href="#">Community ISD (SCO)</a>	DP, HS, OV65	\$40,000	\$10,000	Yes	\$10,000	Yes
<a href="#">Dallas City (CDA)</a>	DP, FR, HS, OV65	20.00% (\$5,000 min)	\$115,000		\$115,000	
<a href="#">Fairview Town (CFV)</a>	DP, OV65	\$0	\$60,000		\$60,000	
<a href="#">Farmersville City (CFC)</a>	DP, FR, GIT, OV65	\$0	\$10,000		\$20,000	
<a href="#">Frisco City (CFR)</a>	DP, FR, HS, OV65	12.50% (\$5,000 min)	\$80,000	Yes	\$80,000	Yes
<a href="#">Garland City (CGA)</a>	DP, FR, HS, OV65	10.00% (\$5,000 min)	\$56,000		\$56,000	
<a href="#">Josephine City (CJO)</a>	DP, FR, GIT, OV65	\$0	\$10,000	Yes	\$10,000	Yes
<a href="#">Lavon City (CLA)</a>	DP, FR, GIT, HS, OV65	1.00% (\$5,000 min)	\$20,000	Yes	\$20,000	Yes
<a href="#">Lowry Crossing City (CLC)</a>	DP, FR, OV65	\$0	\$15,000	Yes	\$15,000	Yes
<a href="#">Lucas City (CLU)</a>	DP, HS, OV65	8.00% (\$5,000 min)	\$50,000	Yes	\$50,000	Yes
<a href="#">McKinney City (CMC)</a>	DP, FR, GIT, OV65	\$0	\$80,000		\$80,000	
<a href="#">Melissa City (CML)</a>	DP, FR, OV65	\$0	\$30,000		\$30,000	
<a href="#">Murphy City (CMR)</a>	DP, FR, GIT, OV65	\$0	\$50,000		\$50,000	
<a href="#">Nevada City (CNV)</a>	FR, GIT, OV65	\$0	\$10,000		\$0	
<a href="#">New Hope Town (CNH)</a>	DP, FR, GIT, OV65	\$0	\$50,000		\$50,000	
<a href="#">Parker City (CPK)</a>	FR, GIT, OV65	\$0	\$50,000		\$0	
<a href="#">Plano City (CPL)</a>	DP, FR, HS, OV65	20.00% (\$5,000 min)	\$40,000	Yes	\$40,000	Yes
<a href="#">Princeton City (CPN)</a>	DP, FR, OV65	\$0	\$25,000	Yes	\$25,000	Yes
<a href="#">Prosper Town (CPR)</a>	DP, FR, HS, OV65	12.50% (\$5,000 min)	\$10,000	Yes	\$3,000	Yes
<a href="#">Richardson City (CRC)</a>	DP, OV65	\$0	\$105,000		\$105,000	
<a href="#">Royse City (CRY)</a>	DP, OV65	\$0	\$6,000	Yes	\$5,000	
<a href="#">Sachse City (CSA)</a>	DP, OV65	\$0	\$50,000	Yes	\$50,000	Yes
<a href="#">St Paul Town (CSP)</a>	FR, GIT, OV65	\$0	\$50,000		\$0	
<a href="#">Van Alstyne City (CVA)</a>	DP, FR, OV65	\$0	\$5,000	Yes	\$0	Yes
<a href="#">Weston City (CWS)</a>	DP, FR, OV65	\$0	\$20,000	Yes	\$20,000	Yes
<a href="#">Wylie City (CWY)</a>	DP, OV65	\$0	\$30,000	Yes	\$30,000	Yes

<b>HS</b>	General
<b>OV65</b>	Over 65
<b>DP</b>	Disabled Person
<b>FR</b>	Freeport
<b>GIT</b>	Goods-In-Transit
<b>DVHS</b>	Disabled Veteran Homestead
<b>M &amp; O</b>	Maintenance & Operation Rate
<b>I &amp; S</b>	Interest & Sinking Fund (Debt) Rate



**COLLIN CENTRAL APPRAISAL DISTRICT  
2022 CERTIFIED TAXABLE VALUE  
JULY 18, 2022**

TAXING ENTITY NAME	2021 CERTIFIED TAXABLE VALUE, AS OF 7-22-2021	2022 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-18-2022 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) -See Footnote	2022 CERTIFIED TAXABLE VALUE COMPARED TO THE 2021 CERTIFIED TAXABLE VALUE	2022 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-18-2022	2022 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-18-2022	CALCULATED YEAR-OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2022 AVERAGE MARKET VALUE OF HOMES AS OF 7-18-2022	2021 AVERAGE MARKET VALUE OF HOMES, AS OF 7-22-2021	2022 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-18-2022	2022 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-18-2022
<b>SCHOOLS</b>										
ALLEN ISD	\$16,879,264,018	\$19,267,462,808	14.15%	\$561,394,867	\$0	10.82%	\$517,369	\$396,706	\$1,717,891,763	\$17,549,571,045
ANNA ISD	\$2,063,919,302	\$2,750,711,757	33.28%	\$274,474,687	\$0	19.98%	\$335,639	\$257,887	\$231,563,754	\$2,519,148,003
BLAND ISD	\$22,302,674	\$25,832,810	15.83%	\$579,999	\$0	13.23%	\$312,251	\$258,719	\$3,299,860	\$22,532,950
BLUE RIDGE ISD	\$387,632,270	\$468,962,821	20.98%	\$20,101,722	\$0	15.80%	\$311,581	\$242,615	\$53,959,645	\$415,003,176
CELINA ISD	\$2,137,731,839	\$2,917,944,256	36.50%	\$362,916,693	\$654,580	19.49%	\$509,962	\$371,112	\$283,074,331	\$2,634,869,925
COMMUNITY ISD	\$1,556,984,957	\$2,107,815,087	35.38%	\$246,437,175	\$0	19.55%	\$331,571	\$263,294	\$207,608,107	\$1,900,206,980
FARMERSVILLE ISD	\$922,952,715	\$1,143,985,575	23.95%	\$57,669,109	\$0	17.70%	\$304,838	\$239,981	\$137,070,401	\$1,006,915,174
FRISCO ISD	\$35,275,989,305	\$40,081,813,400	13.62%	\$1,286,853,760	\$0	9.98%	\$592,893	\$444,628	\$2,278,337,755	\$37,803,475,645
LEONARD ISD	\$22,378,427	\$27,739,231	23.96%	\$1,234,396	\$0	18.44%	\$270,311	\$217,929	\$3,165,825	\$24,573,406
LOVEJOY ISD	\$3,330,435,034	\$3,793,957,220	13.92%	\$88,170,926	\$0	11.27%	\$833,363	\$645,814	\$848,405,491	\$2,945,551,729
MCKINNEY ISD	\$19,301,894,597	\$22,499,621,561	16.57%	\$697,994,188	\$0	12.95%	\$493,989	\$378,064	\$2,753,486,299	\$19,746,135,262
MELISSA ISD	\$2,187,802,800	\$2,989,994,091	36.67%	\$315,056,523	\$0	22.27%	\$445,061	\$331,799	\$224,083,696	\$2,765,910,395
PLANO ISD	\$61,919,961,683	\$68,005,807,241	9.83%	\$602,030,455	\$0	8.86%	\$508,019	\$408,367	\$9,336,594,424	\$58,669,212,817
PRINCETON ISD	\$2,253,153,081	\$3,253,516,428	44.40%	\$455,334,069	\$0	24.19%	\$298,791	\$226,013	\$208,858,484	\$3,044,657,944
PROSPER ISD	\$11,058,299,244	\$13,776,064,347	24.58%	\$1,124,445,288	\$0	14.41%	\$653,011	\$473,723	\$1,060,003,376	\$12,716,060,971
ROCKWALL ISD	\$1,057,652	\$1,260,671	19.20%	\$0	\$0	19.20%	\$720,192	\$568,496	\$394,467	\$866,204
ROYSE CITY ISD	\$245,123,181	\$290,416,634	18.48%	\$9,318,416	\$0	14.68%	\$306,632	\$242,663	\$32,654,816	\$257,761,818

**COLLIN CENTRAL APPRAISAL DISTRICT  
2022 CERTIFIED TAXABLE VALUE  
JULY 18, 2022**

TAXING ENTITY NAME	2021 CERTIFIED TAXABLE VALUE, AS OF 7-22-2021	2022 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-18-2022 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) -See Footnote	2022 CERTIFIED TAXABLE VALUE COMPARED TO THE 2021 CERTIFIED TAXABLE VALUE	2022 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-18-2022	2022 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-18-2022	CALCULATED YEAR-OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2022 AVERAGE MARKET VALUE OF HOMES AS OF 7-18-2022	2021 AVERAGE MARKET VALUE OF HOMES AS OF 7-22-2021	2022 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-18-2022	2022 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-18-2022
<b>SCHOOLS (cont'd)</b>										
TRENTON ISD	\$18,775,704	\$26,071,058	38.86%	\$509,660	\$0	36.14%	\$370,175	\$273,373	\$1,728,611	\$24,342,447
VAN ALSTYNE ISD	\$73,280,623	\$91,070,056	24.28%	\$6,244,311	\$0	15.75%	\$431,569	\$353,081	\$13,175,025	\$77,895,031
WHITWRIGHT ISD	\$8,703,326	\$10,967,823	26.02%	\$461,464	\$0	20.72%	\$295,845	\$251,432	\$1,959,210	\$9,008,613
WYLIE ISD	\$8,226,036,594	\$9,464,432,081	15.05%	\$301,242,946	\$0	11.39%	\$414,094	\$320,634	\$954,022,890	\$8,510,409,191
<b>CITIES &amp; TOWNS</b>										
CITY OF ALLEN	\$15,761,357,720	\$18,112,866,496	14.92%	\$390,321,328	\$0	12.44%	\$505,309	\$391,275		
CITY OF ANNA	\$1,773,708,282	\$2,439,908,121	37.54%	\$260,514,889	\$0	22.85%	\$332,179	\$246,777		
CITY OF BLUE RIDGE	\$61,829,227	\$75,371,053	21.90%	\$2,912,136	\$0	17.19%	\$182,650	\$145,329		
CITY OF CARROLLTON	\$135,068,447	\$145,515,841	7.73%	\$6,102,455	\$0	3.22%	N/A	N/A		
CITY OF CELINA	\$2,616,253,375	\$3,781,110,018	44.52%	\$536,024,665	\$3,113,278	23.92%	\$556,130	\$403,812	\$266,523,037	\$3,514,586,981
CITY OF DALLAS	\$5,944,890,728	\$6,561,634,430	10.37%	\$11,674,143	\$0	10.18%	\$548,857	\$454,805		
TOWN OF FAIRVIEW	\$2,236,478,486	\$2,599,765,328	16.24%	\$74,409,718	\$0	12.92%	\$722,630	\$571,719		
CITY OF FARMERSVILLE	\$325,782,384	\$419,422,190	28.74%	\$28,527,975	\$0	19.99%	\$249,552	\$190,459		
CITY OF FRISCO	\$22,783,348,953	\$25,939,688,989	13.85%	\$1,115,937,777	\$0	8.96%	\$639,583	\$476,397	\$1,204,880,051	\$24,734,808,938
CITY OF GARLAND	\$29,851,400	\$32,343,941	8.35%	\$0	\$0	8.35%	\$474,939	\$370,843		
CITY OF JOSEPHINE	\$158,049,679	\$209,293,428	32.42%	\$10,030,655	\$0	26.08%	\$296,676	\$212,989	\$22,354,161	\$186,939,267
CITY OF LAVON	\$487,814,893	\$710,979,122	45.75%	\$98,124,063	\$0	25.63%	\$358,226	\$284,374	\$64,525,248	\$646,453,874
LOWRY CROSSING	\$193,581,425	\$220,797,098	14.06%	\$1,630,662	\$0	13.22%	\$382,175	\$300,949	\$45,486,333	\$175,310,765

**COLLIN CENTRAL APPRAISAL DISTRICT  
2022 CERTIFIED TAXABLE VALUE  
JULY 18, 2022**

TAXING ENTITY NAME	2021 CERTIFIED TAXABLE VALUE, AS OF 7-22-2021	2022 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-18-2022 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) -See Footnote	2022 CERTIFIED TAXABLE VALUE COMPARED TO THE 2021 CERTIFIED TAXABLE VALUE	2022 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-18-2022	2022 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-18-2022	CALCULATED YEAR-OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2022 AVERAGE MARKET VALUE OF HOMES AS OF 7-18-2022	2021 AVERAGE MARKET VALUE OF HOMES, AS OF 7-22-2021	2022 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-18-2022	2022 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-18-2022
<u>CITIES &amp; TOWNS (cont'd)</u>										
CITY OF LUCAS	\$1,622,597,773	\$1,906,443,548	17.49%	\$82,877,072	\$0	12.39%	\$915,748	\$691,663	\$254,199,805	\$1,652,243,743
CITY OF MCKINNEY	\$27,052,922,612	\$31,834,523,447	17.67%	\$872,333,787	\$20,578,797	14.37%	\$496,438	\$374,290		
CITY OF MELISSA	\$1,751,220,790	\$2,442,617,459	39.48%	\$261,595,979	\$4,153,189	24.31%	\$430,467	\$322,527		
CITY OF MURPHY	\$2,733,510,596	\$3,065,356,820	12.14%	\$11,386,627	\$0	11.72%	\$528,520	\$404,948		
CITY OF NEVADA	\$137,771,890	\$160,971,849	16.84%	\$2,463,313	\$0	15.05%	\$344,159	\$271,783		
TOWN OF NEW HOPE	\$73,024,878	\$83,308,503	14.08%	\$721,057	\$0	13.09%	\$359,808	\$297,611		
CITY OF PARKER	\$1,227,321,349	\$1,458,020,342	18.80%	\$60,089,778	\$0	13.90%	\$922,992	\$683,424		
CITY OF PLANO	\$46,222,026,743	\$50,400,758,875	9.04%	\$567,656,244	\$0	7.81%	\$493,989	\$396,673	\$5,243,589,163	\$45,157,169,712
CITY OF PRINCETON	\$1,654,518,557	\$2,423,995,524	46.51%	\$347,389,216	\$12,786,082	24.74%	\$309,264	\$230,553	\$124,049,980	\$2,299,945,544
TOWN OF PROSPER	\$4,772,370,960	\$5,688,628,050	19.20%	\$362,744,858	\$0	11.60%	\$800,042	\$581,940	\$488,041,604	\$5,200,786,446
CITY OF RICHARDSON	\$8,467,974,721	\$9,706,232,618	14.62%	\$145,059,097	\$0	12.91%	\$500,115	\$401,398		
CITY OF ROYSE CITY	\$228,128,222	\$284,633,022	24.77%	\$7,836,733	\$0	21.33%	\$318,955	\$246,569	\$34,716,363	\$249,916,659
CITY OF SACHSE	\$1,136,180,843	\$1,375,739,077	21.08%	\$82,256,351	\$0	13.84%	\$449,009	\$349,438	\$137,319,633	\$1,238,419,444
TOWN OF ST. PAUL	\$134,987,632	\$152,633,042	13.07%	\$2,745,798	\$0	11.04%	\$491,164	\$372,840		
CITY OF VAN ALSTYNE	\$1,133	\$71,659	6224.71%	\$0	\$0	6224.71%	N/A	N/A		
CITY OF WESTON	\$65,445,758	\$83,548,134	27.66%	\$11,534,835	\$0	10.04%	\$360,255	\$208,394	\$9,596,555	\$73,951,579
CITY OF WYLIE	\$5,604,984,688	\$6,534,108,731	16.58%	\$142,224,869	\$0	14.04%	\$384,394	\$299,136	\$572,490,055	\$5,961,618,676

**COLLIN CENTRAL APPRAISAL DISTRICT  
2022 CERTIFIED TAXABLE VALUE  
JULY 18, 2022**

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<b>COUNTY &amp; COLLEGE</b>										
COLLIN COUNTY	\$167,382,996,225	\$194,452,647,094	16.17%	\$6,340,717,536	\$0	12.38%	\$513,136	\$396,584	\$20,121,093,868	\$174,331,553,226
COLLIN CO. COLLEGE	\$170,703,180,855	\$199,068,369,245	16.62%	\$6,410,170,706	\$0	12.86%	\$513,136	\$396,584	\$21,185,778,422	\$177,882,590,823
<b>SPECIAL DISTRICTS</b>										
COLLIN COUNTY MUD#1 (WCCM1)	\$838,014,771	\$1,103,333,257	31.66%	\$105,848,504	\$0	19.03%	\$599,313	\$434,385		
COLLIN COUNTY MUD#2 (WCCM2)	\$64,575,713	\$215,680,005	234.00%	\$66,784,301	\$2,020,720	127.45%	\$258,654	\$199,955		
COLLIN COUNTY WATER CONTROL & IMPROVEMENT DISTRICT - INSPIRATION (WCID#3)	\$467,017,560	\$613,966,497	31.47%	\$69,629,646	\$0	16.56%	\$509,173	\$386,563		
MAGNOLIA POINTE MUD #1 (WDRM1)	\$152,108,144	\$295,138,555	94.03%	\$99,642,128	\$2,758,091	26.71%	\$260,459	\$205,559		
MCKINNEY MUD#1 (WMM1)	\$603,783,439	\$822,723,151	36.26%	\$117,536,045	\$0	16.79%	\$517,416	\$405,200		
<b>SPECIAL DISTRICTS (cont'd)</b>										
MCKINNEY MUD#2 (WMM2)	\$93,767,476	\$105,718,765	12.75%	\$13,908,795	\$0	-2.09%	\$333,875	\$303,280		
SEIS LAGOS UTILITY DIST (RDTBR)	\$284,511,634	\$324,223,179	13.96%	\$14,846,832	\$0	8.74%	\$728,110	\$554,140		
TRAILS OF BLUE RIDGE (RDTBR)	\$43,530,451	\$66,705,088	30.27%	\$4,728,996	\$0	19.40%	\$583,510	\$421,842		
VAN ALSTYNE MUD#2 (VVAM2)	\$2,481,331	\$5,058,233	103.85%	\$2,009,544	\$0	N/A	N/A	N/A		

Remarks: The Certified Taxable Value column includes the ARB Approved Taxable Values, plus the Lower Value Used for properties remaining under protest, minus the exemptions already granted on properties remaining under protest. Please refer to the 2022 Certified Value Calculation for Effective Rate spreadsheet to review the detailed calculations.

