# AGENDA
# NOVEMBER 18, 2025
# LAVON CITY COUNCIL
# CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
# REGULAR MEETING
# 6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **CANVASS OF ELECTION**

   Discussion and action regarding Resolution No. **2025-11-02** canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General Election of the City of Lavon held on November 4, 2025, for the purpose of electing a Mayor and City Councilmembers for Place Nos. 2 and 4 for two-year terms; and providing an effective date.

4. **ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTED MAYOR AND CITY COUNCIL MEMBERS**
5. **ITEMS OF INTEREST/COMMUNICATIONS**
   *Members may identify community events, functions, and other activities.*
6. **CITIZENS COMMENTS**
   *Citizens may provide comments (3-minute time limit/person). In accordance with Texas Government Code Section 551.042, the City Council and staff may not discuss or deliberate items that are not on the agenda. 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.*
7. **SPECIAL RECOGNITION**

   Life Saving Award presentation to Leah James by the Lavon Police Department

8. **CONSENT AGENDA**
   *Consent agenda 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 November 4, 2025 meeting.

   **B.** Receive Quarterly Investment Report.

   **C.** Approve the acceptance of the public infrastructure for the City of Lavon Rosewood Dr. Paving Reconstruction (CIP-35) and CR 484 Paving Reconstruction (CIP- 11) Projects.

9. **ITEMS FOR CONSIDERATION**

   **A.** Discussion and action regarding Resolution No. **2025-11-03** determining the costs of certain authorized improvements to be financed by the Elevon Public Improvement District; approving a preliminary Amended And Restated Service And Assessment Plan, including proposed Assessment Rolls; calling a regular meeting and noticing a public hearing for December 2, 2025 to consider an ordinance levying assessments on property located within the Elevon Public Improvement District; directing the filing of the proposed Assessment Rolls 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.

   **B.** Discussion and action regarding Resolution No. **2025-11-04** setting a Public Hearing under Section 311.003 of the Texas Tax Code for the amendment of the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; authorizing the issuance of Notice regarding the Public Hearing by the

City Secretary; and directing the City of Lavon, Texas to prepare an Amended and Restated Final Project and Finance Plan.

**C.** Discussion and action regarding Resolution No. **2025-11-05** approving and authorizing the execution of Change Order No. 2 to the construction contract with DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in an amount not to exceed $15,312.82 and 14 construction days for additional concrete paving, sodding, barricades, and rock rip rap; and providing for an effective date.

**D.** Discussion and action regarding direction to place an order for fire apparatus consisting of a water tender in an amount not to exceed $500,000, utilizing the award of $300,000 in Texas Forestry Service grant funding and matching capital improvement funds.

**E.** Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2026.

**10. DEPARTMENT REPORTS**

**A.** Police Services – Service, activity, programs, and administration report

**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; Finance report; and administration and staff reports

**11. SET FUTURE MEETINGS AND AGENDA**

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

December 2, 2025 – TIRZ No. 2 Board Meeting at 6:30 pm

December 2, 2025 – Regular Meeting at 6:30 pm

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

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on November 12, 2025.

/ Rae Norton /

_____

Rae Norton, City Secretary

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.

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: Select Guest Portal

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 3**

---

**Item:**

Discussion and action regarding Resolution No. **2025-11-02** canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General Election of the City of Lavon held on November 4, 2025, for the purpose of electing the Mayor and the City Councilmembers for Place Nos. 2 and 4 for two-year terms; and providing an effective date.

**Background:**

Pursuant to the Texas Election Code, Chapter 67, the governing body is required to canvass the precinct election returns for the election not earlier than the 7th nor later than the 14th day after the November 4, 2025 election.

The certified results of the November 4, 2025, election are to be provided to the City Secretary by the Collin County Elections Office on or before November 18, 2025.

The outcomes of the election results are as follows:

| Office | Name |
|---|---|
| Mayor | Vicki Sanson |
| City Council Member Place 2 | Mike Cook |
| City Council Member Place 4 | Rachel Dumas |

***Staff Notes*:**

Approval is recommended.

**Attachment**: Proposed Resolution and Election report

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2025-11-02**

Canvass 2025 General Election Results

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, CANVASSING THE RETURNS, INCLUDING THE RETURNS OF EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND DECLARING THE RESULTS OF THE GENERAL ELECTION OF THE CITY OF LAVON HELD ON NOVEMBER 4, 2025, FOR THE PURPOSE OF ELECTING THE MAYOR AND THE CITY COUNCILMEMBERS FOR PLACE NOS. 2 AND 4 FOR TWO-YEAR TERMS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is hereby found and determined that notice of the election was duly given in the form, manner and time required by law, and said election was in all respects legally held and conducted in accordance with applicable laws of the State of Texas and the proceedings calling and governing the holding of such election; and,

**WHEREAS**, it is imperative to consider the returns of the election held on November 4, 2025, for the purpose of electing the hereinafter named officials; and,