**2022 CERTIFIED TOTALS**

CLA - LAVON CITY  
ARB Approved Totals

Property Count: 3,000

7/14/2022

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Land		Value		
Homesite:		196,235,886		
Non Homesite:		52,749,148		
Ag Market:		23,433,711		
Timber Market:		0	<b>Total Land</b>	(+) 272,418,745
Improvement		Value		
Homesite:		498,402,881		
Non Homesite:		22,730,745	<b>Total Improvements</b>	(+) 521,133,626
Non Real		Count	Value	
Personal Property:	137	8,211,700		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 8,211,700
			<b>Market Value</b>	= 801,764,071
Ag		Non Exempt	Exempt	
Total Productivity Market:	23,433,711	0		
Ag Use:	70,575	0	<b>Productivity Loss</b>	(-) 23,363,136
Timber Use:	0	0	<b>Appraised Value</b>	= 778,400,935
Productivity Loss:	23,363,136	0		
			<b>Homestead Cap</b>	(-) 50,986,752
			<b>Assessed Value</b>	= 727,414,183
			<b>Total Exemptions Amount</b>	(-) 35,870,173
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 691,544,010

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	7,838,352	6,477,257	17,270.76	17,807.41	25	
OV65	63,369,232	57,354,726	177,532.34	178,720.91	204	
<b>Total</b>	<b>71,207,584</b>	<b>63,831,983</b>	<b>194,803.10</b>	<b>196,528.32</b>	<b>229</b>	<b>Freeze Taxable</b> (-) 63,831,983
Tax Rate	0.478956					
						<b>Freeze Adjusted Taxable</b> = 627,712,027

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 3,201,267.52 = 627,712,027 \* (0.478956 / 100) + 194,803.10

Calculated Estimate of Market Value: 801,764,071  
 Calculated Estimate of Taxable Value: 691,544,010

**2022 CERTIFIED TOTALS**

Property Count: 3,000

CLA - LAVON CITY  
ARB Approved Totals

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	27	470,000	0	470,000
DV1	6	0	39,000	39,000
DV2	11	0	91,500	91,500
DV3	6	0	50,000	50,000
DV4	28	0	264,000	264,000
DVHS	21	0	6,577,176	6,577,176
EX-XV	78	0	15,371,896	15,371,896
EX366	31	0	22,920	22,920
HS	1,201	5,884,366	0	5,884,366
LVE	17	2,291,376	0	2,291,376
OV65	248	4,780,000	0	4,780,000
OV65S	1	20,000	0	20,000
SO	1	7,939	0	7,939
<b>Totals</b>		<b>13,453,681</b>	<b>22,416,492</b>	<b>35,870,173</b>

## 2022 CERTIFIED TOTALS

Property Count: 80

CLA - LAVON CITY  
Under ARB Review Totals

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Land	Value			
Homesite:	7,227,088			
Non Homesite:	0			
Ag Market:	320,085			
Timber Market:	0	<b>Total Land</b>	(+)	7,547,173

Improvement	Value			
Homesite:	22,400,437			
Non Homesite:	0	<b>Total Improvements</b>	(+)	22,400,437

Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				29,947,610

Ag	Non Exempt	Exempt			
Total Productivity Market:	320,085	0			
Ag Use:	1,209	0	<b>Productivity Loss</b>	(-)	318,876
Timber Use:	0	0	<b>Appraised Value</b>	=	29,628,734
Productivity Loss:	318,876	0			
			<b>Homestead Cap</b>	(-)	1,493,453
			<b>Assessed Value</b>	=	28,135,281
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	396,333
			<b>Net Taxable</b>	=	27,738,948

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	442,824	417,704	1,230.21	1,230.21	1		
OV65	300,561	275,561	1,188.95	1,188.95	1		
<b>Total</b>	<b>743,385</b>	<b>693,265</b>	<b>2,419.16</b>	<b>2,419.16</b>	<b>2</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.478956</b>						
						<b>Freeze Adjusted Taxable</b>	=
							27,045,683

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 131,956.08 = 27,045,683 \* (0.478956 / 100) + 2,419.16

Calculated Estimate of Market Value: 20,818,380  
 Calculated Estimate of Taxable Value: 19,831,445

### 2022 CERTIFIED TOTALS

Property Count: 80

CLA - LAVON CITY  
Under ARB Review Totals

7/14/2022

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#### Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	20,000	0	20,000
DV4	2	0	24,000	24,000
HS	44	232,333	0	232,333
OV65	6	120,000	0	120,000
<b>Totals</b>		<b>372,333</b>	<b>24,000</b>	<b>396,333</b>



**2022 CERTIFIED TOTALS**

Property Count: 3,080

CLA - LAVON CITY

Grand Totals

7/14/2022

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	28	490,000	0	490,000
DV1	6	0	39,000	39,000
DV2	11	0	91,500	91,500
DV3	6	0	50,000	50,000
DV4	30	0	288,000	288,000
DVHS	21	0	6,577,176	6,577,176
EX-XV	78	0	15,371,896	15,371,896
EX366	31	0	22,920	22,920
HS	1,245	6,116,699	0	6,116,699
LVE	17	2,291,376	0	2,291,376
OV65	254	4,900,000	0	4,900,000
OV65S	1	20,000	0	20,000
SO	1	7,939	0	7,939
<b>Totals</b>		<b>13,826,014</b>	<b>22,440,492</b>	<b>36,266,506</b>

**2022 CERTIFIED TOTALS**

Property Count: 3,000

CLA - LAVON CITY  
ARB Approved Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	2,058	465.7124	\$76,973,333	\$622,808,775	\$553,705,971
B	Multi-Family Residential	64	0.0826	\$0	\$14,642,714	\$14,642,714
C1	Vacant Lots and Tracts	53	105.3407	\$0	\$19,315,656	\$19,315,656
D1	Qualified Open-Space Land	27	467.2799	\$0	\$23,433,711	\$72,374
D2	Improvements on Qualified Open-Spa	3		\$0	\$48,926	\$47,127
E	Rural Land, Non Qualified Open-Spac	16	175.1669	\$0	\$21,373,911	\$21,313,921
F1	Commercial Real Property	26	17.5792	\$1,278,274	\$19,546,086	\$19,546,086
F2	Industrial and Manufacturing Real Prop	2	2.9414	\$0	\$2,020,282	\$2,020,282
J1	Water Systems	2	6.7937	\$0	\$50,963	\$50,963
J3	Electric Companies and Co-Ops	1		\$0	\$592,328	\$592,328
J4	Telephone Companies and Co-Ops	8	0.1155	\$0	\$304,648	\$304,648
J7	Cable Television Companies	3		\$0	\$138,692	\$138,692
L1	Commercial Personal Property	94		\$801,809	\$4,853,124	\$4,845,185
O	Residential Real Property Inventory	748	9.3093	\$12,538,529	\$54,924,358	\$54,924,358
S	Special Personal Property Inventory	1		\$0	\$23,705	\$23,705
X	Totally Exempt Property	126	210.6019	\$18,686	\$17,686,192	\$0
	<b>Totals</b>		<b>1,460.9235</b>	<b>\$91,610,631</b>	<b>\$801,764,071</b>	<b>\$691,544,010</b>

**2022 CERTIFIED TOTALS**

Property Count: 80

CLA - LAVON CITY  
Under ARB Review Totals

7/14/2022 2:19:55PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	79	22.5326	\$7,687,307	\$29,627,525	\$27,737,739
D1	Qualified Open-Space Land	1	7.1130	\$0	\$320,085	\$1,209
	<b>Totals</b>		<b>29.6456</b>	<b>\$7,687,307</b>	<b>\$29,947,610</b>	<b>\$27,738,948</b>

**2022 CERTIFIED TOTALS**

Property Count: 3,080

CLA - LAVON CITY

Grand Totals

7/14/2022 2:19:55PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	2,137	488.2450	\$84,660,640	\$652,436,300	\$581,443,710
B	Multi-Family Residential	64	0.0826	\$0	\$14,642,714	\$14,642,714
C1	Vacant Lots and Tracts	53	105.3407	\$0	\$19,315,656	\$19,315,656
D1	Qualified Open-Space Land	28	474.3929	\$0	\$23,753,796	\$73,583
D2	Improvements on Qualified Open-Spa	3		\$0	\$48,926	\$47,127
E	Rural Land, Non Qualified Open-Spac	16	175.1669	\$0	\$21,373,911	\$21,313,921
F1	Commercial Real Property	26	17.5792	\$1,278,274	\$19,546,086	\$19,546,086
F2	Industrial and Manufacturing Real Prop	2	2.9414	\$0	\$2,020,282	\$2,020,282
J1	Water Systems	2	6.7937	\$0	\$50,963	\$50,963
J3	Electric Companies and Co-Ops	1		\$0	\$592,328	\$592,328
J4	Telephone Companies and Co-Ops	8	0.1155	\$0	\$304,648	\$304,648
J7	Cable Television Companies	3		\$0	\$138,692	\$138,692
L1	Commercial Personal Property	94		\$801,809	\$4,853,124	\$4,845,185
O	Residential Real Property Inventory	748	9.3093	\$12,538,529	\$54,924,358	\$54,924,358
S	Special Personal Property Inventory	1		\$0	\$23,705	\$23,705
X	Totally Exempt Property	126	210.6019	\$18,686	\$17,686,192	\$0
	<b>Totals</b>		<b>1,490.5691</b>	<b>\$99,297,938</b>	<b>\$831,711,681</b>	<b>\$719,282,958</b>

**2022 CERTIFIED TOTALS**

Property Count: 3,080

CLA - LAVON CITY  
Effective Rate Assumption

7/14/2022 2:19:55PM

**New Value**

TOTAL NEW VALUE MARKET: **\$99,297,938**  
 TOTAL NEW VALUE TAXABLE: **\$98,124,063**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (public, religious, charitable,	1	2021 Market Value	\$245,731
EX366	House Bill 366 - Under \$500	19	2021 Market Value	\$17,834
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$263,565</b>

Exemption	Description	Count	Exemption Amount
DP	Disabled Person	2	\$40,000
DV2	Disabled Veteran 30% - 49%	1	\$7,500
DV3	Disabled Veteran 50% - 69%	2	\$20,000
DV4	Disabled Veteran 70% - 100%	7	\$72,000
DVHS	100% Disabled Veteran Homestead	5	\$1,833,161
HS	General Homestead	156	\$744,234
OV65	Age 65 or Older	44	\$870,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$3,586,895</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$3,850,460</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$3,850,460**

**New Ag / Timber Exemptions**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,245	\$358,226	\$47,066	\$311,160

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,244	\$358,226	\$47,071	\$311,155

**Lower Value Used**

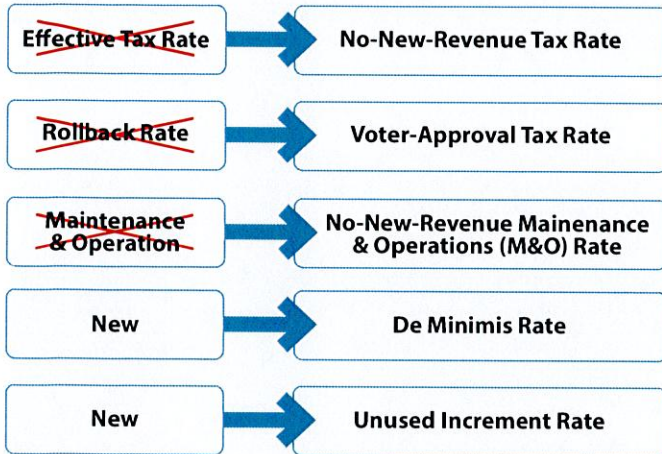
Count of Protested Properties	Total Market Value	Total Value Used
80	\$29,947,610.00	\$19,831,445

# Truth-In-Taxation (TNT) Basics

(For Taxing Units Other Than School Districts)

## Terminology and Calculations for Taxing Units

Senate Bill 2, 86th Legislative Session made several significant changes to the truth-in-taxation process. Below is new terminology and calculations from this legislation.



### The calculations are:

#### (1) "No-New-Revenue Tax Rate"

means a rate expressed in dollars per \$100 of taxable value calculated to the following formula:

$$\text{NO-NEW-REVENUE} = \frac{(\text{LAST YEAR'S LEVY} - \text{LOST PROPERTY LEVY})}{(\text{CURRENT TOTAL VALUE} - \text{NEW PROPERTY VALUE})}$$

#### (2) "Voter-Approval Tax Rate"

means a rate expressed in dollars per \$100 of taxable value calculated to one of the following applicable formulas:

(A) For a special taxing unit:

$$\text{VOTER-APPROVAL TAX RATE} = (\text{NO-NEW-REVENUE M\&O RATE} \times 1.08) + \text{CURRENT DEBT}$$

(B) For a taxing unit other than a special taxing unit:

$$\text{VOTER-APPROVAL TAX RATE} = (\text{NO-NEW-REVENUE M\&O RATE} \times 1.035) + \text{CURRENT DEBT RATE} + \text{UNUSED INCREMENT RATE}$$

## What adopted tax rates trigger an election or petition

### ADOPTED TAX RATE IS:

<b>BELOW</b> voter-approval tax rate	No election required
<b>ABOVE</b> voter-approval tax rate but <b>BELOW</b> de minimis rate	Voters may petition for an election*
<b>ABOVE</b> voter-approval tax rate; Taxing unit does not calculate a de minimis rate	Election required**
<b>ABOVE</b> voter-approval tax rate and <b>ABOVE</b> the de minimis rate	Election required

\* The election trigger in a municipality with a population of less than 30,000 that does not meet the definition of a special taxing unit may differ. See Tax Code Secs. 26.063 and 26.075 for details on when voters may petition for an election.

\*\* See Water Code Secs. 49.23601, 49.23602, and 49.23603 for details on election requirements for water districts.

## Revenue Threshold in Voter-Approval Tax Rate

(or threshold over which voters must approve tax increases)

Taxing Unit	Voter-Approval Tax Rate
Cities / Counties	3.5%
Special Taxing Units*	8%

\* Hospitals, Junior Colleges and Special Districts with M&O tax rate of 2.5 cents or less

## Where can I find more information?

Information is typically obtained from the resources below, but may be different for your taxing unit.

## What information is available from my appraisal district?

1. Certified taxable values
2. Property value under protest
3. New real property and improvement value
4. Value of property lost
5. Captured appraisal values for tax increment financing (TIFs)
6. Property known, but not certified
7. Property with tax ceiling

## What information is available from my governing body?

1. Debt information
2. Unencumbered fund balance
3. TIF payments
4. Amount if transferring a function
5. Sales tax spent for no-new-revenue maintenance and operations
6. Enhanced indigent health care information
7. Criminal justice mandate information

## What information is available from Texas Comptroller of Public Accounts?

1. Railroad rolling stock value
2. Sales tax information (if applicable)

## What information is available from collectors?

1. Refund information
2. Excess collections

## Terms and Definitions

### No-new-revenue tax rate

(Last year's levy minus lost property levy) divided by (current total value minus new property value).

### Voter-approval tax rate for a special taxing unit

Voter-approval tax rate equals (no-new-revenue maintenance and operations tax rate times 1.08) plus current debt rate.

### Voter-approval tax rate for a taxing unit other than a special taxing unit

(No-new-revenue maintenance and operations tax rate times 1.035) plus current debt plus unused increment rate.

### No-new-revenue maintenance and operations rate

(Last year's levy minus last year's debt minus last year's junior college levy) divided by (current total value minus new property value).

### De minimis rate

The rate is equal to the sum of:

- (A) a taxing unit's no-new-revenue maintenance and operations rate;
- (B) the rate that when applied to a taxing current total value, will impose an amount of taxes equal to \$500,000, and
- (C) a taxing unit's current debt rate.

### Unused increment rate

A taxing unit that did not use all of its revenue growth may bank that unused growth as long as the taxing unit averaged below 3.5 percent of the voter-approval rate over three years.

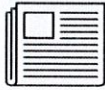
For more information, visit our website:  
[comptroller.texas.gov/taxes/property-tax](https://comptroller.texas.gov/taxes/property-tax)

Texas Comptroller of Public Accounts  
Publication #98-1080  
March 2022

# Notices, Hearings and Elections on Tax Rates

## Tax Increases for all taxing units OTHER than School Districts, Small Taxing Units and Water Districts

### Notice in Newspaper or Mail



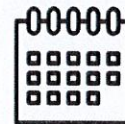
- Notice of public hearing required by Tax Code Section 26.05 – may not be held before the 5<sup>th</sup> day (not ISDs) after the chief appraiser of each CAD in which the taxing unit participates has delivered the notice by Section 26.04 (e-2) and complied with Section 26.17(f).

### Public Hearing



- Governing body holds public hearing.
- Announces the date, time and place of vote (7<sup>th</sup> day deadline).

### Meeting to Adopt Tax Rate



- Governing body holds meeting to adopt tax rate
- Must not be held later than the 7<sup>th</sup> day after the public hearing.

## Tax Increases for School Districts, Small Taxing Units and Water Districts

### School Districts

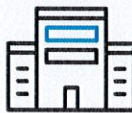
Education Code Section 44.004



- Publishes one notice the *Notice of Public Meeting to Discuss Budget and Proposed Tax Rate*.
- In local newspaper no later than 10 days or earlier than 30 days before the date of the public meeting

### Small Taxing Units

Tax Code Section 26.052



- Small taxing unit tax rate of .50 cents or less raising \$500,000 or less.
- Small notice in newspaper but also post on website homepage.

### Water Districts

Water Code Section 49.107



- Publishes *Notice of Public Hearing on Tax Rate* and *Notice of Vote on Tax Rate*.
- Publish in newspaper or by mail.