**WHEREAS**, the returns of said election, attached hereto as **Exhibit A**, have been duly and legally made and submitted to the City Council for canvassing, and a tabulation of the returns for the polling place and for early voting, as canvassed and tabulated by this governing body as follows:

| CANDIDATE | EARLY VOTES CAST | BALLOTS BY MAIL | REGULAR VOTES CAST | PROVIS-IONAL BALLOTS | TOTAL VOTES CAST |
|---|---|---|---|---|---|
| **MAYOR** | | | | | |
| VICKI L SANSON | 324 | 0 | 268 | 0 | 592 |
| JOSHUA MURRAY | 235 | 0 | 265 | 0 | 500 |
| **COUNCILMEMBER PLACE 2** | | | | | |
| MIKE COOK | 456 | 0 | 410 | 0 | 866 |
| **COUNCILMEMBER PLACE 4** | | | | | |
| TED DILL | 171 | 0 | 148 | 0 | 319 |
| RACHEL DUMAS | 332 | 0 | 326 | 0 | 658 |

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

**SECTION 1**. Said election was duly called, that notice of said election was given in accordance with law, and that said election was held in accordance with law, and that Vicki L Sanson was duly

elected Mayor, and Mike Cook was duly elected Councilmember Place No. 2, and Rachel K Dumas was duly elected Councilmember Place No. 4. Above named parties are hereby declared duly elected Mayor and Councilmembers for Place No. 2 and Place No. 4, subject to the taking of the oath-of-office as provided by the laws of the State of Texas.

**SECTION 2.** It is further found and determined that in accordance with the order of this governing body, the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located in the City Hall, a place convenient and readily accessible to the general public and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the scheduled time of said meeting.

**SECTION 3.** This resolution shall become effective immediately from and after its passage.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 18th day of November 2025.

_____
Vicki Sanson, Mayor

**ATTEST:**

_____
Rae Norton, City Secretary

**CITY OF LAVON, TEXAS**
**RESOLUTION NO. 2025-11-02**

**EXHIBIT "A"**

**CANVASS OF CITY OF LAVON, TEXAS**

**NOVEMBER 4, 2025 GENERAL ELECTION**

**SUMMARY OF PRECINCT RETURNS**

11-14
Prescribed by Secretary of State
Section 67.004, Texas Election Code
9/2023

## CANVASS OF GENERAL ELECTION

I, Kaleb Breaux, the undersigned Elections Administrator of Collin County, Texas, do hereby certify that the figures contained in the official election results reports accurately correspond with those recorded on the return sheets. Accordingly, I present the following report of my findings as the final official results of the November 4, 2025 General Election for the City of Lavon held in Collin County, Texas.

I further certify that these results represent a full, true, and correct tabulation, audit, and count of all votes cast in said election.

Witness my hand this 11th day of November, 2025.

Kaleb Breaux
Elections Administrator
Collin County, Texas

# PCT 033

### Mayor – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Vicki L Sanson | 579 | 54.11% |
| Joshua Murray | 491 | 45.89% |
| Total Votes Cast | 1,070 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 48 | |
| Contest Totals | 1,118 | |

### City Council, Place 2 – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Mike Cook | 846 | 100.00% |
| Total Votes Cast | 846 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 272 | |
| Contest Totals | 1,118 | |

### City Council, Place 4 – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Ted Dill | 311 | 32.46% |
| Rachel K Dumas | 647 | 67.54% |
| Total Votes Cast | 958 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 160 | |
| Contest Totals | 1,118 | |


Report generated with Electionware Copyright © 2007-2020

# PCT 193

### Mayor – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Vicki L Sanson | 13 | 59.09% |
| Joshua Murray | 9 | 40.91% |
| Total Votes Cast | 22 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 1 | |
| Contest Totals | 23 | |

### City Council, Place 2 – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Mike Cook | 20 | 100.00% |
| Total Votes Cast | 20 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 3 | |
| Contest Totals | 23 | |

### City Council, Place 4 – City of Lavon
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Ted Dill | 8 | 42.11% |
| Rachel K Dumas | 11 | 57.89% |
| Total Votes Cast | 19 | 100.00% |
| Overvotes | 0 | |
| Undervotes | 4 | |
| Contest Totals | 23 | |


Report generated with Electionware Copyright © 2007-2020

# PCT 194

**Mayor – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Vicki L Sanson | 0 | |
| Joshua Murray | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |

**City Council, Place 2 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Mike Cook | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |

**City Council, Place 4 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Ted Dill | 0 | |
| Rachel K Dumas | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |


Report generated with Electionware Copyright © 2007-2020

# PCT 233

**Mayor – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Vicki L Sanson | 0 | |
| Joshua Murray | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |

**City Council, Place 2 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Mike Cook | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |

**City Council, Place 4 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % |
|---|---|---|
| Ted Dill | 0 | |
| Rachel K Dumas | 0 | |
| Total Votes Cast | 0 | |
| Overvotes | 0 | |
| Undervotes | 0 | |
| Contest Totals | 0 | |


Report generated with Electionware Copyright © 2007-2020

**Mayor – City of Lavon**
Vote For 1

| | TOTAL | VOTE % | Ballots By Mail | Early Voting | Election Day |
|---|---|---|---|---|---|
| Vicki L Sanson | 592 | 54.21% | 0 | 324 | 268 |
| Joshua Murray | 500 | 45.79% | 0 | 235 | 265 |
| Total Votes Cast | 1,092 | 100.00% | 0 | 559 | 533 |
| Overvotes | 0 | | 0 | 0 | 0 |
| Undervotes | 49 | | 0 | 15 | 34 |
| Contest Totals | 1,141 | | 0 | 574 | 567 |

**City Council, Place 2 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % | Ballots By Mail | Early Voting | Election Day |
|---|---|---|---|---|---|
| Mike Cook | 866 | 100.00% | 0 | 456 | 410 |
| Total Votes Cast | 866 | 100.00% | 0 | 456 | 410 |
| Overvotes | 0 | | 0 | 0 | 0 |
| Undervotes | 275 | | 0 | 118 | 157 |
| Contest Totals | 1,141 | | 0 | 574 | 567 |

**City Council, Place 4 – City of Lavon**
Vote For 1

| | TOTAL | VOTE % | Ballots By Mail | Early Voting | Election Day |
|---|---|---|---|---|---|
| Ted Dill | 319 | 32.65% | 0 | 171 | 148 |
| Rachel K Dumas | 658 | 67.35% | 0 | 332 | 326 |
| Total Votes Cast | 977 | 100.00% | 0 | 503 | 474 |
| Overvotes | 0 | | 0 | 0 | 0 |
| Undervotes | 164 | | 0 | 71 | 93 |
| Contest Totals | 1,141 | | 0 | 574 | 567 |


Report generated with Electionware Copyright © 2007-2020

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 4**

---

**Item:**

ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTED MAYOR AND CITY COUNCIL MEMBERS

**Background:**

On August 5, 2025, the City Council approved an ordinance calling the General Election on November 4, 2025, for the election of the Mayor and City Council Members in Places 2, and 4.

The certified results of the November 4, 2025, election are to be provided to the City Secretary by the Collin County Elections Office on or before November 18, 2025 and the City Council is scheduled to canvass the election results on November 18, 2025.

The outcome of the election results are as follows:

| Office | Name |
|---|---|
| Mayor | Vicki Sanson |
| City Council Member Place 2 | Mike Cook |
| City Council Member Place 4 | Rachel Dumas |

State law provides that the candidate(s) may be sworn in and assume the duties of the position once the election results have been canvassed.

***Code Excerpts:***

**Texas Election Code**

**§ 1.016. OATHS BY ELECTION OFFICERS.** (a) An oath or statement required by the Texas Constitution or this code prior to an election officer entering service may be administered and a certificate of the fact given by: … (4) a city secretary;

(b) An oath, statement, or certificate described under Subsection (a) is valid for the duration of the election officer's term of office and shall be filed with election records for the election in which the election officer is serving.

(c) The secretary of state may prescribe a form of oath, statement, or certificate that incorporates any oaths or statements required by the Texas Constitution or this code for an election officer into a single oath or statement.

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 7**

---

**Item:**

Life Saving Award presentation to Leah James by the Lavon Police Department

**Background:**

After school on Wednesday, October 1, 2025, ten-year-old Leah James and her seven-year-old brother Logan got on the trampoline in their backyard to try the "Warheads Challenge" that has gone viral. This challenge involves popping the sour candy into your mouth and waiting to see who makes a sour face first.

Once Logan bounced back on the trampoline, the candy became lodged in his throat and he began choking. In a moment where panic could prevail, Leah stayed calm under pressure and had no hesitation as she immediately recognized Logan's signs of distress and jumped into action. Leah attempted several back thrusts, and when those did not work, she positioned Logan in front of her and performed abdominal thrusts, formerly known as the Heimlich Maneuver. Leah knew exactly what to do in a critical moment and because of her quick thinking and courage, her brother is safe today.

Leah and Logan are the children of Lavon Police Department Special Programs Administrative Assistant Volunteer Heather James. Heather assisted in the planning, preparation and teaching of the Babysitter Club for the past two years. While her children were too young to participate in the program at the time, Heather found the information, which is designed for youth 11-16 years old, important enough that she shared that information with her own children. Heather's forethought to teach her children these basic lifesaving skills proved to be invaluable in her own home. The City of Lavon and the Lavon Police Department are grateful that the information presented in the Babysitter Club has had such a far-reaching and positive impact.

This was a life-or-death emergency, and both Heather and Leah proved that age is no barrier when it comes to being a hero!

Leah James was formally nominated on October 7, 2025 by Lt. Bryce Hubbard for a Life Saving Award for her swift action in providing first aid to her brother by performing the Heimlich Maneuver.