## NOTICE PUBLICATION REQUIREMENTS

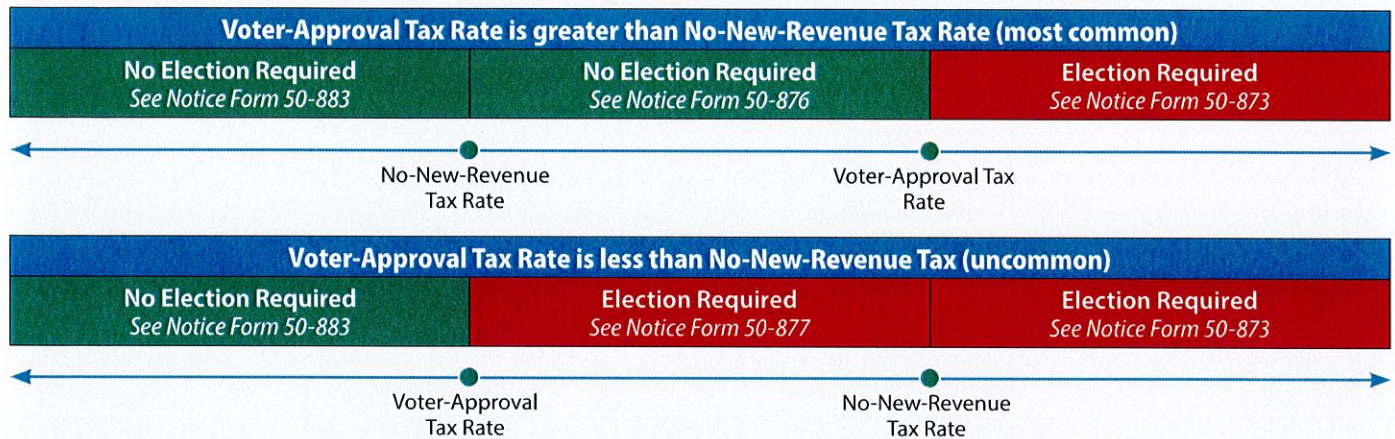
Taxing Units	Newspaper	Internet
Cities and Counties	Any Section (except the section in which legal notices and classified ads appear)	✓
School Districts	Any Section	Not Required Under Tax Code Section 26.06(g)
Small Taxing Districts	Legal Section or by Mail	✓
Water Districts	Any Section	Not Required Under Water Code Section 49.107

*Next Page >*

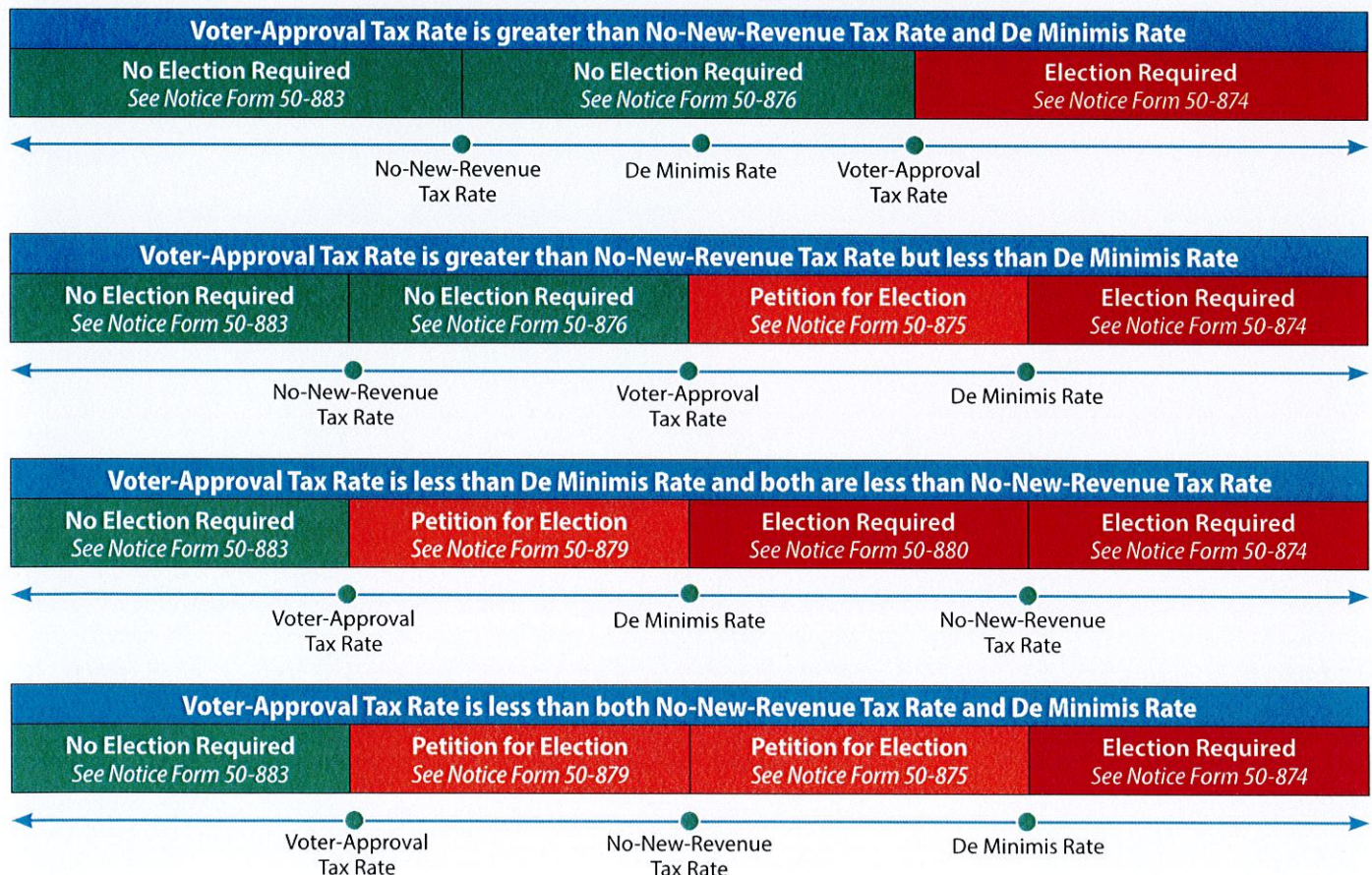
## TAX RATE ELECTION REQUIREMENTS

In most cases, if the governing body of a taxing unit adopts a tax rate that exceeds the voter-approval tax rate, it must hold an election for voters to approve the tax increase. There are scenarios in which the election is not required unless voters in the taxing unit petition for an election on the tax increase. **The graphics on this page and the next page describe these various scenarios.** Depending on where the adopted tax rate would be positioned on the line in relation to the no-new-revenue tax rate, voter-approval tax rate and de minimis rate (if applicable) indicates whether an election is required or if voters may petition for an election.

### Cities, Counties and Taxing Units other than Special Taxing Units

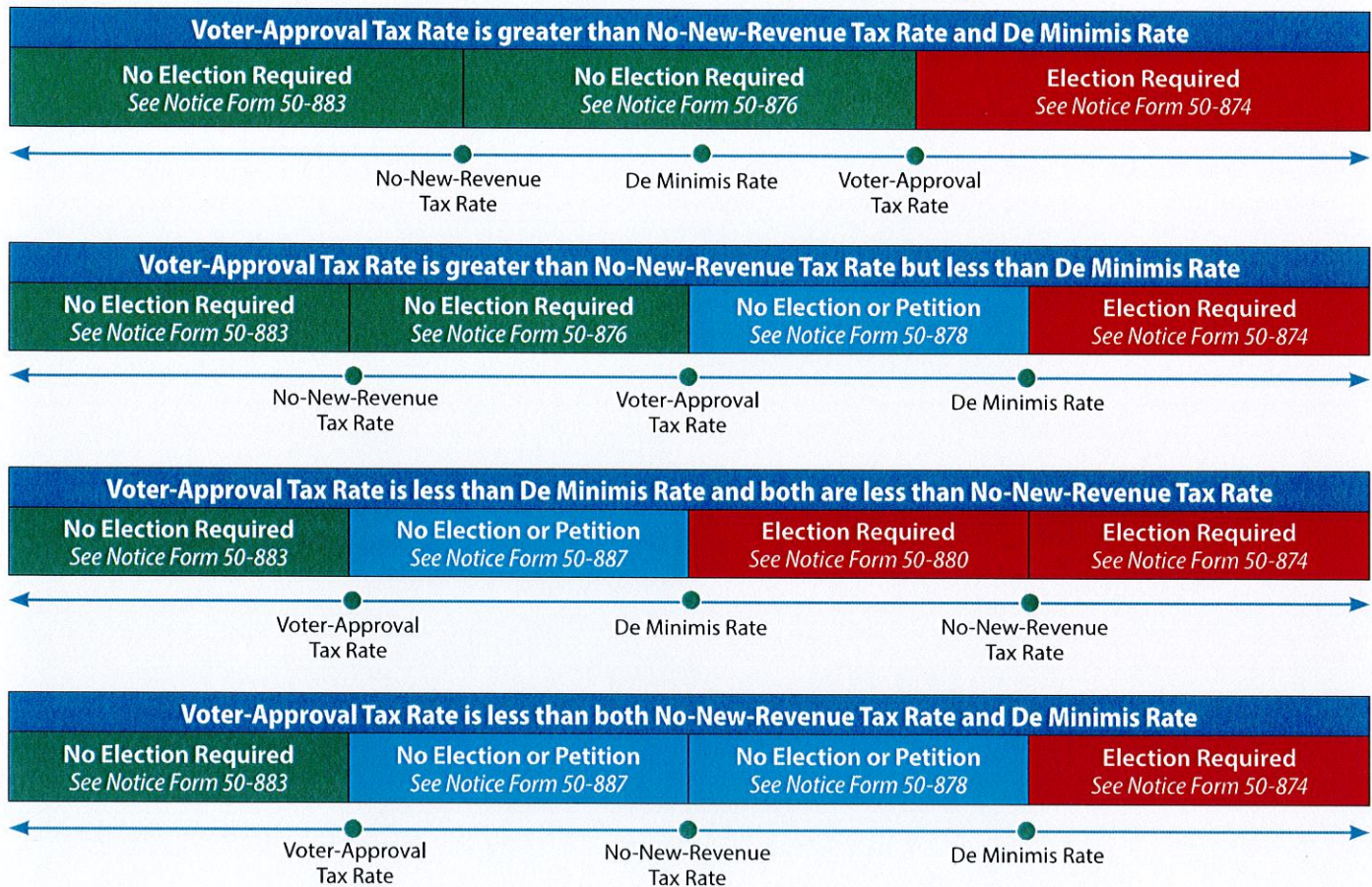


### Most Cities and Counties with De Minimis Rate



Next Page >

### Small Cities (<30,000) that are Special Taxing Units





**Kenneth L. Maun**  
**Tax Assessor-Collector**  
**Collin County**  
2300 Bloomdale Road, Suite 2366  
P.O. Box 8006  
McKinney, TX 75070-8006  
(972) 547-5020  
Email: [kmaun@collincountytexas.gov](mailto:kmaun@collincountytexas.gov)

August 1, 2022

Mayor Vicki Sanson  
City of Lavon  
P.O. Box 340  
Lavon, TX 75166

Dear Mayor Sanson,

In accordance with Texas Property Tax Code, Section 26.04 (b) and 26.012 (10), I hereby certify that:

The anticipated collection rate for 2022 will be 100%.

The excess debt collections for 2021 was \$84,922.

I, Kenneth L. Maun, Tax Assessor-Collector of Collin County, hereby certify that the above statements are true and correct to the best of my knowledge.

Sincerely,

Kenneth L. Maun  
Tax Assessor-Collector

KLM:jd

cc: Kim Dobbs

RECEIVED  
AUG 12 2022  
CITY OF LAVON

*This letter is a required notice by Texas Property Tax Code, Section 26.04 (b) and 26.012 (10).*

**Kim Dobbs**

---

**From:** Jayna Dean <jdean@co.collin.tx.us>  
**Sent:** Tuesday, July 26, 2022 5:11 PM  
**To:** Kim Dobbs  
**Cc:** Karen Thier  
**Subject:** RE: TAX RATE CALCULATION WORKSHEET  
**Attachments:** 2022 TAX RATE CALCULATION WORKSHEET LAVON CITY.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kim,

Please see the attached revised Tax Rate Calculation Worksheet. The new numbers are listed below.

**No-New-Revenue M&O Tax Rate, Line 39: \$0.207092**  
**No-New-Revenue Tax Rate, Line 26: \$0.378178**

**Voter-Approval M&O Tax Rate, Line 41: \$0.214340**  
**Debt Tax Rate, Line 48: \$0.161832**  
**Voter-Approval Tax Rate, Line 49: \$0.376172**

**Voter-Approval Tax Rate** including Unused Increment, Line 67: **\$0.376825**

**De Minimis Rate, Line 72: \$0.446710**

As always, please review the information on the attached "Tax Rate Calculation Worksheet" for accuracy and let me know if there are any corrections or adjustments.

If you approve the values and rates on the attached worksheet, please reply to this email with your acceptance of this document. At that time it will be signed, dated and submitted to you as the final calculation.

Please let me know if you have any questions.

Have a great evening!

Thank you,

*Jayna Dean*

Jayna Dean  
Property Tax Liaison  
Collin County Tax Assessor Collector's Office  
Phone: 972-547-5049  
Email: [jdean@co.collin.tx.us](mailto:jdean@co.collin.tx.us)

# 2022 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Lavon	972-843-4220
Taxing Unit Name	Phone (area code and number)
120 School Rd., Lavon, TX 75166	http://cityoflavon.com
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>2021 total taxable value.</b> Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 489,093,841
2.	<b>2021 tax ceilings.</b> Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 55,901,061
3.	<b>Preliminary 2021 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 433,192,780
4.	<b>2021 total adopted tax rate.</b>	\$ 0.478956 /\$100
5.	<b>2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.</b>	
	A. Original 2021 ARB values:.....	\$ 0
	B. 2021 values resulting from final court decisions:.....	- \$ 0
	C. 2021 value loss. Subtract B from A. <sup>3</sup>	\$ 0
6.	<b>2021 taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
	A. 2021 ARB certified value:.....	\$ 0
	B. 2021 disputed value:.....	- \$ 0
	C. 2021 undisputed value. Subtract B from A. <sup>4</sup>	\$ 0
7.	<b>2021 Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 0

<sup>1</sup> Tex. Tax Code § 26.012(14)  
<sup>2</sup> Tex. Tax Code § 26.012(14)  
<sup>3</sup> Tex. Tax Code § 26.012(13)  
<sup>4</sup> Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ 433,192,780
9.	<b>2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021.</b> Enter the 2021 value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	<b>2021 taxable value lost because property first qualified for an exemption in 2022.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value.  <b>A. Absolute exemptions.</b> Use 2021 market value: ..... \$ 263,565 <b>B. Partial exemptions.</b> 2022 exemption amount or 2022 percentage exemption times 2021 value: ..... + \$ 3,586,895 <b>C. Value loss.</b> Add A and B. <sup>6</sup>	\$ 3,850,460
11.	<b>2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022.</b> Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021.  <b>A. 2021 market value:</b> ..... \$ 0 <b>B. 2022 productivity or special appraised value:</b> ..... - \$ 0 <b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$ 0
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ 3,850,460
13.	<b>2021 captured value of property in a TIF.</b> Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	<b>2021 total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ 429,342,320
15.	<b>Adjusted 2021 total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ 2,056,360
16.	<b>Taxes refunded for years preceding tax year 2021.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. <sup>9</sup>	\$ 3,417
17.	<b>Adjusted 2021 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ 2,059,777
18.	<b>Total 2022 taxable value on the 2022 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>  <b>A. Certified values:</b> ..... \$ 691,147,677 <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ ..... <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0 <b>D. Tax increment financing:</b> Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup> ..... - \$ 3,672,938 <b>E. Total 2022 value.</b> Add A and B, then subtract C and D.	\$ 687,474,739

<sup>5</sup> Tex. Tax Code § 26.012(15)  
<sup>6</sup> Tex. Tax Code § 26.012(15)  
<sup>7</sup> Tex. Tax Code § 26.012(15)  
<sup>8</sup> Tex. Tax Code § 26.03(c)  
<sup>9</sup> Tex. Tax Code § 26.012(13)  
<sup>10</sup> Tex. Tax Code § 26.012(13)  
<sup>11</sup> Tex. Tax Code § 26.012, 26.04(c-2)  
<sup>12</sup> Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<p><b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup></p> <p><b>A. 2022 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup>..... \$ <u>19,831,445</u></p> <p><b>B. 2022 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup>..... + \$ <u>0</u></p> <p><b>C. Total value under protest or not certified.</b> Add A and B. \$ <u>19,831,445</u></p>	
20.	<b>2022 tax ceilings.</b> Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ <u>64,525,248</u>
21.	<b>2022 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ <u>642,780,936</u>
22.	<b>Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021.</b> Include both real and personal property. Enter the 2022 value of property in territory annexed. <sup>18</sup>	\$ <u>0</u>
23.	<b>Total 2022 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2022. <sup>19</sup>	\$ <u>98,124,063</u>
24.	<b>Total adjustments to the 2022 taxable value.</b> Add Lines 22 and 23.	\$ <u>98,124,063</u>
25.	<b>Adjusted 2022 taxable value.</b> Subtract Line 24 from Line 21.	\$ <u>544,656,873</u>
26.	<b>2022 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ <u>0.378178</u> /\$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. <sup>21</sup>	\$ _____/\$100

**SECTION 2: Voter-Approval Tax Rate**

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>2021 M&amp;O tax rate.</b> Enter the 2021 M&O tax rate.	\$ <u>0.259910</u> /\$100
29.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>433,192,780</u>

<sup>13</sup> Tex. Tax Code § 26.01(c) and (d)  
<sup>14</sup> Tex. Tax Code § 26.01(c)  
<sup>15</sup> Tex. Tax Code § 26.01(d)  
<sup>16</sup> Tex. Tax Code § 26.012(6)(B)  
<sup>17</sup> Tex. Tax Code § 26.012(6)  
<sup>18</sup> Tex. Tax Code § 26.012(17)  
<sup>19</sup> Tex. Tax Code § 26.012(17)  
<sup>20</sup> Tex. Tax Code § 26.04(c)  
<sup>21</sup> Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	<b>Total 2021 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ 1,125,911
31.	<b>Adjusted 2021 levy for calculating NNR M&amp;O rate.</b>	
	<p><b>A. M&amp;O taxes refunded for years preceding tax year 2021.</b> Enter the amount of M&amp;O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. .... + \$ 2,034</p> <p><b>B. 2021 taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. .... - \$ 0</p> <p><b>C. 2021 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0</p> <p><b>D. 2021 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... \$ 2,034</p> <p><b>E.</b> Add Line 30 to 31D.</p>	\$ 1,127,945
32.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 544,656,873
33.	<b>2022 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.207092 /\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>23</sup>	
	<p><b>A. 2022 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0</p> <p><b>B. 2021 state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ 0/\$100</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>24</sup>	
	<p><b>A. 2022 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. .... \$ 0</p> <p><b>B. 2021 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. .... - \$ 0</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ 0.000000 /\$100</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100