# MINUTES
# NOVEMBER 4, 2025
# LAVON CITY COUNCIL
# CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
# REGULAR MEETING

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5

ABSENT: TRAVIS JACOB, PLACE 3

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND TED DILL DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - LEDC Open Rewards Program (Blue Dot Program) will run through the end of the year.
   - Community Forum November 8 at City Hall 10am-2pm
   - Lavon Area Chamber of Commerce Luncheon November 13 at the Grand Heritage Club House
   - Christmas Tree Lighting and Vendor Fair - December 5 5:30pm-8pm
   - X-Treme Green Clean Up Day December 6 8am-Noon
   - Lavon Area Chamber of Commerce Chili Cookoff December 6
   - CISD Education Foundation Bags for Braves February 12 at Boyd Farm
4. **CITIZENS COMMENTS**

   Jamie DeBoard spoke regarding an incident at the Fall Festival.

   Lauren Wedgeworth, Karen Jacob, and Jennifer Cardenas Cox spoke regarding a personnel issue.
5. **PROCLAMATIONS**

   The City Council presented a proclamation honoring Veterans Day – November 11, 2025
6. **CONSENT AGENDA**
   - **A. Approve the minutes of the October 21, 2025 meeting.**
   - **B. Approve the final plat of the Elevon West Commercial, Lot 3 and 4, Block B Addition consisting of 2 lots on 10.752 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78, City of Lavon, Collin County, Texas (CCAD Property ID 2542828), subject to the final review and approval of the city engineer and planner.**
   - **C. Approve the final plat of the Elevon, Section 5, Phase 2 Addition consisting of 130 residential lots and 7 common areas on 93.374 acres in the James. P. Davis Survey, Abstract No. 249, situated south of CR 541 and east of Elevon, Section 4 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677), subject to the final review and approval of the city engineer and planner.**

**MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.**
MOTION MADE: DILL
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent: Jacob)

## 7. ITEMS FOR CONSIDERATION

**A. Discussion and action regarding the site plan and landscape plan for the retail project at 716 Main St. (Bus. 78), consisting of 0.50 acres of land out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).**

City Manager Kim Dobbs presented information regarding the site and landscape plan for 716 Main St. Applicant Mitchell Morrison detailed the request.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR THE RETAIL PROJECT AT 716 MAIN ST. (BUS. 78), CONSISTING OF 0.50 ACRES OF LAND OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS.**
MOTION MADE: SHEPARD
SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Jacob)

**B. Discussion and action regarding the site plan and landscape plan of the Elevon West Commercial, Lot 3, Block B Addition on 1.621 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78 and Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property ID 2542828).**

Ms. Dobbs presented information regarding the site and landscape plan for the 1.621acre tract of Elevon West Commercial. Daniel Dewey, JBI Engineering, was available for questions.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE ELEVON WEST COMMERCIAL, LOT 3, BLOCK B ADDITION ON 1.621 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SHEET 1, TR. 148 NORTH OF AND ADJACENT TO 315 N. SH. 78 AND ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER AND PLANNER.**
MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Jacob)

**C. Discussion and action regarding the site plan and landscape plan of the Qualitas Lavon Retail project at 689 S. SH 78, Lot 2, Block A of the 78 Commercial East Addition, in the Grand Heritage Planned Development District, northeast of the intersection of SH 78 and Grand Heritage Blvd. and northwest of the intersection of SH 78 and Burnett, City of Lavon, Collin County, Texas, containing drive-through lane and parking modifications of the site plan approved March 4, 2025 (CCAD Property ID 2614649).**

Ms. Dobbs presented information regarding the site and landscape plan for the Qualitas Lavon Retail project at 689 S. SH 78. Uday Dasari, representing the owner and applicant, provided details for the proposed change.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE QUALITAS LAVON RETAIL PROJECT AT 689 S. SH 78, LOT 2, BLOCK A OF THE 78 COMMERCIAL EAST ADDITION, IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT, NORTHEAST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD. AND NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT, CITY OF LAVON, COLLIN COUNTY, TEXAS, CONTAINING**

**DRIVE-THROUGH LANE AND PARKING MODIFICATIONS OF THE SITE PLAN APPROVED MARCH 4, 2025 SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER AND PLANNER.**
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Jacob)

**D. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by GRBK Edgewood, LLC in the Nicholson Ranch Addition, on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2835764, 1249857, and 2868710).**

Ms. Dobbs provided information regarding the proposed waiver of the maximum permitted block length in the Nicholson Ranch Addition. Brian Honeycutt, GRBK, detailed the request and answered questions.

**MOTION: APPROVE THE PROPOSED WAIVER OF THE MAXIMUM PERMITTED BLOCK LENGTH OF 1,000 FEET REQUESTED BY GRBK EDGEWOOD, LLC IN THE NICHOLSON RANCH ADDITION, ON 457.84 ACRES OF LAND, SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SOUTHEAST OF THE INTERSECTION OF LAVON TRAIL PARKWAY AND ROSEWOOD, WEST OF FM 2755 AND NORTH AND WEST OF THE INTERSECTION OF FM 2755 AND CR 535, IN COLLIN COUNTY MUD NO. 6, EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TX.**
MOTION MADE: COOK
SECONDED: DILL
FOR: SHEPARD, COOK, DILL
AGAINST: HEDGE
APPROVED: 3-1 (Absent: Jacob)

**E. Discussion and action regarding Resolution No. 2025-11-01 approving and authorizing execution of a proposed revised Contract Amendment to the Fire Department Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2025, to September 30, 2026 previously approved by Resolution No. 2025-09-03; and providing for an effective date.**

Ms. Dobbs provided information from the proposed revised contract amendment with Collin County Fire Dispatch. Fire Chief Danny Anthony was available for questions.

**MOTION: APPROVE RESOLUTION NO. 2025-11-01 APPROVING AND AUTHORIZING EXECUTION OF A PROPOSED REVISED CONTRACT AMENDMENT TO THE FIRE DEPARTMENT INTERLOCAL DISPATCH SERVICES AGREEMENT WITH COLLIN COUNTY FOR DISPATCH SERVICES FOR A ONE (1) YEAR PERIOD FROM OCTOBER 1, 2025, TO SEPTEMBER 30, 2026 PREVIOUSLY APPROVED BY RESOLUTION NO. 2025-09-03; AND PROVIDING FOR AN EFFECTIVE DATE.**
MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent: Jacob)

**10. SET FUTURE MEETINGS AND AGENDA**

November 8, 2025 – Community Forum

November 18, 2025 – Regular Meeting

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:24 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 18th day of November 2025.**

_____
Vicki Sanson, Mayor

**ATTEST:**

_____
Rae Norton, City Secretary

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 8 - B**

---

**Item:**

CONSENT AGENDA

Receive Quarterly Investment Report.

**Background:**

The Public Funds Investment Act (PFIA) requires that regular investment reports be provided to the City Council.

**City of Lavon Investment Policy:**

**16. Reporting [PFIA 2256.023]**
The City Manager, as an Investment Officer, shall provide to the City Council quarterly investment reports which provide a clear picture of the status of the current investment portfolio and conform to the requirements of the PFIA.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officers.

Prices used for the calculation of market values shall be obtained from an independent source.

Approval of the consent agenda item provides acknowledgement of receipt of the report and is the only action necessary.

***Staff Notes:***

Approval is recommended.

**Attachment**: Investment Report for Quarter ending September 30, 2025

**City of Lavon, TX**
**Quarterly Investment Report**
**July - September 2025**

| | Market Value 6/30/2025 | Changes | Market Value 9/30/2025 |
|---|---|---|---|
| All Funds | 49,466,343.90 | -6,337,794.35 | 43,128,549.55 |
| Total Investments | 49,466,343.90 | -6,337,794.35 | 43,128,549.55 |

| | |
|---|---|
| Weighted Average Maturity in days | 1.0 |
| Fully Accrued Interest for the quarter | 0.00 |
| Interest Earned and Received for the quarter | 205,937.31 |
| Average Yield to Maturity for quarter | 3.152% |
| Average Yield to Maturity for quarter for TexStar | 4.265% |
| Average Yield to Maturity for 4-week Treasury Bill for quarter | 4.269% |
| Average Yield to Maturity for 26-week Treasury Bill for quarter | 4.079% |

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Lavon TX and the Public Funds Investment Act (Chapter 2256, Government Code).

Kim Dobbs, City Manager

Diane Cuellar, Accounting Administrator

# City of Lavon, TX
# Investment Transactions
# Quarter Ending September 30, 2025

| Bank | Name of Account | Book Value 6/30/25 | Deposits & Withdrawals | Interest Received | Interest Accrued | Book Value 9/30/25 | Market Value 9/30/25 |
|---|---|---|---|---|---|---|---|
| South State | General Fund | 126,216.08 | 139,887.16 | 996.50 | 0.00 | 267,099.74 | 267,099.74 |
| South State | Savings | 11,033,933.11 | -1,184,209.29 | 23,715.67 | 0.00 | 9,873,439.49 | 9,873,439.49 |
| South State | Dedicated | 3,077,365.24 | 3,088,262.02 | 11,206.29 | 0.00 | 6,176,833.55 | 6,176,833.55 |
| South State | Utility Fund | 6,507,681.97 | 760,591.05 | 15,686.18 | 0.00 | 7,283,959.20 | 7,283,959.20 |
| South State | Sewer Tap | 13,196,261.51 | -1,620,562.29 | 28,387.38 | 0.00 | 11,604,086.60 | 11,604,086.60 |
| South State | Interest & Sinking | 1,378,703.95 | -997,596.47 | 2,010.82 | 0.00 | 383,118.30 | 383,118.30 |
| South State | Lakepointe PID 2 | 68,294.66 | -30,973.19 | 161.96 | 0.00 | 37,483.43 | 37,483.43 |
| South State | Trails of Lavon | 3,546,724.47 | -3,229,678.48 | 32,776.55 | 0.00 | 349,822.54 | 349,822.54 |
| South State | Lavon Volunteer Fire Dept | 411.21 | 0.00 | 0.00 | 0.00 | 411.21 | 411.21 |
| LOGIC | TIRZ #2 | 26,824.98 | 0.00 | 297.15 | 0.00 | 27,122.13 | 27,122.13 |
| LOGIC | Series 2023 Construction | 9,802,144.45 | -3,331,515.58 | 83,958.89 | 0.00 | 6,554,587.76 | 6,554,587.76 |
| TexSTAR | Heritage PID Zone 1 | 191,225.71 | -127,321.73 | 1,341.00 | 0.00 | 65,244.98 | 65,244.98 |
| TexSTAR | Heritage PID Zone 2 | 386,677.78 | -1,625.60 | 4,143.37 | 0.00 | 389,195.55 | 389,195.55 |
| TexSTAR | Heritage PID Zone 3 | 12,219.30 | -3,451.30 | 106.46 | 0.00 | 8,874.46 | 8,874.46 |
| TexSTAR | Heritage PID Zone 4 | 111,659.48 | -5,537.96 | 1,149.09 | 0.00 | 107,270.61 | 107,270.61 |
| | **Total Investments** | **49,466,343.90** | **-6,543,731.66** | **205,937.31** | **0.00** | **43,128,549.55** | **43,128,549.55** |