<sup>22</sup> [Reserved for expansion]

<sup>23</sup> Tex. Tax Code § 26.044

<sup>24</sup> Tex. Tax Code § 26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
<b>36.</b>	<b>Rate adjustment for county indigent defense compensation.</b> <sup>25</sup>	
A.	<b>2022 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose . . . . .	\$ _____ 0
B.	<b>2021 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. . . . .	\$ _____ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
D.	Multiply B by 0.05 and divide by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
E.	Enter the lesser of C and D. If not applicable, enter 0.	\$ _____ 0 /\$100
<b>37.</b>	<b>Rate adjustment for county hospital expenditures.</b> <sup>26</sup>	
A.	<b>2022 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. . . . .	\$ _____ 0
B.	<b>2021 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. . . . .	\$ _____ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
D.	Multiply B by 0.08 and divide by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
E.	Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ _____ 0 /\$100
<b>38.</b>	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	
A.	<b>Amount appropriated for public safety in 2021.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . .	\$ _____ 0
B.	<b>Expenditures for public safety in 2021.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . .	\$ _____ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ _____ 0 /\$100
<b>39.</b>	<b>Adjusted 2022 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ _____ 0.207092 /\$100
<b>40.</b>	<b>Adjustment for 2021 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.	
A.	Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . .	\$ _____ 0
B.	Divide Line 40A by Line 32 and multiply by \$100 . . . . .	\$ _____ 0 /\$100
C.	Add Line 40B to Line 39.	\$ _____ 0.207092 /\$100
<b>41.</b>	<b>2022 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ _____ 0.214340 /\$100

<sup>25</sup> Tex. Tax Code § 26.0442

<sup>26</sup> Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p><b>Disaster Line 41 (D41): 2022 voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.<sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	\$ _____ /\$100
42.	<p><b>Total 2022 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year, and</p> <p>(4) are not classified in the taxing unit’s budget as M&amp;O expenses.</p> <p><b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2022, verify if it meets the amended definition of debt before including it here.<sup>28</sup></p> <p>Enter debt amount ..... \$ 1,125,151</p> <p><b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0</p> <p><b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0</p> <p><b>D. Subtract amount paid</b> from other resources ..... - \$ 0</p> <p><b>E. Adjusted debt.</b> Subtract B, C and D from A.</p>	\$ 1,125,151
43.	<b>Certified 2021 excess debt collections.</b> Enter the amount certified by the collector. <sup>29</sup>	\$ 84,922
44.	<b>Adjusted 2022 debt.</b> Subtract Line 43 from Line 42E.	\$ 1,040,229
45.	<p><b>2022 anticipated collection rate.</b></p> <p><b>A.</b> Enter the 2022 anticipated collection rate certified by the collector.<sup>30</sup> ..... 100.00 %</p> <p><b>B.</b> Enter the 2021 actual collection rate. .... 101.34 %</p> <p><b>C.</b> Enter the 2020 actual collection rate. .... 99.98 %</p> <p><b>D.</b> Enter the 2019 actual collection rate. .... 102.63 %</p> <p><b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.<sup>31</sup></p>	100.00%
46.	<b>2022 debt adjusted for collections.</b> Divide Line 44 by Line 45E.	\$ 1,040,229
47.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 642,780,936
48.	<b>2022 debt rate.</b> Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.161832 /\$100
49.	<b>2022 voter-approval tax rate.</b> Add Lines 41 and 48.	\$ 0.376172 /\$100
D49.	<p><b>Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	\$ _____ /\$100

<sup>27</sup> Tex. Tax Code § 26.042(a)  
<sup>28</sup> Tex. Tax Code § 26.012(7)  
<sup>29</sup> Tex. Tax Code § 26.012(10) and 26.04(b)  
<sup>30</sup> Tex. Tax Code § 26.04(b)  
<sup>31</sup> Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ _____ 0 /\$100

**SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller’s estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller’s Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ _____ 0
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> - or - <b>Taxing units that adopted the sales tax before November 2021.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____ 0
53.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 642,780,936
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ 0 /\$100
55.	<b>2022 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.378178 /\$100
56.	<b>2022 NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ 0.378178 /\$100
57.	<b>2022 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.376172 /\$100
58.	<b>2022 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ 0.376172 /\$100

**SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control**

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit’s expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$ _____ 0
60.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 642,780,936
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ 0 /\$100
62.	<b>2022 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.376172 /\$100

<sup>32</sup> Tex. Tax Code § 26.041(d)

<sup>33</sup> Tex. Tax Code § 26.041(i)

<sup>34</sup> Tex. Tax Code § 26.041(d)

<sup>35</sup> Tex. Tax Code § 26.04(c)

<sup>36</sup> Tex. Tax Code § 26.04(c)

<sup>37</sup> Tex. Tax Code § 26.045(d)

<sup>38</sup> Tex. Tax Code § 26.045(i)

**SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>2021 unused increment rate.</b> Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.000653 /\$100
64.	<b>2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.000000 /\$100
65.	<b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ 0 /\$100
66.	<b>2022 unused increment rate.</b> Add Lines 63, 64 and 65.	\$ 0.000653 /\$100
67.	<b>2022 voter-approval tax rate, adjusted for unused increment rate.</b> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.376825 /\$100

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
68.	<b>Adjusted 2022 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.207092 /\$100
69.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 642,780,936
70.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.077786 /\$100
71.	<b>2022 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.161832 /\$100
72.	<b>De minimis rate.</b> Add Lines 68, 70 and 71.	\$ 0.446710 /\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>47</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

<sup>39</sup> Tex. Tax Code § 26.013(a)

<sup>40</sup> Tex. Tax Code § 26.013(c)

<sup>41</sup> Tex. Tax Code §§ 26.0501(a) and (c)

<sup>42</sup> Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

<sup>43</sup> Tex. Tax Code § 26.063(a)(1)

<sup>44</sup> Tex. Tax Code § 26.012(8-a)

<sup>45</sup> Tex. Tax Code § 26.063(a)(1)

<sup>46</sup> Tex. Tax Code § 26.042(b)

<sup>47</sup> Tex. Tax Code § 26.042(f)

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	<b>2021 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.478956 /\$100
74.	<b>Adjusted 2021 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. <sup>48</sup> Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 /\$100
75.	<b>Increase in 2021 tax rate due to disaster.</b> Subtract Line 74 from Line 73.	\$ 0.478956 /\$100
76.	<b>Adjusted 2021 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 429,342,320
77.	<b>Emergency revenue.</b> Multiply Line 75 by Line 76 and divide by \$100.	\$ 2,056,360
78.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 544,656,873
79.	<b>Emergency revenue rate.</b> Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>	\$ 0 /\$100
80.	<b>2022 voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.376825 /\$100

**SECTION 8: Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

<b>No-new-revenue tax rate.</b> . . . . .	\$ 0.378178 /\$100
As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	
<b>Voter-approval tax rate.</b> . . . . .	\$ 0.376825 /\$100
As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>67</u>	
<b>De minimis rate.</b> . . . . .	\$ 0.446710 /\$100
If applicable, enter the 2022 de minimis rate from Line 72.	

**SECTION 9: Taxing Unit Representative Name and Signature**

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.<sup>50</sup>

**print here** ▶ Jayna Dean  
Printed Name of Taxing Unit Representative

**sign here** ▶ *Jayna Dean*  
Taxing Unit Representative

8/02/2022  
Date

<sup>48</sup> Tex. Tax Code §26.042(c)  
<sup>49</sup> Tex. Tax Code §26.042(b)  
<sup>50</sup> Tex. Tax Code §§ 26.04(c-2) and (d-2)

## TAX RATE REVIEW

08-12-2022

TAX RATES	
NNR	0.378178
VAR	0.376172
VAR Inc	0.376825
DeMin	0.44671

per Collin County Tax Assessor Collector			
	rate	levy	percentage
I&S	0.161832	\$ 1,040,225.24	38%
M&O	0.268168	\$ 1,723,732.78	62%
<b>Total Tax Rate</b>	<b>0.43</b>	<b>\$ 2,763,958.02</b>	<b>100%</b>

The proposed 10.22% reduction in the total tax rate combined with the 10% homestead appraisal cap and homestead exemption will typically result in less city taxes paid per homeowner.

	FY 2021-22		FY 2022-23			
	Last Year	No Risk - VAR with Increment	No Risk VAR (8%)	De Minimis (FY22 less 0.03)		PROPOSED per Council 8-2-22
		Not petitionable	Not petitionable	Not petitionable	Petitionable	Petitionable
<b>Total Tax Rate</b>	0.478956	0.376825	0.385491	0.44671		0.43
<b>Freeze Adj Taxable Value</b>	\$ 432,222,732	\$ 642,780,936	\$ 642,780,936	\$ 642,780,936	\$ 642,780,936	\$ 642,780,936
<b>Estimated Total Levy</b>	<b>\$ 2,070,157</b>	<b>\$ 2,422,159</b>	<b>\$ 2,477,863</b>	<b>\$ 2,871,367</b>	<b>\$ 2,763,958</b>	
Est M&O	\$ 1,230,095	\$ 1,297,008	\$ 1,352,712	\$ 1,746,216	\$ 1,723,733	
Est I&S	\$ 1,027,387	\$ 1,125,151	\$ 1,125,151	\$ 1,125,151	\$ 1,040,225	
add freeze	\$ 176,273	\$ 194,803	\$ 194,803	\$ 194,803	\$ 194,803	
change M&O levy from	\$ -	\$ 66,913	\$ 122,617	\$ 516,121	\$ 493,638	
rate as % of 2021 rate	100%	78.68%	80.49%	93.27%		89.78%

NOTE 1: Average home values represent market value and do not include the 10% homestead appraisal cap.

NOTE 2: NO impact on property owners with Over 65 or Disabled Persons Freeze

NOTE 3: July 13, 2022 CPI is 9.1%

CITY OF LAVON  
BUDGET WORKSHEET

<b>GENERAL FUND</b>		<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
as of 06-07-2022							
<b>SOURCE OF FUNDS</b>							
	Estimated Beginning Resources	611,448	960,781	1,975,750	1,975,750	1,975,750	2,205,834
	Bond Proceeds for Prof Serv	-	49,500	75,000	75,000	75,000	75,000
<b>REVENUE - CURRENT</b>							
<b>Taxes</b>							
10-00-4200	Property Tax	1,040,196	1,126,813	1,219,047	1,232,090	1,233,318	1,828,733
10-00-4205	Franchise	155,754	149,301	160,000	169,677	184,241	185,000
10-00-4206	Sales & Use Tax	327,486	395,263	425,000	462,943	500,043	500,000
10-00-4208	Penalty & Interest	-	-	500	-	500	500
10-00-4209	Ad Valorem Delinquent Taxes	-	-	1,000	-	1,000	1,000
	<b>Total Taxes</b>	<b>1,523,435</b>	<b>1,671,377</b>	<b>1,805,547</b>	<b>1,864,711</b>	<b>1,919,102</b>	<b>2,515,233</b>
<b>Transfers to Reimburse GF</b>							
10-00-4850	Miscellaneous (CARES Funding)	-	189,208	-	-	-	-
10-00-4900	Solid Waste for Admin Service	171,996	186,329	172,000	157,667	172,000	144,000
10-00-4901	Sewer for Admin Service	99,996	108,329	120,000	110,000	120,000	108,000
10-00-4907	Transfer from Sewer Tap for I&S	450,482	130,000	500,000	458,333	500,000	500,000
	<b>Total Transfers</b>	<b>722,474</b>	<b>613,866</b>	<b>792,000</b>	<b>726,000</b>	<b>792,000</b>	<b>752,000</b>
<b>Municipal Court</b>							
10-00-4501	Court Fees	3,269	1,194	2,000	-	2,000	2,000
	<b>Total Municipal Court</b>	<b>3,269</b>	<b>1,194</b>	<b>2,000</b>	<b>-</b>	<b>2,000</b>	<b>2,000</b>
<b>Administration</b>							
10-00-4004	Administrative Fee	13,170	56,036	25,000	19,650	25,000	25,000
10-00-4010	Banking Interest	9,806	22,628	12,500	20,730	20,730	12,500
10-00-4122	Utility Late Fees	18,198	27,874	12,500	15,535	17,500	12,500
	<b>Total Administration</b>	<b>41,174</b>	<b>106,538</b>	<b>50,000</b>	<b>55,915</b>	<b>63,230</b>	<b>50,000</b>
<b>Operations</b>							
10-00-4324	Land Use Application Fees	-	71,943	94,000	99,293	115,000	80,000
10-00-4325	Food Serv Insp Permits	5,473	3,545	6,500	3,642	4,500	5,500
10-00-4326	General Permit Fees	153,538	227,815	225,000	267,330	269,000	210,000
10-00-4327	Bldg Permit Fees	445,220	1,321,237	1,120,321	1,358,882	1,358,882	850,000
10-00-4328	OSSF Permit Fees	900	800	500	800	800	500
10-00-4329	Infrastructure Inspection Fees	291,127	431,418	350,000	1,485,248	1,485,248	425,000
10-00-4332	PID Administrative Services	-	-	-	-	-	33,000
10-00-4332	Building Rent - LEDC	6,000	6,000	6,000	6,000	6,000	6,000
10-00-4503	PD Fines/Fees	38,399	42,174	40,000	45,613	45,613	50,000
10-00-4504	PD Warrant Fines / Fees	7,048	1,288	5,000	1,446	1,500	5,000
10-00-4507	PD Services Contract	104,500	181,250	-	-	-	-
10-00-4509	FD Services Contract	28,764	26,618	20,500	20,324	22,000	24,000
10-00-4700	Comm Ctr/Pav Rent Fees	5,805	40	4,000	4,213	4,213	1,500
10-00-4800	Sale of Property	75,115	-	-	120	500	-
	<b>Total Operations</b>	<b>1,163,139</b>	<b>2,314,129</b>	<b>1,871,821</b>	<b>3,292,911</b>	<b>3,313,256</b>	<b>1,690,500</b>
	<b>Total General Fund Revenues</b>	<b>3,453,491</b>	<b>4,707,103</b>	<b>4,521,368</b>	<b>5,939,536</b>	<b>6,089,589</b>	<b>5,009,733</b>
	<b>Total Source of Funds</b>	<b>4,064,939</b>	<b>5,717,384</b>	<b>6,572,118</b>	<b>7,990,286</b>	<b>8,140,339</b>	<b>7,215,567</b>

CITY OF LAVON  
BUDGET WORKSHEET

GENERAL FUND	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED/ AMENDED FY 2022	YTD 08-12-2022	PROJECTED FY 2022	PROPOSED FY 2023
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**EXPENDITURES**

**Municipal Court Services**

10-25-5000	Payroll	62,201	60,213	59,759	54,855	59,759	62,945
10-25-5015	Health Insurance	8,100	11,130	8,800	6,637	8,800	9,900
10-25-8501	FICA & Medicare	4,758	4,606	4,572	4,196	4,572	4,815
10-25-8502	Retirement	4,684	3,920	9,112	6,801	9,112	11,645
10-25-8503	TWC	-	449	1,673	98	200	450
10-24-5005	Credit Card Fees	944	701	1,250	-	1,250	1,250
10-24-5010	Jury Panel	-	-	250	60	250	250
10-25-5016	Judge / Prosecutor Contract Labor	4,513	7,463	9,500	9,525	11,000	12,000
10-24-5400	Postal Fees	275	269	500	189	500	500
10-24-5800	Training	340	480	1,000	530	1,000	1,000
10-24-6250	Office Supplies	699	983	1,500	690	1,500	1,500
	<b>Total Municipal Court</b>	<b>86,513</b>	<b>90,214</b>	<b>97,916</b>	<b>83,581</b>	<b>97,942</b>	<b>106,255</b>

**EXPENDITURES**

**Administration Services**

10-00-5000	Payroll - Admin Staff	227,800	283,471	372,200	265,303	372,200	397,925
10-00-5015	Health Insurance	32,400	25,586	35,200	19,911	25,066	49,500
10-00-8501	FICA & Medicare	17,427	21,571	28,473	20,191	28,473	30,441
10-00-8502	Retirement	17,153	21,329	56,751	38,492	56,751	73,616
10-00-8503	TWC	-	1,301	10,422	3	2,500	1,300
10-21-6010	Adv, Notices & Pubs	11,186	8,389	10,000	15,729	18,500	20,000
10-21-6014	Building Supplies	1,648	1,121	2,000	1,555	2,000	2,000
10-21-6020	Cell Phone	508	494	500	411	500	500
10-21-6060	Computer Software (comb w 10-21	14,411	17,148	20,000	11,678	20,000	25,000
10-21-6065	Council Supplies	1,150	659	1,500	345	1,500	1,500
10-21-6070	Cleaning	5,350	4,914	7,500	4,062	7,500	7,500
10-21-6080	CPA	143	5,625	1,000	-	1,000	1,000
10-21-6100	Dues & Fees	3,750	3,846	5,000	5,966	6,000	5,000
10-21-6101	Elections	-	5,332	12,000	3,088	5,500	10,000
10-21-6104	Community Events	2,056	1,100	7,500	10,302	47,500	7,500
10-21-6250	Office Supplies	3,832	3,105	3,000	2,258	3,000	3,000
10-21-6251	Drinking Water All Depts	537	503	1,000	616	1,000	1,000
10-21-6252	Office Furniture	-	581	2,500	1,190	2,500	2,500
10-21-6253	Office Equipment	469	1,586	4,000	678	2,000	4,000
10-21-6264	Sales Tax Incentive Rebate	479	15,394	45,000	36,635	36,635	45,000
10-21-6304	Comm Events Monitors	2,003	111	1,000	661	1,000	1,000
10-21-6400	Postal Fees	152	163	250	134	250	250
10-21-6800	Training	6,708	5,961	7,500	10,021	12,500	8,500
10-21-6802	Staff Development	2,046	914	3,500	625	2,500	3,500
10-21-7000	Electric	5,620	5,301	5,000	4,397	5,000	10,000
10-21-7002	Natural Gas	1,923	3,955	8,000	5,297	8,000	8,500
10-21-7003	Telephone	3,035	3,113	4,000	2,529	3,500	4,000
10-21-7004	Water	877	756	1,000	462	1,000	1,000
10-21-8419	Mileage & Meals	1,128	499	1,500	1,255	2,400	2,500
	<b>Total Administration Operations</b>	<b>364,440</b>	<b>445,184</b>	<b>657,296</b>	<b>463,793</b>	<b>676,275</b>	<b>727,532</b>
	<b>Admin Capital Outlay</b>						
10-29-8150	City Hall improvements	-	-	1,500	-	16,500	5,000
	<b>Total Admin Capital Outlay</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>	<b>16,500</b>	<b>5,000</b>
	<b>Total Admin Services</b>	<b>364,440</b>	<b>445,184</b>	<b>658,796</b>	<b>463,793</b>	<b>692,775</b>	<b>732,532</b>