# City of Lavon, TX
# Investment Maturities
# Quarter Ending September 30, 2025

| Bank | Security Type* | Maturity Date | Name of Account | Book Value 9/30/25 | Days to Maturity | WAM |
|---|---|---|---|---|---|---|
| South State | Community Checking | n/a | General Fund | 267,099.74 | 1 | 0.01 |
| South State | Community Checking | n/a | Savings | 9,873,439.49 | 1 | 0.23 |
| South State | Community Checking | n/a | Dedicated | 6,176,833.55 | 1 | 0.14 |
| South State | Community Checking | n/a | Utility Fund | 7,283,959.20 | 1 | 0.17 |
| South State | Community Checking | n/a | Sewer Tap | 11,604,086.60 | 1 | 0.27 |
| South State | Community Checking | n/a | Interest & Sinking | 383,118.30 | 1 | 0.01 |
| South State | Community Checking | n/a | Lakepointe PID 2 | 37,483.43 | 1 | 0.00 |
| South State | Community Checking | n/a | Trails of Lavon | 349,822.54 | 1 | 0.01 |
| South State | Community Checking | n/a | Lavon Volunteer Fire Dept | 411.21 | 1 | 0.00 |
| LOGIC | LGIP | n/a | TIRZ #2 | 27,122.13 | 1 | 0.00 |
| LOGIC | LGIP | n/a | Series 2023 Construction | 6,554,587.76 | 1 | 0.15 |
| TexSTAR | LGIP | n/a | Heritage PID Zone 1 | 65,244.98 | 1 | 0.00 |
| TexSTAR | LGIP | n/a | Heritage PID Zone 2 | 389,195.55 | 1 | 0.01 |
| TexSTAR | LGIP | n/a | Heritage PID Zone 3 | 8,874.46 | 1 | 0.00 |
| TexSTAR | LGIP | n/a | Heritage PID Zone 4 | 107,270.61 | 1 | 0.00 |
| | | | **Total Investments** | **43,128,549.55** | | 1.00 |

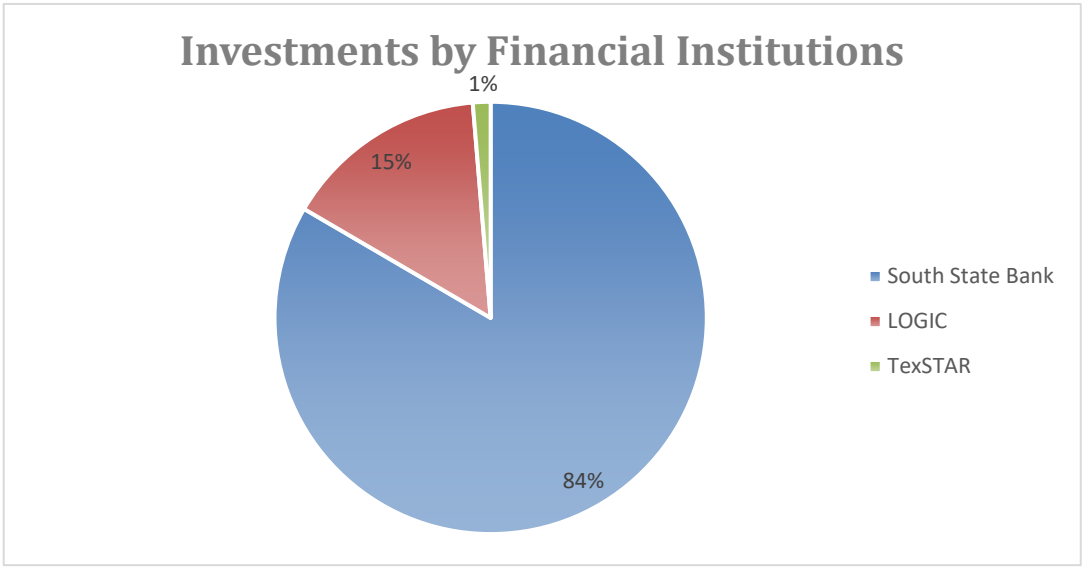
* LGIP - Local Government Investment Pool

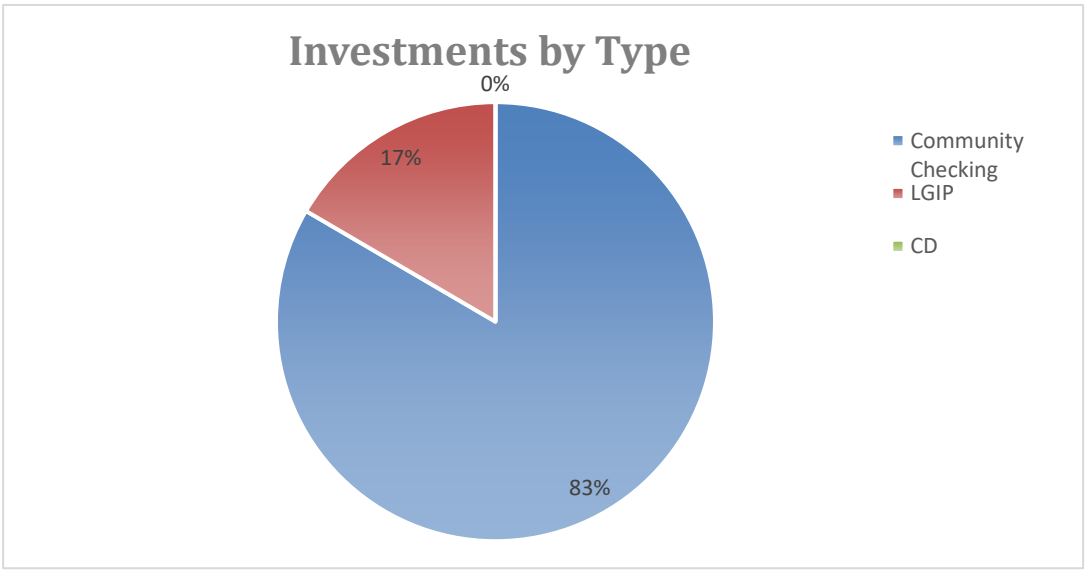
n/a These investments have no maturity date, as they are available upon demand.

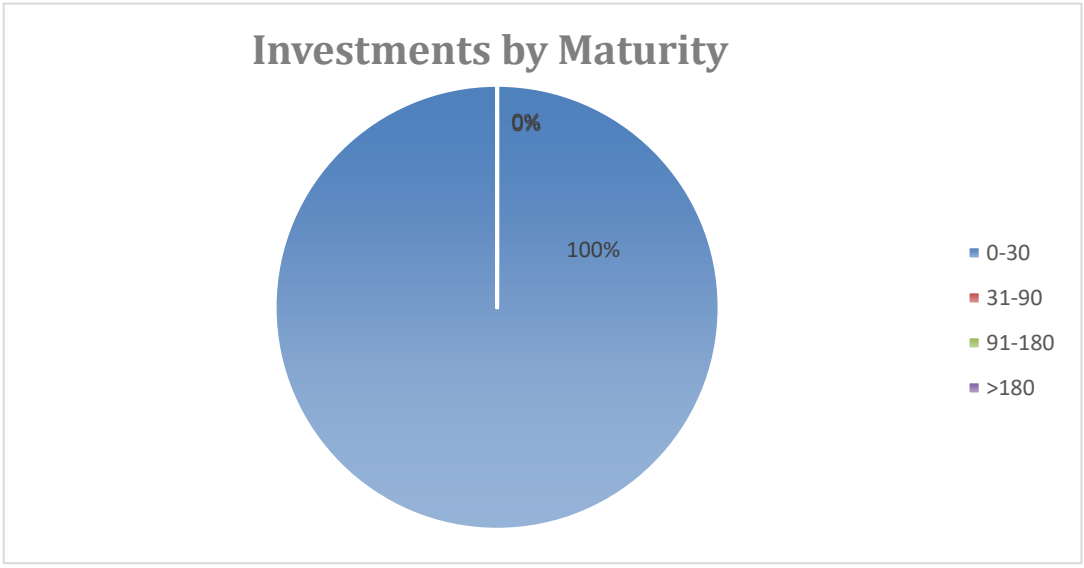
# City of Lavon, TX
# Investments by Type
# Quarter Ending September 30, 2025