CITY OF LAVON  
BUDGET WORKSHEET

<b>GENERAL FUND</b>		<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
<b>EXPENDITURES</b>							
<b>Fire Services</b>							
10-48-5000	Payroll	63,340	69,777	245,000	110,166	175,000	555,210
10-48-5015	Health Insurance	8,500	8,291	35,200	12,326	20,000	77,376
10-48-8501	FICA & Medicare	4,846	5,338	18,743	8,323	13,388	42,474
10-48-8502	Retirement	4,770	5,260	37,356	17,520	31,150	102,714
10-48-8503	TWC	-	252	6,860	27	2,500	2,000
10-48-6008	Stipend	28,475	33,000	80,000	66,200	80,000	80,000
10-25-7002	Storm Siren and Maint	-	-	1,000	1,492	1,492	1,000
10-48-5002	Asset Tags/Metal	-	-	300	-	300	300
10-48-5604	Postage	59	-	75	16	75	75
10-48-6002	Equipment Maint Rep	1,957	5,944	4,500	443	2,500	5,000
10-48-6003	Internet/Wifi Utility	2,307	2,422	18,000	12,357	15,000	18,000
10-48-6005	NFPA Pump/Ladder Test	123	2,142	5,000	2,830	3,500	7,500
10-48-6011	Office Supplies	1,021	964	2,000	2,087	2,100	3,500
10-48-6012	Travel/ Conf / Meals	4,161	8,436	10,000	(195)	2,500	10,000
10-48-6102	Dues & Fees	2,187	3,127	5,500	3,659	5,500	5,500
10-48-6145	Medical Services	-	34	2,000	1,162	2,000	3,000
10-48-6160	Mobile Technology	836	1,678	3,750	3,931	4,200	4,500
10-48-6200	Safety/Fire Equipment	19,091	42,826	30,000	39,885	88,000	30,000
10-48-6201	Fire Hose	979	-	1,000	674	1,000	1,000
10-48-7000	Electric	6,958	5,566	8,000	6,300	8,000	16,000
10-48-7002	Natural Gas	523	1,494	3,000	1,585	3,000	3,000
10-48-7004	Water	978	1,923	3,500	860	3,500	3,500
10-48-7006	PPE/ Bunker Gear & Maint	11,824	10,525	20,000	2,441	95,000	20,000
10-48-7009	Apparatus Maintenance	18,416	22,516	35,000	38,355	40,000	35,000
10-48-7010	ALS Med Supplies	2,009	1,112	10,000	9,166	10,000	10,000
10-48-7011	EOC Fire Alarm Mon	406	460	1,000	-	1,000	1,000
10-48-7014	IT / Software	1,680	3,708	27,500	26,536	27,500	27,500
10-48-7024	Graphics/Uniforms	2,425	3,456	9,000	6,686	9,000	12,500
10-48-7030	Fuel	4,977	6,098	11,000	12,405	15,000	20,000
10-48-7031	Cleaning	350	468	3,900	3,565	3,900	3,900
	<b>Total Fire Operations</b>	<b>193,197</b>	<b>246,817</b>	<b>638,184</b>	<b>390,802</b>	<b>666,105</b>	<b>1,101,548</b>
<b>Fire Capital Outlay</b>							
10-48-6550	FD-EOC-PD Signage	70	365	2,500	-	2,500	2,500
10-48-7035	Fire Vehicles	12,803	13,583	-	-	-	-
10-48-7036	FD furn and EOC tech	12,046	11,913	15,000	18,059	29,500	15,000
10-48-7037	Shared UTV & trailer	-	32,392	-	-	-	-
10-48-8118	Fire Radios	8,503	34,438	29,565	29,535	29,565	29,565
10-48-8117	Fire Apparatus	94,364	-	200,000	-	-	200,000
	<b>Total Fire Capital Outlay</b>	<b>127,787</b>	<b>92,691</b>	<b>247,065</b>	<b>47,593</b>	<b>61,565</b>	<b>247,065</b>
	<b>Total Fire Services</b>	<b>320,984</b>	<b>339,508</b>	<b>885,249</b>	<b>438,396</b>	<b>727,670</b>	<b>1,348,613</b>

CITY OF LAVON  
BUDGET WORKSHEET

GENERAL FUND		ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED/ AMENDED FY 2022	YTD 08-12-2022	PROJECTED FY 2022	PROPOSED FY 2023
<b>EXPENDITURES</b>							
<b>Police Services</b>							
10-45-5000	Payroll	591,905	696,479	781,671	718,396	781,671	1,133,956
10-45-5015	Health Insurance	97,200	78,294	105,600	73,219	93,674	154,752
10-45-8501	FICA & Medicare	45,281	51,171	59,798	53,851	59,798	86,748
10-45-8502	Retirement	44,570	51,251	119,185	98,027	119,185	209,782
10-45-8503	TWC	-	3,524	21,887	186	10,000	5,000
10-29-6015	Audio Visual	922	1,005	2,500	2,195	2,500	3,000
10-29-6018	Protective Gear	110	3,737	5,500	3,373	7,000	7,500
10-29-6050	Child Abuse Interlocal	1,500	1,500	1,500	1,500	1,500	1,500
10-29-6055	Cleaning	4,214	4,175	5,000	4,776	5,000	7,000
10-29-6061	Computers	6,722	11,755	5,000	1,119	5,000	15,000
10-29-6070	Crime Prev / Community Policing	99	938	9,000	3,103	9,000	12,000
10-29-6071	Database Services	1,578	1,625	4,000	2,069	4,000	4,000
10-29-6072	Dispatch	42,861	51,400	54,711	52,875	54,711	73,708
10-29-6102	Dues & Fees	866	790	1,000	98	700	1,000
10-29-6140	Emergency Equipment	1,249	4,879	6,000	2,794	6,000	6,500
10-29-6145	Medical Services	-	550	1,500	75	1,500	1,500
10-29-6146	Travel / Meals	177	508	1,000	518	700	1,000
10-29-6150	Inmate Boarding	1,074	3,000	15,000	5,250	7,500	12,000
10-29-6160	Mobile Technology	9,609	11,251	16,000	17,524	19,000	46,000
10-29-6253	Office Supplies	1,924	2,837	4,000	2,991	4,000	4,000
10-29-6254	Patrol Rifle / Firearms	-	10,784	6,000	3,676	6,000	8,000
10-29-6350	Police Equipment Mtn.	842	1,007	2,500	313	2,000	2,500
10-29-6351	Office Equipment	1,520	12,072	1,500	976	1,500	1,500
10-29-6400	Postal Fees	555	463	750	536	750	750
10-29-6401	Radio Maintenance	-	138	2,500	16	1,500	2,500
10-29-6403	Report Mgt System	3,469	5,100	9,500	8,951	9,500	9,500
10-29-6500	Software	2,147	1,358	3,000	815	2,000	3,000
10-29-6502	Tazers (3)	-	4,680	10,000	-	10,000	16,000
10-29-6550	TLETS Management	10,000	9,600	11,000	9,600	11,000	11,000
10-29-6751	Operational Supplies	-	5,943	8,500	895	5,000	8,500
10-29-6800	Training	1,770	1,198	6,000	2,086	6,000	6,000
10-29-6850	Uniform	6,273	4,507	6,500	7,265	7,500	18,435
10-29-6900	Vehicle Cleaning	463	480	1,000	444	800	1,500
10-29-6903	Vehicle Fuel	14,280	22,000	23,000	34,229	35,000	46,000
10-29-6904	Vehicle Mtn.	11,150	12,718	15,000	20,952	24,000	30,000
10-29-7025	Electric	4,787	4,493	6,000	5,144	6,000	12,000
10-29-7027	Telephone	6,438	7,393	6,500	2,735	6,500	6,500
10-29-7028	Water	780	502	1,000	439	1,000	1,000
10-45-6017	Body Cams and video storage	13,626	13,727	15,000	10,641	15,000	15,000
10-50-8305	Law Enforcement Liability	5,996	6,537	8,295	8,743	10,000	10,492
	<b>Total Police Operations</b>	<b>936,315</b>	<b>1,105,367</b>	<b>1,363,397</b>	<b>1,162,396</b>	<b>1,353,489</b>	<b>1,996,122</b>
	<b>Police Capital Outlay</b>						
10-29-7509	Police remodel	-	2,850	3,000	-	3,000	3,000
10-29-7515	Police Vehicles	53,961	64,499	132,210	131,229	132,210	132,210
10-45-8109	Police Radios	19,200	74,064	-	-	-	-
	<b>Total Police Capital Outlay</b>	<b>73,161</b>	<b>141,413</b>	<b>135,210</b>	<b>131,229</b>	<b>135,210</b>	<b>135,210</b>
	<b>Total Police Services</b>	<b>1,009,476</b>	<b>1,246,780</b>	<b>1,498,607</b>	<b>1,293,625</b>	<b>1,488,699</b>	<b>2,131,332</b>

CITY OF LAVON  
BUDGET WORKSHEET

<b>GENERAL FUND</b>		<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
<b>EXPENDITURES</b>							
<b>Public Works Services</b>							
10-40-5000	Payroll	114,642	132,458	189,675	142,116	170,575	290,370
10-40-5015	Health Insurance	22,275	22,783	35,200	21,175	28,414	48,360
10-40-8501	FICA & Medicare	8,770	10,122	14,510	10,861	13,049	22,213
10-40-8502	Retirement	8,633	9,985	28,921	21,069	27,400	53,718
10-40-8503	TWC	-	1,071	5,311	122	2,500	2,265
10-40-5999	Computer & Equip	-	-	1,000	-	1,000	1,000
10-40-6022	Cell Phone	2,327	2,469	2,400	2,452	2,452	2,400
10-40-6024	Meals & Travel	560	771	1,000	42	1,000	1,000
10-40-6025	MS4 Supplies	312	100	1,000	924	1,000	1,000
10-40-6026	PW Office Supplies	540	1,082	500	1,173	500	500
10-40-6027	Postage	-	-	75	-	75	75
10-40-6104	Code Enforcement	-	-	10,000	-	2,000	10,000
10-40-6105	Food Service Inspector	1,400	3,527	7,000	2,375	6,000	7,000
10-40-6145	Medical Services	-	-	1,000	45	1,000	1,000
10-40-6155	Grounds Mtnc	13,642	13,886	18,000	6,044	15,000	18,000
10-40-6156	Heavy Equipment Maintenance	15,476	38	10,000	-	5,000	10,000
10-40-6550	Signage	1,877	5,511	11,600	4,008	8,000	11,600
10-40-6700	State OSSF Fees	-	-	300	-	300	300
10-40-6701	Street Lights	34,145	53,536	65,000	47,542	65,000	100,000
10-40-6703	Street Repair/Maintenance	2,522	9,850	10,000	9,729	10,000	30,000
10-40-6749	Mosquito Spraying	9,620	9,620	12,000	7,770	12,000	12,000
10-40-6750	Tools	1,228	1,723	5,000	2,529	5,000	5,000
10-40-6751	Operational Supplies	808	719	4,500	468	4,500	4,500
10-40-6800	Training	3,630	481	3,500	-	2,000	3,500
10-40-6850	Uniform	3,083	2,303	5,000	2,425	5,000	5,000
10-40-6905	Vehicle Fuel	3,494	5,879	7,000	7,147	8,000	14,000
10-40-6906	Vehicle Maintenance	3,148	898	7,000	376	4,000	7,000
10-40-7004	Water	-	353	1,000	355	1,000	1,000
10-40-7512	Lightbars	-	-	6,000	-	-	6,000
	<b>Total Public Works Operations</b>	<b>252,133</b>	<b>289,165</b>	<b>463,492</b>	<b>290,746</b>	<b>401,765</b>	<b>668,802</b>
	<b>Public Works Capital Outlay</b>						
10-40-6352	PW Heavy Equip	-	66,423	235,000	102,229	105,000	150,000
10-40-6910	PW Truck	9,461	2,365	43,442	43,442	149,442	-
10-40-7511	Mower	-	-	18,000	17,743	17,743	18,000
10-40-8023	CIP Prep & Admin	9,164	1,675	2,000	-	2,000	2,000
10-50-8015	Tractor (2016) fy21	7,904	7,904	-	-	-	-
	<b>Total Capital Outlay</b>	<b>26,530</b>	<b>78,367</b>	<b>298,442</b>	<b>163,414</b>	<b>274,185</b>	<b>170,000</b>
	<b>Total Public Works Services</b>	<b>278,663</b>	<b>367,532</b>	<b>761,934</b>	<b>454,160</b>	<b>675,950</b>	<b>838,802</b>

CITY OF LAVON  
BUDGET WORKSHEET

<b>GENERAL FUND</b>		<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
<b>EXPENDITURES</b>							
<b>Other Expenditures</b>							
<b>Facilities - Multi-Department</b>							
10-40-6907	Bldg Mtn - PW	-	-	2,500	-	10,000	2,500
10-40-8116	Demolition	-	-	16,000	15,800	36,000	20,000
10-50-8011	Copier Service Contract	7,772	6,948	8,000	7,049	8,000	8,000
10-50-8012	Postage Service Contract	1,860	3,695	6,500	2,548	6,500	6,500
10-50-8100	Bldg Mtn - City Hall	19,888	4,408	45,000	36,608	54,000	45,000
10-50-8101	Bldg Mtn - PD/FD	1,396	6,206	7,500	1,733	7,500	7,500
10-50-8151	Parks Improvements	-	-	75,000	41,205	85,612	30,000
	<b>Total Facilities</b>	<b>30,917</b>	<b>21,257</b>	<b>160,500</b>	<b>104,943</b>	<b>207,612</b>	<b>119,500</b>
<b>Insurance</b>							
10-50-8300	Auto Liability	6,295	6,245	7,109	6,403	7,109	6,866
10-50-8301	Auto Phys. Damage	4,424	4,096	4,631	7,774	8,500	6,486
10-50-8302	Errors & Omissions	1,443	1,469	1,929	1,950	1,950	2,148
10-50-8303	General Liability	(537)	736	882	864	882	969
10-50-8306	Mobile Equipment	762	731	2,000	639	2,000	696
10-50-8307	Real & Personal Property	13,241	13,060	15,435	12,901	15,435	15,362
10-50-8308	Workers Compensation	20,465	24,026	34,000	36,162	36,162	50,500
	<b>Total Insurance</b>	<b>46,093</b>	<b>50,363</b>	<b>65,986</b>	<b>66,693</b>	<b>72,038</b>	<b>83,027</b>
<b>Outsourcing</b>							
10-40-6051	Building Inspection & Plan Review	27,729	208,344	245,000	231,107	265,000	245,000
10-50-8400	Ambulance Service	12,473	13,327	13,500	13,533	15,000	45,635
10-50-8401	Animal Control	6,250	6,250	6,250	6,250	6,250	6,250
10-50-8402	Auditor	12,000	12,500	16,000	10,000	10,000	16,000
10-50-8403	Central Appr District	12,331	12,570	14,260	11,716	14,260	19,741
10-50-8404	City Attorney	27,960	20,292	48,000	43,872	60,000	48,000
10-50-8405	City Engineer	28,233	27,673	35,000	23,508	35,000	35,000
10-50-8406	Fidelity Bonding	194	194	200	194	200	200
10-50-8407	Information Tech	30,182	19,976	30,000	28,896	30,000	40,000
10-50-8408	Tax Assessor/Collector	1,288	1,415	2,500	1,800	2,500	2,500
10-50-8409	TIF Administration	(3,568)	-	-	2,708	2,708	-
10-50-8410	Shredding Services	2,059	1,555	2,000	531	2,000	2,000
10-50-8411	MS4 Execution	5,662	761	10,000	2,537	5,000	10,000
10-50-8412	Consulting/Prof Serv	16,900	67,739	67,500	83,552	89,000	67,500
10-50-8413	Codification	790	5,453	4,000	-	4,000	4,000
10-50-8414	Drainage / Prelim Eng	10,960	-	54,000	62,250	64,000	30,000
10-50-8417	Infrastructure Inspection	151,963	164,469	175,000	125,379	175,000	75,000
10-50-8418	Fire Inspection Services	2,835	2,835	5,000	2,835	5,000	5,000
	<b>Total Outsourcing</b>	<b>346,241</b>	<b>565,351</b>	<b>728,210</b>	<b>650,666</b>	<b>784,918</b>	<b>651,826</b>
	<b>Total General Fund Expenditure:</b>	<b>2,483,326</b>	<b>3,126,189</b>	<b>4,857,197</b>	<b>3,555,857</b>	<b>4,747,604</b>	<b>6,011,888</b>
	<b>ENDING RESOURCES (Net)</b>	<b>1,581,613</b>	<b>2,591,195</b>	<b>1,714,921</b>	<b>4,434,429</b>	<b>3,392,735</b>	<b>1,203,679</b>
		64%	83%	35%		71%	20%

CITY OF LAVON  
BUDGET WORKSHEET

<b>DEBT SERVICE (I&amp;S) FUND</b>	<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 12-2022</b>	<b>08- FY 2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
Beginning Resources	897,065	363,299	148,083	148,083	148,083	148,083	84,922
<b>REVENUE</b>							
10-00-4375 Property Tax	719,462	768,842	1,027,387	1,037,172	1,037,172	1,108,601	
10-00-4376 Penalty & Interest	-	-	500	-	-	-	
10-00-4377 Ad Valorem Delinquent Taxes	-	-	1,000	-	-	-	
10-00-4904 LEDC Contrib to I&S (Ser 14)	13,433	13,217	-	-	-	-	
10-00-4907 Utility Fund Contrib to I&S (Ser 18, 2)	-	130,000	115,000	105,417	76,667	76,667	
<b>Total Revenues</b>	<b>732,895</b>	<b>912,059</b>	<b>1,143,887</b>	<b>1,142,588</b>	<b>1,113,839</b>	<b>1,185,268</b>	
<b>EXPENDITURES</b>							
10-00-4014 2018 Tax Note (WWTP) Interest	35,241	-	-	-	-	-	
10-00-4851 2018 Tax Note (WWTP) Principal	380,000	-	-	-	-	-	
10-00-8652 2014 Tax Note (EDC-sewer) Princip	13,000	13,000	-	-	-	-	
10-00-8653 2014 Tax Note (EDC-sewer) Interes	217	217	-	-	-	-	
10-00-8654 2020 GO Ref Bonds (2018) Principa	395,000	395,000	465,000	465,000	465,000	470,000	
10-00-8655 2020 GO Ref Bonds (2018) Interest	28,494	47,544	33,450	33,450	33,450	24,100	
10-00-8656 2020 CO Principal	90,000	90,000	105,000	105,000	105,000	105,000	
10-00-8657 2020 CO Interest	305,696	551,546	490,650	490,650	490,650	488,550	
10-00-8658 Miscellaneous Expenditures	-	30,000	5,000	3,527	5,000	15,000	
10-48-8512 Fire Truck Principal & Interest	22,501	22,501	22,501	22,501	22,501	22,501	
40-00-4410 TIF Contribution	-	-	-	-	-	-	
<b>Total Expenditures</b>	<b>1,270,149</b>	<b>1,149,808</b>	<b>1,121,601</b>	<b>1,120,128</b>	<b>1,121,601</b>	<b>1,125,151</b>	
<b>ENDING RESOURCES</b>	<b>359,811</b>	<b>125,549</b>	<b>170,369</b>	<b>170,543</b>	<b>140,321</b>	<b>145,039</b>	

CITY OF LAVON  
BUDGET WORKSHEET

<b>STREET FUND</b>	ACTUAL FY2020	ACTUAL FY 2021	ADOPTED/ AMENDED FY 2022	YTD 08-12-2022	PROJECTED FY 2022	PROPOSED FY 2023
<b>Funded by Street Maintenance Sales Tax</b>						
Beginning Resources	12,828	84,156	302,752	281,218	281,218	481,240
<b>Street Repair Revenue</b>						
17-00-4204 Street Maint Sales Tax	139,924	150,317	175,000	231,472	250,022	250,000
<b>Total Street Repair Fund Revenue</b>	139,924	150,317	175,000	231,472	250,022	250,000
<b>Street Repair Fund Expenditure</b>						
10-40-8483 Street Project Maint	68,596	21,852	350,000	9,332	50,000	450,000
<b>Total Street Repair Expenditure</b>	68,596	21,852	350,000	9,332	50,000	450,000
Ending Resources Street Maintenance Sales Tax	84,156	212,622	127,752	503,357	481,240	281,240
<b>Funded by Capital Recovery Fees and Developer Contributions</b>						
Beginning Resources	-	118,690	182,659	194,586	194,586	400,570
<b>Street Repair Revenue</b>						
10-40-4615 Lavon Farms CRF	118,690	75,896	26,707	17,184	17,184	2,864
10-00-4323 Trails of Lavon Annexation Fees	-	-	-	65,100	65,100	-
10-00-4862 Elevon Annexation Fees	-	-	-	138,700	138,700	-
Total Revenue			26,707	220,984	220,984	
<b>Total Street Repair Resources</b>	118,690	194,586	209,366	415,570	415,570	403,434
<b>Street Repair Fund Expenditure</b>						
10-40-4616 CR 483 Maintenance	-	-	40,000	-	15,000	199,634
10-40-_____ Other Projects	-	-	-	-	-	150,000
<b>Total Street Repair Expenditure</b>	-	-	40,000	-	15,000	349,634
Ending Resources Dedicated Repairs	118,690	194,586	169,366	415,570	400,570	53,800

CITY OF LAVON  
BUDGET WORKSHEET

<b>UTILITY FUND</b>		<b>ACTUAL FY2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2022</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
Beginning Resources		117,626	130,671	609,091	623,022	1,121,793	1,693,249
<b>UTILITY FUND REVENUE</b>							
<b>Administration</b>							
20-00-4004	Admin Fee	7,450	-	-	-	-	-
20-00-4121	Interest	2,459	-	-	-	-	-
20-00-4122	Late Fees	2,807	-	-	-	-	-
	<b>Total Administration</b>	<b>12,716</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Solid Waste</b>							
20-21-4119	Solid Waste Income	548,307	605,735	663,600	631,947	676,275	736,200
	<b>Total Solid Waste</b>	<b>548,307</b>	<b>605,735</b>	<b>663,600</b>	<b>631,947</b>	<b>676,275</b>	<b>736,200</b>
<b>Sanitary Sewer</b>							
20-00-4120	San Sewer Income	640,341	751,078	828,000	818,102	870,525	1,093,920
	<b>Total Sanitary Sewer</b>	<b>640,341</b>	<b>751,078</b>	<b>828,000</b>	<b>818,102</b>	<b>870,525</b>	<b>1,093,920</b>
	<b>Total Revenue</b>	<b>1,201,364</b>	<b>1,356,813</b>	<b>1,491,600</b>	<b>1,450,048</b>	<b>1,546,800</b>	<b>1,830,120</b>
<b>UTILITY FUND EXPENDITURES</b>							
<b>Solid Waste</b>							
20-00-5255	Utility Billing Cost	1,830	2,822	5,000	1,411	11,000	3,000
20-21-6400	Postal Fees	8,500	6,988	8,500	9,006	7,500	8,500
20-21-6990	Credit Card Fees	3,665	931	3,500	493	1,500	3,500
20-21-7015	Sales Tax	39,079	46,676	48,000	43,157	42,844	48,000
20-21-7016	Utility Billing Software	2,021	2,291	24,162	28,443	35,000	3,500
20-21-7018	Office Equipment	480	480	500	390	500	500
20-21-7020	Solid Waste Contract	340,526	382,274	482,236	405,163	455,000	650,000
20-21-9010	Gen Fund Transfer Admin	171,990	172,000	172,000	157,667	172,000	144,000
	<b>Total Solid Waste</b>	<b>568,091</b>	<b>614,462</b>	<b>743,898</b>	<b>645,730</b>	<b>725,344</b>	<b>861,000</b>
<b>Sanitary Sewer</b>							
20-34-5614	I&S Transfer	-	130,000	115,000	95,833	130,000	75,000
20-34-9010	Gen Fund Transfer Admin	122,841	120,000	120,000	100,000	120,000	108,000
22-34-9000	Sewer Tap Fund Transfer	514,052	-	-	-	-	-
	<b>Total Sanitary Sewer</b>	<b>636,893</b>	<b>250,000</b>	<b>235,000</b>	<b>195,833</b>	<b>250,000</b>	<b>183,000</b>
	<b>Total Expenditure</b>	<b>1,204,984</b>	<b>864,462</b>	<b>978,898</b>	<b>841,564</b>	<b>975,344</b>	<b>1,044,000</b>
Ending Resources		114,006	623,022	1,121,793	1,231,506	1,693,249	2,479,369

CITY OF LAVON  
BUDGET WORKSHEET

<b>SEWER TAP FUND</b>	<b>ACTUAL FY 2020</b>	<b>ACTUAL FY 2021</b>	<b>ADOPTED/ AMENDED FY 2021</b>	<b>YTD 08-12-2022</b>	<b>PROJECTED FY 2022</b>	<b>PROPOSED FY 2023</b>
Beginning Resources	142,883	50,017	697,411	1,081,286	1,081,286	1,007,213
Transfer In for Expansion/Maint	410,264	450,000	575,000	450,000	160,595	3,575,000
<b>SEWER TAP FUND REVENUE</b>						
22-00-4123 Sewer Tap Fees	443,090	1,388,800	900,000	1,354,750	1,354,750	900,000
22-00-4125 Interest	851	6,719	500	8,648	5,244	500
22-34-4877 Bear Creek Trunk Cap Recovery	50,025	397,946	35,000	119,032	244,498	35,000
<b>Total Sewer Tap Fund Revenue</b>	<b>493,966</b>	<b>1,793,465</b>	<b>935,500</b>	<b>1,482,430</b>	<b>1,604,492</b>	<b>935,500</b>
<b>SEWER TAP FUND EXPENDITURES</b>						
22-34-5605 General Maint & Equip	8,314	1,336	40,000	6,892	35,000	40,000
22-34-5608 Elevon WWTP Construction	-	-	-	315,575	500,000	3,000,000
22-34-5609 System Expansion/Improvement	-	129,508	275,000	11,645	100,000	275,000
22-34-5610 NTMWD - WWTP Operation	318,759	419,979	482,675	472,319	492,675	540,000
22-34-5612 WWTP Ph 3 Expansion	410,264	-	300,000	-	100,000	300,000
22-34-5613 Transfer for System Exp Maint	6,578	-	-	-	1,485	-
22-34-5614 Transfer to GF for I&S	-	300,000	500,000	458,333	500,000	500,000
22-34-5615 Transfer for Cap Recovery Fee	-	-	-	-	-	-
22-34-7000 Electric	48,836	50,085	64,000	46,856	65,000	64,000
22-34-7950 Developer Reimbursement	204,344	311,288	20,000	46,394	45,000	20,000
<b>Total Sewer Tap Fund Expenditures</b>	<b>997,096</b>	<b>1,212,196</b>	<b>1,681,675</b>	<b>1,358,015</b>	<b>1,839,160</b>	<b>4,739,000</b>
Ending Resources	50,017	1,081,286	526,236	1,655,701	1,007,213	778,713

**LAVON ECONOMIC DEVELOPMENT CORPORATION**

ADOPTED  
2019-20

ADOPTED  
2020-21

ADOPTED /  
AMENDED  
2021-22

PROPOSED  
2022-23

8/9/2022

LEDC REVENUE					
<b>Beginning Resources</b>					
2-1	Starting Balance Carryover	112,000	70,000	190,000	150,000
2-11	TEXSTAR Fund	0	0	30,300	131,000
2-12	LOGIC Fund	0	0	110,200	110,600
	<b>Total Beginning Resources</b>	112,000	70,000	330,500	391,600
<b>General Revenues</b>					
2-2	Sales & Use Tax	112,000	132,000	205,000	250,000
2-5	City grant/credits/donations	1,500	1,000	500	0
2-__	Proceeds - Project Main Street Note	0	0	0	0
	<b>Total General Revenue</b>	113,500	133,000	205,500	250,000
<b>Total Revenue, Carryover and Investments</b>		225,500	203,000	536,000	641,600
<b>LEDC EXPENDITURES</b>					
<b>Debt Service</b>					
7-2	Lavon Business Park Sewer Project	13,650	13,217	0	0
8-0	Main Street Debt Reserve Fund	0	0	23,080	23,080
8-1a	Main Street Debt Quarterly Payment	0	0	24,479	24,479
	<b>Total Debt Service</b>	13,650	13,217	47,559	47,559
<b>Operations</b>					
<b>General Operations</b>					
3-1a	Email Software/Archiving	7,000	7,000	5,000	6,000
3-1b	Misc - Dues, Ads, Cell Svc	2,700	2,000	2,500	3,000
3-1c	Auditor	1,500	0	0	0
3-1c-2	Office Supplies (formerly 5-2)	0	0	1,500	1,800
3-1d	Meeting Expenses	2,500	2,500	2,500	2,500
2-1e	Training	2,500	2,500	2,500	2,500
3-g	Document Printing	1,610	1,610	3,500	3,000
3-1f	Office Support Services	3,500	3,500	2,500	2,500
3-1h	Office Rent	6,000	6,000	6,000	6,000
3-1i	Web Site Updates (formerly 6-5)	0	0	3,000	4,500
	<b>Total General Operations</b>	27,310	25,110	29,000	31,800
<b>Consulting</b>					
4-1	Other	2,000	5,000	5,000	5,000
4-2	Web site and tech consulting	4,500	4,500	5,850	7,000
4-2a	IT Services	0	0	1,500	2,500
4-3	City Attorney	4,000	4,000	4,000	6,000
4-4	Economic Dev Consulting	39,000	39,000	45,000	48,600
	<b>Total Consulting</b>	49,500	52,500	61,350	69,100
<b>Equipment</b>					
5-1	Computers	4,000	4,500	5,000	6,500
5-2	Office Supplies	500	750	0	0
5-2a	Other Computer Equipment	0	0	1,000	1,000
	<b>Total Equipment</b>	4,500	5,250	6,000	7,500
	<b>Total Operations</b>	81,310	82,860	96,350	108,400
<b>Promotional</b>					
6-1	General Brochure, Printing, Trade Shows	5,000	5,000	12,000	12,000
6-2	Promo Carryover	12,934	12,000	12,000	17,500
6-3	Aerial Map & Brochure	6,000	4,500	5,000	7,500
6-4	Advertising	3,500	4,000	4,000	4,000
6-5	Web Site & updates	2,000	7,500	0	0
6-6	Video Development	6,000	6,000	6,000	7,500
	<b>Total Promotional</b>	35,434	39,000	39,000	48,500
<b>Capital Projects</b>					
7-3	Incentives	20,000	31,000	72,229	75,000
7-4	Additional Infrastructure Projects	20,106	36,923	200,592	212,141
7-6	Project Main Street	0	0	80,271	100,000
7-7	Transfer to Reserve	55,000	100,260	0	50,000
	<b>Total Capital Projects</b>	108,756	168,183	353,092	437,141
<b>Total Expenditures</b>		225,500	303,260	536,001	641,600

CITY OF LAVON  
ANNUAL BUDGET  
Fiscal Year 2022-2023

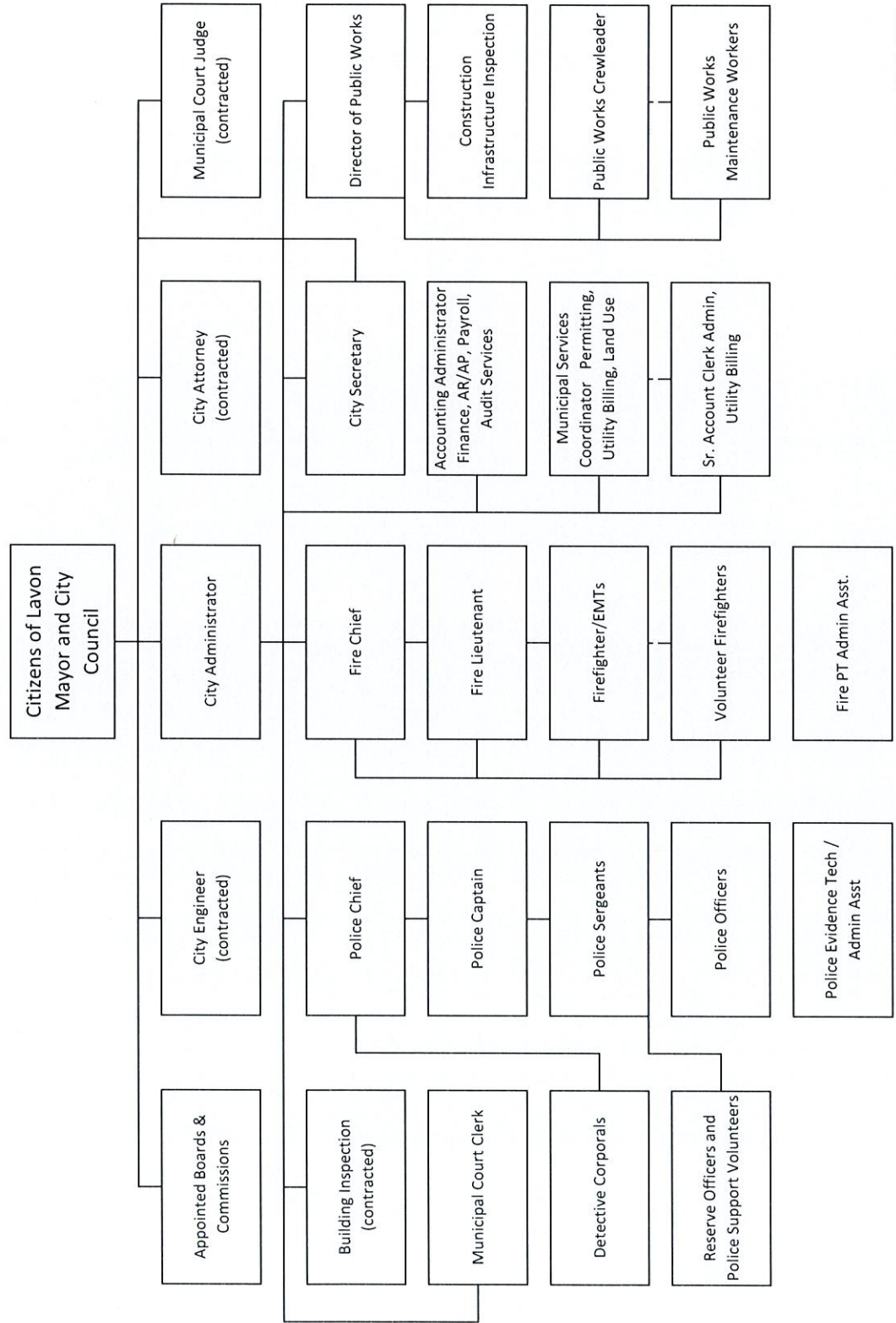
**Multi-Year Capital Leases Vehicles and Equipment**

			Fiscal Year				
			18-19	19-20	20-21	21-22	22-23
<b>GENERAL FUND</b>							
1	Fire	Fire Engine 2/2014-2/2023	22,501	22,501	22,501	22,501	22,501
15	Police	Vehicle 3yr			23,670	23,670	23,670
16	Fire	Radios 3 yr		29,375	29,375	29,375	
17	Fire	Cascade System 3yr		11,913	11,913	11,913	
2	Fire	Vehicle 4/2017 - 4/2021	12,803	12,803	12,803		
3	PW	Tractor 4/2017 - 4/2021	8,685	8,685	8,685		
4	Fire	Radios 2019-2022	6,805	6,805	6,805		
5	Police	Vehicle 2019-2022	18,226	18,226	18,226		
6	Police	Vehicle 2019-2022	18,226	18,226	18,226		
7	Fire	First Resp Truck 2019-2021	19,862	39,364	-		
8	Police	Vehicle 2018-2021	17,507	17,507	4,377		
9	PW	Vehicle 2018-2021	9,464	9,464	2,366		
10	Police	Radios 2018-2021	17,725	17,624	17,624		
10	Fire	Radios 2018-2021	2,531	2,633	2,633		
11	PW	Mower / Batwing 4/2015-4/2020	4,963				
12	PW	Vehicle 2/2016-2/2019	6,338				
	<b>TOTAL</b>		263,136	215,127	179,204	87,460	<b>46,172</b>

<b>Authorized Staffing Plan</b>	<b>2018-19 ACTUAL</b>	<b>2019-20 ACTUAL</b>	<b>2020-21 ACTUAL</b>	<b>2021-22 APPROVED AMENDED</b>	<b>2022-23 PROPOSED</b>
Municipal Court Services					
Municipal Court Clerk	1	1	1	1	1
Total	1	1	1	1	1
Administration Services					
City Administrator	1	1	1	1	1
City Secretary	0	0	1	1	1
Accounting Administrator	1	1	1	1	1
Municipal Services Coordinator	1	1	1	1	1
Senior Account Clerk	1	1	0	0.5	1
IT Specialist	0	0	1	1	0
Finance Admin	0	0	0	0.5	0
Total	4	4	5	6	5
Fire Services					
Fire Chief	1	1	1	1	1
Fire Lieutenant	0	0	0	1	1
Firfighter-EMT/B	0	0	0	2	6
Administrative Assistant	0	0	0	0	0.5
Total	1	1	1	4	8.5
Police Services					
Chief	1	1	1	1	1
Captain	0	0	0	1	1
Lieutenant	1	1	1	0	0
Sergeant	1	2	2	2	3
Detective Corporal	1	1	1	2	2
Patrol Officer	6	7	7	7	8.5
Evidence Tech/Admin Asst	0	0	0	0	1
Total	10	12	12	13	16.5
Public Works Services					
Director of Public Works	1	1	1	1	1
Inspector	0	0	0	0	1
Crewleader	0	0	0	1	1
Public Works Maintenance Worker	2	2	2	2	2
Total	3	3	3	4	5
<b>Total Positions Authorized</b>	<b>19</b>	<b>21</b>	<b>22</b>	<b>28</b>	<b>36</b>

<b>Employees / 1,000 Population</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>
Total City Employees	19	21	22	28	37
Estimated Population	3,875	4,550	4,800	5,650	6,550
Employees per 1,000 Population	4.9	4.6	4.6	5.0	5.6

# CITY OF LAVON ORGANIZATIONAL CHART



proposed per 08-02-2022



# CITY OF LAVON

## Agenda Brief

MEETING: August 16, 2022

ITEM: 10 - A

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### Items:

Public hearing and discussion regarding the proposed Fiscal Year 2022-23 Annual Budget, Capital Improvements Plan, and Fee Schedule.

- 1) **PUBLIC HEARING** to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.
- 2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

### Background:

Each year, the budget preparation process begins with the departments submitting a proposed budget that consists of an update of the prior year that is intended to provide for the same-level continuation of service delivery, equipment, and staffing levels. Additionally, the staff researches cost increases anticipated relating to the continuation of same-level services. Once the costs for same-level programming, mandated program costs and revenues are evaluated, the department directors provide proposed budget enhancements for their respective departments.

Over the past few months, the City Council and staff conducted a series of open work sessions to develop the proposed FY 2022-23 Annual Budget. The direction provided by the City Council in the work sessions has been incorporated into the proposed budget. As discussed in the work sessions, the projected and proposed budget includes funding for the continuation of same-level services as well as funding for increased services and efficiencies:

- Three Firefighter/EMTs
- One Fire Lieutenant
- Part-time Fire Admin Asst.
- Three Police Officers
- One Police Evidence Tech/Admin
- Replacement dump truck
- Update demolition program – Forder
- Plan and merit salary adjustments
- Public Works Inspector
- Green Ribbon Grant preparation
- Special Events enhancements
- Spatial mapping upgrades
- Replacement of two police vehicles
- Parks and ROW Maint ATV
- Two Public Works Trucks
- First Response/Brush Truck
- Replacement backhoe and trailer
- City Hall and City Hall Park improvements
- Sidewalk Rehab Program
- Replacement Bunker Gear
- Fire Safety equipment
- Planning and Financial consulting
- Fire Department furnishings

In addition to the same-level continuation of services, the above items were funded and services expanded within a proposed budget that is a balanced budget based on a tax rate that is less than the FY 2021-2022 tax rate.

In accordance with Section 102.006 of the Texas Local Government Code, a public hearing is proposed to be scheduled for August 29, 2022 to receive input on the proposed budget and tax rate.

The general fund contains the resources and expenditures that encompass essentially all general City operations exclusive of utilities or enterprise functions. The ending position of the general fund budget more than accomplishes the City's stated policy of maintaining 25% fund balance in the general fund.

The utility fund budget contains a reimbursement of the general fund for the debt service payments for the wastewater treatment plant and sanitary sewer system expansion. Aside from system expansions, no programs or additional services are proposed in the utility fund.

No increases in utility fees are proposed, despite general inflation and increases in solid waste collection service and sanitary sewer treatment service charges to the City.

This is the first of two public hearings.

***Staff Notes:***

Please refer questions and requests for additional information to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov).

<b>Attachments:</b>	Budget Document
	CIP worksheets
	Proposed Fee Schedule

**CIP PROJECTS - Update 08-12-2022**  
**ESTIMATED CONSTRUCTION SCHEDULE**

				Updated Cumulative		OVER / UNDER	Cumulative FY		2022/23 REVISED EST					Possible Funding Source(s)
CIP Project				2020/21	2019-2021	Completed	2021 / 2022	21-22 YTD	Total Project Cost	2022 / 2023	2023 / 2024	2024 / 2025	2025 +	
Budgeted Projects				BUDGET	YTD	YTD	BUDGET	7/11/2022		BUDGET	BUDGET	BUDGET	BUDGET	
CIP-1	10-00-8701	Main/Geren/SH78	Current discussion with TxDOT	\$33,000	\$1,200		\$189,200	\$1,200	\$703,300	\$702,100				Street Maint, TxDOT, Bond, EDC
CIP-3	10-00-8703	North Geren/Windmill drainage	Redesign in progress to address street crown	\$60,100	\$13,420		\$46,680	\$5,340	\$74,200	\$68,860				Street Maint, Bond
CIP-5	10-00-8705	McClendon (2755)/Bear Creek Bridge					\$100,000		\$2,453,000				\$2,453,000	TxDOT, Collin Co, FEMA, Bond, TWDB
CIP-6	10-00-8706	CR484/Bear Creek Bridge	Section TBD in conjunction with CR 484 paving (CIP-11)		\$700		\$100,000		\$2,453,000	\$1,473,500				TxDOT, Collin Co, FEMA, Bond, TWDB
CIP-9	10-00-8709	FD/PW Facility Expansion inc CIP-26	Architect selected, Programming meetings conducted	\$300,000	\$16,642		\$1,200,000	\$69,513	\$1,650,000					Bond
CIP-11	10-00-8711	CR484 paving	Coordination with County and determination of street section				\$1,045,900		\$1,573,300	\$500,000	\$1,073,300			Bond, Collin Co, Developer
CIP-15	10-00-8715	Citywide Park & Trail imprvmnt	Bear Creek trail crossing under design, expected bid in July 2022	\$100,000	\$9,600		\$467,000	\$42,519	\$1,000,000	\$75,000	\$75,000	\$75,000	\$732,481	Bond, Developer, TPWD, TxDOT, Collin County Open Space Grant
CIP-16	10-00-8716	Lake Road Paving	Phase 1 under design. Expected bid July 2022		\$6,796		\$100,000	\$39,300	\$1,900,000	\$1,860,700				Bond, Developer
CIP-21	10-00-8721	Bear Creek WWTP expansion Ph 4	Preliminary study near completion, design services August, 2022	\$30,000			\$1,500,000		\$4,100,000	\$3,000,000	\$1,100,000			Bond, Developer, TWDB
CIP-24		Bently Farms PH1&2 Paving & Storm	Preliminary Drainage reviewed, Phase 1 in design (Rolling Meadows - Bently to Shoreview). Expected Ph 1 bid in September 2022	\$50,000			\$150,000	\$10,800	\$3,100,000	\$1,283,000	\$1,247,000	\$559,200		Bond
CIP-28		Mustang Ct. Improvements					\$236,100		\$452,700					Bond
add		WWTP #2	In design - per dev agr					\$334,575	\$14,500,000					Bond, sewer tap fund
CIP-2	10-00-8702	Moore Lane paving/ drainage		\$656,630	\$490,290	-\$166,340								Bond
CIP-8	10-00-8708	Wolf Run drainage		\$64,300	\$85,363	\$21,063								Bond
CIP-12	10-00-8712	City Hall paving		\$503,000	\$389,027	-\$113,973								Bond
CIP-13	10-00-8713	Lake Shadow drainage		\$30,000	\$54,882	\$24,882								Bond
CIP-19	10-00-8719	Fire Engine		\$1,100,000	\$1,000,000	-\$100,000								Bond
<b>TOTAL ANNUAL</b>				\$2,424,030	\$2,067,921	-\$334,368		\$0	\$5,134,880	\$8,963,160	\$12,355,660	\$7,978,300	\$7,130,600	\$15,896,281
<b>TOTAL CUMULATIVE CIP ACTUAL AND BUDGET</b>									\$7,224,542	\$19,580,202	\$27,558,502	\$34,689,102	\$50,585,383	

**NOTE: The proceeds of the 2020 CO issuance, \$12,595,000, are to be expended within 5 years of issuance (June 2020) with 85% spent within 3 years.**

CIP-4	10-00-8704	City Hall fire protection (water line)						\$303,400			\$303,400			City Bond
CIP-7	10-00-8707	CR484 Paving Extension to GH Signal	Prelim discussion with owner					\$1,969,400			\$1,969,400			Bond, Developer, EDC
CIP-10	10-00-8710	Municipal System Fiber Upgrade	To be part of Citywide Fiber (CIP-27)	\$57,500					\$57,500					Bond
CIP-14	10-00-8714	FD/PD Complex	Site pending w Elevon		\$0			\$12,000,000					\$12,000,000	Bond, Developer
CIP-17	10-00-8717	SH 78 Street lights						\$1,210,800			\$200,000	\$300,000	\$710,800	TxDOT, Bond
CIP-18	10-00-8718	Rees Sports Complex						\$5,391,500		\$100,000	\$500,000	\$4,791,500		Bond, Developer, TPWD
CIP-20	10-00-8720	Property for City Hall/Parking exp						\$42,500			\$42,500			Bond
CIP-22	10-00-8722	Outdoor Warning Siren imp	JP Annex and related system	\$60,000	\$48,118		\$20,000	\$19,381	\$11,882					Bond amend budget per increased cost of part
CIP-23		Wolf Run Reconstruction						\$1,404,900				\$1,404,900		Bond
CIP-25		South Geren Drainage	Conceptual plan completed					\$391,200		\$391,200				Bond
CIP-27		Citywide Fiber Prelim	Under construction					\$80,000		\$80,000				Bond, Grants
CIP-29		Downtown Drainage	Coordination w/ TxDOT					\$2,000,000		\$500,000	\$1,500,000			Bond
CIP-30		Forder Ct. Improvements	Preparing to begin design					\$188,600		\$188,600				Bond, CDBG
CIP-31		Boyd Ct. Improvements	Preparing to begin design					\$35,600		\$35,000				Bond, CDBG
CIP-32		School Rd. Improvements	Preparing to begin design					\$134,000		\$134,000				Bond, CDBG
CIP-33		Bois D'Arc Improvements						\$188,500			\$188,500			Bond, Developer
CIP-34		Gracy Rd. Improvements						\$82,600			\$82,600			Bond
CIP-35		CR 483 Paving	Striping maint project with County					\$1,660,300		\$1,660,300				Bond, CRF
								\$27,102,681		\$3,392,500	\$4,483,000	\$6,496,400	\$12,710,800	

**CITY OF LAVON COMMUNITY VISION  
CAPITAL IMPROVEMENTS PLAN (2023-2027)  
PRELIMINARY PROJECT COST**

12-Aug-22

CIP #	CIP Project	Estimated Project cost (2022 Dollars)
CIP-1	Main/Geren/SH78 improvements	\$703,300
CIP-3	North Geren/Windmill Drainage	\$74,200
CIP-5	McClendon Rd (2755)/Bear Creek Bridge	\$2,453,000
CIP-6	CR484/Bear Creek Bridge	\$2,453,000
CIP-7	CR484 Paving Extension to GH Signal	\$4,560,000
CIP-9	FD/PW Expansion - includes CIP-26	\$1,650,000
CIP-11	CR484 Paving (East Lanes)	\$1,573,300
CIP-14	PD Complex	\$12,000,000
CIP-15	Citywide Park & Trail Improvements	\$1,000,000
CIP-16	Lake Road (Lakeway) Paving (Phase 1)	\$1,900,000
CIP-17	SH 78 Street lights	\$1,410,800
CIP-18	City Sports Park	\$6,500,000
CIP-20	Strategic Property Acquisition	\$125,000
CIP-21	Bear Creek WWTP Phase 4	\$4,100,000
CIP-23	Wolf Run Reconstruction	\$1,954,000
CIP-24	Bently Farms Paving & Storm	\$3,100,000
CIP-25	South Geren Drainage	\$450,300
CIP-28	Mustang Ct Improvements	\$452,700
CIP-29	Downtwon Drainage	\$2,000,000
CIP-30	Forder Ct Improvements	\$343,300
CIP-31	Boyd Ct. Improvements	\$65,000
CIP-32	School Rd. Improvements	\$242,000

CIP-33	Bois D'Arc Improvements	\$356,500
CIP-34	Gracy Rd. Improvements	\$149,500
CIP-35	Rosewood Dr (CR 483) Paving (Lavon Farms to Lavon Trail Pkwy)	\$2,700,000
CIP-36	Lake Rd. Phase 2	\$1,200,000
CIP-37	Downtown Infrastructure Improvements	\$1,109,900
CIP-38	North WWTP	\$14,500,000
CIP-39	Presidents/Lavon Trail Pkwy Intersection	\$320,000
CIP-40	Lavon Trail Pkwy (Presidents to Rosewood)	\$702,200
		\$70,148,000

The CIP is a dynamic document and is to be used as a critical planning tool. The CIP is reviewed and updated annually, so rankings and project scope may be modified from those currently presented. Rankings shown do not necessarily reflect actual order of projects to be undertaken by the City.

**CITY OF LAVON  
FEE SCHEDULE  
FISCAL YEAR 2022-23**

ITEM	APPROVED FEE 2022-21	PROPOSED FEE 2022-23
	amended 05-17-2022; 06-07-2022; 06/21/2022; 07/19/2022	
<b>ADMINISTRATIVE</b>		
Copies / Black & White	\$0.10 / side	
Copies / Color	\$2.00 / side	
Copy of Audio CD	\$1.00 / CD	
Research / compilation	per state law	
Items larger than 11" x 17"	cost + labor	
Outsource copies	cost + labor	
Pass-thru billing admin fee	10%	
NSF Check Fee	\$35.00/incident	
<b>COMMUNITY CENTER, GYM, PAVILION</b>		
Rental Deposit	\$100.00	Delete
Community Center - resident	\$45.00/hour	Delete
Community Center - non-resident	\$60.00/hour	Delete
Gym - resident	\$45.00/hour	Delete
Gym - non-resident	\$60.00/hour	Delete
Gym - resident with Floor Cover	\$80.00/hour	Delete
Gym - non-resident with Floor Cover	\$100.00/hour	Delete
Pavilion - resident	\$35.00/hour	
Pavilion - non-resident	\$50.00/hour	
<b>UTILITY SERVICES</b>		
<b>GENERAL</b>		
Late Fee - Residential Services	\$10.00	
Late Fee - Commercial Services	10% overdue balance	
Account Creation Admin Service Fee per utility	\$50.00/service	
Deferred Payment Plan Fee	\$25.00	
Per state law, sales tax charged for utility services		
<b>GARBAGE COLLECTION SERVICES</b>		
<b>Residential</b>		
Residential Curbside Garbage / Recycling	\$24.25/month	
Sr Citizen Garbage /Recycling (age 60+)	\$22.03/month	
Extra polycart	\$7.00/month each	
Residential drop off at CWD transfer station	per CWD calculation	
Unusual accumulation	calculated per situation	
<b>Commercial</b>		
Calculated specifically per size of container and frequency of collection		
Container - 2 cubic yard	\$73.34	
Container - 3 cubic yard	\$108.38	
Container - 4 cubic yard	\$125.28	
Container - 6 cubic yard	\$159.56	
Container - 8 cubic yard	\$190.88	
Recycling	\$21.62	
Unusual accumulation	calculated per situation	
Collection more frequent than weekly	calculated per situation	
Gates, locks, casters and enclosures	calculated per situation	
<b>WATER</b>		
See Bear Creek Special Utility District for water rate information	<a href="http://www.bearcreeksud.com">www.bearcreeksud.com</a>	
<b>SANITARY SEWER SERVICES</b>		
Residential	\$53.00/month	
Commercial - based on water usage (equivalent or LUE)	Min \$53 or LUE	
Commercial - flat rate - if does not provide water cons info	\$500.00/month	
After Hours Reconnect Fee	\$150.00	
Sewer Tap Fee - Residential - Ord. No. 2022-06-01	\$4,500.00	
Sewer Tap Fee - Commercial 4"-6" - Ord. No. 2022-06-01	\$4,500.00	
Sewer Tap Fee - Commercial Greater than 6"	as determined	
Reconnect Fee - Sewer	\$75.00	
<b>SEPTIC SERVICES (OSSF)</b>		
OSSF application	\$400.00	
Complaint Confirmation Inspection	\$65.00	
Follow-Up Inspection	\$100.00	
LPD application	\$400.00	
Re-Submittal Fee	\$100.00	
Septic System Modification	\$200.00	

CITY OF LAVON  
FEE SCHEDULE  
FISCAL YEAR 2022-23

ITEM	APPROVED FEE 2022-21	PROPOSED FEE 2022-23
<b>LAND USE SERVICES</b>		
Zoning Application	\$500.00 + 20.00/acre+adv	
Appeal, Variance, and Adjustment	\$450.00	
Conditional or Special Use Permit	\$450.00	
Preliminary Plat Application	\$400.00+\$20.00/acre plus Engineering Fees*	
<b>Multi-Family Plat Application</b>	\$0.00	\$500+ \$50 per acre plus Eng Fees
Final Plat Application	\$400.00+\$40.00/acre plus Engineering Fees*	
Replat	\$400.00 + \$25.00/acre	
Site Plan (including Landscape Plan)	\$200.00	
Landscape Plan	\$150.00	
Filing Fee - County	Actual	
Public Infrastructure Inspection	4% of cost	
*Engineering Fees for Plat Review - 19 or less lots	\$2,500.00	
*Engineering Fees for Plat Review - 20 or more lots	\$4,000.00	
Engineer Review - Extraordinary	Cost + 10% admin fee	
Construction Plans	\$100.00 + cost	
Land Use Application Admin Fee	10%	
Sexually oriented business - license application fee	\$500	
Sexually oriented business - application processing fee	\$60.00	
Sexually oriented business - replacement card or on-site card	\$35.00	
Sexually oriented business reinstatement fee in lieu of suspension	\$500	
<b>MISCELLANEOUS</b>		
Alcoholic Beverage Permit - Ord No. 2022-06-04	One-half of the statutory fee provided in the TX Alcoholic Beverage Code for the permit issued	
Non-Specified Improvements	\$50.00 + cost	
Street Closure - Commercial	\$50.00 plus cost	
Street Closure - neighborhood	\$1.00	
Parade Permit - Commercial	\$50.00 + police cost	
Parade Permit - Neighborhood	\$1.00	
Parade Permit - Government Sponsored	No Fee	
Request for Special Session Council or P&Z	\$200.00	
Permit Extensions - 1st request	No Fee	
Permit Extensions - 2nd or more request	20% of permit fee	
Special Use Permit (other)	\$100.00 + inspections, advertising	
<b>BUILDING PERMIT &amp; INSPECTION SERVICES</b>		
<b>FOR NON-RESIDENTIAL PERMITS</b>		
<i>Building Value Table per ICC Building Valuation Data (BVT)</i>		
\$1.00 - \$5,000.00	\$200.00	
\$5,000.01 - \$25,000.00	\$200.00 for 1st \$5,000 & \$14.00 for each add. \$1,000	
\$25,000.01 - \$50,000.00	\$440.00 for 1st \$2,500 & \$10.10 for each add. \$1,000	
\$50,000.01 - \$100,000.00	\$652.50 for 1st \$50,000 & \$7.00 for each add. \$1,000	
\$100,000.01 - \$500,000.00	\$944.00 for 1st \$100,000 & \$5.60 for each add. \$1,000	
\$500,000.01 - \$1,000,000.00	\$3,234 for 1st \$500,000 & \$4.75 for each add. \$1,000	
\$1,000,000.01 and up	\$5,608 for 1st \$1,000,000 & \$3.65 for each add. \$1,000	
<b>BUILDING PERMIT &amp; INSPECTION SERVICES</b>		
<b>RESIDENTIAL</b>		
Residential Building Permit	\$1.03 /square foot under roof	
Inspection Outside Normal Business Hours	\$75.00/hour	
Outside Review	Cost of review	
Second and subsequent Plan Review	\$75.00/hour	
Plan Substitution	per case	
Reinspection	\$75.00/hour	
Shell Only Building under 100 sq. ft.	\$50.00	
Shell Only Building 100-150 sq. ft.	\$150.00	
Shell Only Building (150 sq. ft. or larger <i>not att to a res dwelling</i> )	80% of BVT	
Remodel - Residential Dwelling	greater of \$1.03 /square ft under roof or \$200	
Attached Accessory Use	greater of \$0.50/sq ft or 150	
Certificate of Occupancy - Residential	\$50.00	
Temporary CO - Residential	\$50.00	
Inspection for which no fee is listed	\$75.00/hour	
<b>COMMERCIAL</b>		
Commercial Building Permit	Per BVT	
Shell Only Building under 150 sq. ft.	\$200.00	
Remodel - Commercial	BVT	
Temporary CO - Commercial	\$100.00	
Certificate of Occupancy - Commercial	\$100.00	
Exterior Lighting Structures	\$50.00/structure	
Finish Out - Commercial; separate permit for each	\$350 plus 20% of BVT	
Parking Lots	\$200.00 / 10,000 sq. ft.	

**CITY OF LAVON  
FEE SCHEDULE  
FISCAL YEAR 2022-23**

ITEM	APPROVED FEE 2022-21	PROPOSED FEE 2022-23
<b>FENCES</b>		
Fence (new, replace, or repair > 10') - First 100 feet	\$50.00	
Fence (new or replacement) over 100 feet	\$0.50/lin foot over 100	
Minor Fence Repair less than 10' total	No Fee	
Fence Variance	\$100.00	
<b>SIGNS</b>		
Signs	\$125.00	
Signs (electrical)	\$250.00	
Sign (temporary)	\$50.00	
Sign Variance	\$100.00	
<b>GENERAL</b>		
Working without Permit - Investigation Fee	Cost of review	
Prebuilt under 100 sq ft	\$50.00	
Building Demolition	\$75.00	
Contractor Registration (excl plumbers, electricians and Mechanical)	\$50 per year	
Flatwork	\$100.00	
Mechanical	\$75.00	
Moving a building	\$100 + any inspection	
Plumbing	\$75.00	
Retaining Wall	\$200.00 + cost	
Right of Way Activity Permit unless superseding agreement	\$50.00 + cost	
Roofing w/deck replacement	\$100.00	
Roofing w/out deck replacement	\$100.00	
Right of Way Activity Permit	\$100.00	
TxDOT Driveway Permit Review - Ord. No. 2022-06-01	\$450.00	
<b>POOLS, SPAS, IRRIGATION</b>		
Above Ground Pool - Seasonal	\$1.00	
Above Ground Pool	\$50.00	
In-Ground Swimming Pool	\$400.00	
Spa	\$100.00	
OSSF modification and review	\$200.00	
Sprinkler System	\$150.00	
<b>CODE ENFORCEMENT</b>		
Administrative Fee per occurrence	\$300.00	
<b>FIRE INSPECTION AND PERMITS</b>		
Accident Reports	\$10.00	
After Hours Inspections - Minimum 2 hours	\$75.00/hour	
Burn permit, issued per ord (90 days), 2+acres only	\$25.00	
Commercial fire alarm installation permit (per building)		
Less than 20 devices	\$50.00	
20+ devices	\$200.00	
Fireworks event permit per event	\$500.00	\$150
(fee maybe waived - non-profit group)		
Re-inspection fee for commercial fire sprinkler	\$250.00	
*No Charge for residential sprinkler inspection (R-13D) at closing		
FM, FD/PD Fire Watch/Standby - no equipment Min 2 hours	\$50.00/hour	
FM, FD/PD Fire Watch/Standby - with equipment	per contract or as app by Fire Marshal	
Mobile Food prep w propane or other cooking gas usage (Com/Annual)	\$50.00	
Reinspection Fees per 2018 IFC Section 113.6 - Minimum 2 hours	\$75.00/hour	
Residential-Home Health Care/Day Care (annual)	\$50.00	
Vent-A-Hood, Class I or Class II Hoods (Commercial cooking only)	\$50.00	
Family home or Foster Family	No Charge (1 per year)	
False alarm notification fee	\$50.00	
Service Fee - After two (2) false alarms in the 12-mo period immediately preceding any false alarm	\$50.00 per each occurrence	
<b>HEALTH SERVICES</b>		
Restaurant Health Inspection Registration	\$300.00/year	\$250.00/year
Health Inspection Registration Late Fee	\$25.00/week after Jan 1	
Certified Food Handler / Manager Registration	\$10.00/year	
Complaint confirmation inspection	\$65.00	
Health Re-inspections	\$50.00	
Temporary Food Sales for a single event up to three days	\$75.00/event	\$50.00/event
Temporary Food Sales for a single event	\$50.00/day	
Mobile Food Unit (MFU) Health Registration	\$100.00/year	
MFU Certified Food Handler/Manager Registration	\$10.00/year	

**CITY OF LAVON**  
**FEE SCHEDULE**  
**FISCAL YEAR 2022-23**

ITEM	APPROVED FEE 2022-21	PROPOSED FEE 2022-23
<b>FILM FRIENDLY SERVICES</b>		
Total or disruptive use - regular operating hours	\$500.00 / day	
Partial, non-disruptive use	\$250.00 / day	
Total closure or obstruction	\$50.00 per block, per day	
Partial closure or obstruction	\$25.00 per block, per day	
Use of City parking lots & areas and City streets	\$50.00 per block or lot/day	



## CITY OF LAVON Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 10 - B

---

**Item:**

Discussion and action regarding Ordinance No. 2022-08-05 amending Ordinance No. 2021-09-02 that approved and adopted a Budget for the city for the fiscal year October 1, 2021 through September 30, 2022, as amended, to amend adopted revenues and expenditures of the budget; and declaring an effective date.

**Background:**

To appropriately allocate funds to cover expenditures and allow for budget variances, the proposed budget amendment is presented for the City Council's consideration. The amendment conforms to a balanced budget.

The proposed amendment represents increases and decreases in projected revenues and expenditures as well as service enhancements previously directed by the City Council.

Increases in fund balance designation and revenues and reductions in expenditures provide more than sufficient funding for the amendment.

**Financial Implications:**

The proposed amendment allocates funding appropriately and total proposed expenditures are not greater than proposed revenues.

***Staff Notes:***

Approval is recommended.

**Attachments:** Proposed Ordinance

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2022-08-05**

Budget Amendment #5 - Fiscal Year 2021-2022

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING ORDINANCE NO. 2021-09-02, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 TO AMEND ADOPTED REVENUES AND EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lavon, Texas has adopted and approved a budget of the expenditures and revenues of all City Departments, Divisions and Offices for the Fiscal Year 2021-22; and

**WHEREAS**, the City Council of the City of Lavon, Texas has determined certain amendments need to be made to the budget for the City for the fiscal year aforesaid;

**WHEREAS**, pursuant to the laws of the State of Texas and Section 102.010 of the Local Government Code, the City Council has determined that it will be beneficial and advantageous to the citizens of Lavon to amend the City's 2021-22 fiscal year budget, as amended and as set forth herein for municipal purposes; and

**WHEREAS**, the City Council upon full consideration of the matter, has determined that the amendment to the budget hereinafter set forth is proper and should be adopted.

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

**Section 1.** That the revenues and appropriations as designated for the payment of expenses for the operation of the City government, hereinafter itemized by a true and correct copy of the Budget Document hereto attached as **Exhibit A**, are hereby approved.

**Section 2.** That the expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the City, said budget document being on file for public inspection in the office of the City Secretary.

**Section 3.** That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such case provides.

**Section 4.** It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 16<sup>th</sup> day of August 2022.

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

**ATTEST:**

\_\_\_\_\_  
Rae Norton, City Secretary

**ORDINANCE NO. 2022-08-05**

**Exhibit A**

**EXHIBIT A**

**FY 2021-22 BUDGET  
AMENDMENT #5**

		<b>2021-22 APPROVED - AMENDED BUDGET</b>	<b>PROPOSED AMENDMENT</b>	<b>Amendment Allocation</b>	
				<b>DEBIT</b>	<b>CREDIT</b>
<b>GENERAL FUND</b>					
<b>SOURCE OF FUNDS</b>					
<b>REVENUES</b>					
10-00-4200	Property Tax	\$1,219,047	\$1,233,318		\$14,271
10-00-4205	Franchise	\$160,000	\$170,000		\$10,000
10-00-4206	Sales & Use Tax	\$425,000	\$500,000		\$75,000
10-00-4324	Land Use Applications	\$94,000	\$115,000		\$21,000
10-00-4326	General Permit Fees	\$225,000	\$269,000		\$44,000
10-00-4327	Building Permit Fees	\$1,120,321	\$1,358,882		\$238,561
10-00-4329	Infrastructure Inspection Fees	\$350,000	\$1,485,248		\$1,135,248
				<hr/>	
				\$0	\$1,538,080
<b>EXPENDITURES</b>					
Municipal Court					
10-25-8503	TWC	\$1,673	\$200		\$1,473
Administration					
10-00-8503	TWC	\$10,422	\$2,500		\$7,922
10-21-6010	Advertisements, Notices	\$10,000	\$18,500	\$8,500	
10-21-6100	Dues & Fees	\$5,000	\$6,000	\$1,000	
10-21-6101	Elections	\$12,000	\$5,500		\$6,500
10-21-6104	Community Events	\$7,500	\$47,500	\$40,000	
10-21-6800	Training	\$7,500	\$12,500	\$5,000	
10-21-8419	Mileage & Meals	\$1,500	\$2,400	\$900	
10-29-8150	City Hall Improvements	\$1,500	\$16,500	\$15,000	
Fire Services					
10-48-5000	Payroll	\$245,000	\$175,000		\$70,000
10-48-5015	Health Insurance	\$35,200	\$20,000		\$15,200
10-48-8501	FICA & Medicare	\$18,743	\$13,388		\$5,355
10-48-8502	Retirement	\$37,356	\$31,150		\$6,206
10-48-8503	TWC	\$6,860	\$2,500		\$4,360
10-48-6102	Travel/Conf/Meals	\$10,000	\$2,500		\$7,500
10-48-6200	Safety-Fire Equipment	\$30,000	\$88,000	\$58,000	
10-48-7005	PPE/Bunker Gear	\$20,000	\$95,000	\$75,000	
10-48-7009	Apparatus Maintenance	\$35,000	\$40,000	\$5,000	
10-48-7030	Fuel	\$11,000	\$15,000	\$4,000	
10-48-7036	FD EOC Furnishing	\$15,000	\$29,500	\$14,500	
10-48-8117	Fire Apparatus	\$200,000	\$0		\$200,000
Police Services					
10-45-8503	TWC	\$21,887	\$10,000		\$11,887
10-29-6150	Inmate Boarding	\$15,000	\$7,500		\$7,500
10-29-6160	Mobile Technology	\$16,000	\$19,000	\$3,000	

10-29-6903	Vehicle Fuel	\$23,000	\$35,000	\$12,000	
10-29-6904	Vehicle Mtn.	\$15,000	\$24,000	\$9,000	
10-50-8305	Law Enforcement Liability	\$8,295	\$10,000	\$1,705	
10-29-7515	Police Vehicles	\$132,210	\$338,106	\$205,896	
Public Works Services					
10-40-8503	TWC	\$5,311	\$2,500		\$2,811
10-40-6104	Code Enforcement	\$10,000	\$2,000		\$8,000
10-40-7512	Lightbars	\$6,000	\$0		\$6,000
10-40-6352	PW Heavy Equipment	\$235,000	\$105,000		\$130,000
10-40-6910	PW Truck	\$0	\$149,442	\$149,442	
10-40-6907	PW Expansion Furnishings	\$0	\$10,000	\$10,000	
Facilities - Multi-Department					
10-40-8116	Demolition - 112 School	\$16,000	\$36,000	\$20,000	
10-50-8100	Building Maint - City Hall	\$45,000	\$54,000	\$9,000	
10-50-8151	Parks Improvements	\$75,000	\$85,612	\$10,612	
Outsourcing					
10-40-6051	Building Inspection	\$245,000	\$265,000	\$20,000	
10-50-8400	EMS	\$13,500	\$15,000	\$1,500	
10-50-8404	City Attorney	\$48,000	\$60,000	\$12,000	
10-50-8412	Consulting/Prof Services	\$67,500	\$89,000	\$21,500	
10-50-8414	Drainage / Prelim Eng	\$54,000	64,000	\$10,000	

**Total Expenditures**

\$722,555    \$490,714

\$722,555    \$2,028,794

Net Change

\$1,306,239

**UTILITIES FUND**

**SOURCE OF FUNDS**

Beginning Reources	\$609,091	\$627,929		\$18,838
<b>Total Source of Funds</b>				<u>\$18,838</u>

**EXPENDITURES**

20-00-5255	Utility Billing Cost	3,000	\$11,000	\$8,000	
20-21-7016	Utility Billing Software	24,162	\$35,000	\$10,838	
<b>Total Expenditures</b>				<u>\$18,838</u>	

\$18,838    \$18,838

Net Change

\$0



## CITY OF LAVON Agenda Brief

**MEETING:** August 16, 2022

**ITEM:** 10 – C

---

**Item:**

Discuss the proposed tax rate and conduct a record vote to call a public hearing for Monday, August 29, 2022 at 7:00 p.m.

**Background:**

Pursuant to S.B. 2, the City Council is required to identify the proposed tax rate and call a public hearing by record vote.

The proposed tax rate is a 10.22% reduction from the current rate and funds a budget that includes increased and expanded services.

**Staff Notes:**

As directed by the City Council, the budget has been prepared predicated upon a tax rate that is 0.4300.

The tax rate is greater than the No New Revenue Tax Rate and the Voter Approval Tax Rate and less than the De Minimis Tax Rate.

To adopt the proposed tax rate, an election is not automatically required however may be petitioned.

**MOTION: CALL A PUBLIC HEARING ON THE PROPOSED TAX RATE OF \_\_\_\_\_  
FOR AUGUST 29, 2022 AT 7:00 P.M. AND PUBLISH APPROPRIATE PUBLIC NOTICE.**

**Attachments:** Information relating to Truth in Taxation, the proposed tax rate and notice provisions provided in the budget documents