| Bank | Security Type* | Name of Account | Book Value 9/30/25 | Total by Type | Percent by Type |
|---|---|---|---|---|---|
| South State | Community Checking | General Fund | 267,099.74 | | |
| South State | Community Checking | Savings | 9,873,439.49 | | |
| South State | Community Checking | Dedicated | 6,176,833.55 | | |
| South State | Community Checking | Utility Fund | 7,283,959.20 | | |
| South State | Community Checking | Sewer Tap | 11,604,086.60 | | |
| South State | Community Checking | Interest & Sinking | 383,118.30 | | |
| South State | Community Checking | Lakepointe PID 2 | 37,483.43 | | |
| South State | Community Checking | Trails of Lavon | 349,822.54 | | |
| South State | Community Checking | Lavon Volunteer Fire Dept | 411.21 | | |
| | | | | **35,976,254.06** | **83%** |
| LOGIC | LGIP | ARPA-CLFRF | 0.00 | | |
| LOGIC | LGIP | TIRZ #2 | 27,122.13 | | |
| LOGIC | LGIP | Series 2023 Construction | 6,554,587.76 | | |
| | | | | **6,581,709.89** | **15%** |
| TexSTAR | LGIP | Series 2020 Construction | 0.00 | | |
| TexSTAR | LGIP | Heritage PID Zone 1 | 65,244.98 | | |
| TexSTAR | LGIP | Heritage PID Zone 2 | 389,195.55 | | |
| TexSTAR | LGIP | Heritage PID Zone 3 | 8,874.46 | | |
| TexSTAR | LGIP | Heritage PID Zone 4 | 107,270.61 | | |
| | | | | **570,585.60** | **1%** |
| | | **Total Investments** | **43,128,549.55** | **43,128,549.55** | **100%** |

*LGIP - Local Government Investment Pool


Investments by Financial Institutions
1%
15%
84%
South State Bank
LOGIC
TexSTAR


Investments by Type
0%
17%
83%
Community Checking
LGIP
CD


Investments by Maturity
0%
100%
0-30
31-90
91-180
>180

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 8 - C**

**Item:**

CONSENT AGENDA

Approve the acceptance of the public infrastructure for the City of Lavon Rosewood Dr. Paving Reconstruction (CIP-35) and CR 484 Paving Reconstruction (CIP- 11) Projects.

**Background:**

On March 18, 2025, the City Council awarded a construction contract to DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects.

The CR 484 (CIP 11) project involved the construction of CR 484 from Trails of Lavon to Crestridge and from Rever to Traditions. The Rosewood Drive Paving Improvements (CIP-35) involved construction of Rosewood Dr. (formerly a section of CR 483) from Lavon Farms to the Community Trails Middle School property.

The City of Lavon recently completed the construction project. When construction of a public works capital improvements project or public infrastructure is completed, the City Council typically accepts the improvements.

***Staff Notes:***

Acceptance of the infrastructure is recommended per the City Engineer's letter.

**Attachments**: 1) City Engineer Letter

November 10, 2025

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

Re: CR 484 & Rosewood Paving Improvements [CIP-11 & CIP-35]
Final Acceptance

Dear Ms. Dobbs:

This project involves the construction of CR 484 from Trails of Lavon to Crestridge and from Revere to Traditions and the construction of Rosewood from Lavon Farms to the school.

The Inspector and Engineer have looked at the project. All items identified to be corrected have been satisfactorily addressed.

The Affidavit of Bills Paid is attached.

The Surety Release was delayed due to completion of the final change order for some additional work.

As-Built drawings have been delivered.

**We recommend acceptance of CR 484 & Rosewood Paving Improvements [CIP-11 & CIP-35].**

The 2-year Maintenance Warranty, which is covered in the Performance Bond, will commence upon acceptance of the Project.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

Cc: David Carter, Matt Policano, Erin Magee, P.E.

F:\23035 - LAVON CR 484 Paving\6 - Construction\CR 484 - Rosewood - Final Acceptance.docx

## AFFIDAVIT OF ALL BILLS PAID

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **ZACKERY MARKWARDT**, known to me to be a credible person, who being duly sworn on oath, says that he is a legal representative of **DDM Construction Corporation**, herein after referred to as "Contractor". The undersigned Contractor has personal knowledge of the facts stated herein and has full authority to make the agreements in this affidavit on behalf of Contractor.

Pursuant to and in accordance with a written construction contract between DDM Construction Corp, "Contractor", and the **City of LAVON**, "Owner", Contractor furnished materials and labor for the construction, renovation, or repair of improvements located on or relating to the project known as **City of Lavon PROJECT A - CR 484 PAVING IMPROVEMENTS(CIP-11) PROJECT B ROSEWOOD DRIVE PAVING IMPROVEMENTS (CIP-35)** located in the **City of Lavon Collin County, Texas**. The Contractor warrants that all work provided for under said written construction contract, together with all changes and supplements thereto, has been satisfactorily completed in accordance with the terms and provisions thereof.

Contractor has paid or will use funds received to pay each of its subcontractors, laborers, suppliers, materialmen, and related taxes to the extent applicable for all labor, materials, apparatus, fixtures or and equipment used in connection with the construction of this project.

Signature

President
Title

Sworn to and subscribed before me this, the 28 day of October, **2025**.

Notary Public in and for

Denton County, Texas

Victoria Osornio
My Commission Expires
11/15/2027
Notary ID128656186

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 9 – A**

---

**Item:**

Discussion and action regarding Resolution No. **2025-11-03** determining the costs of certain authorized improvements to be financed by the Elevon Public Improvement District; approving a preliminary Amended And Restated Service And Assessment Plan, including proposed Assessment Rolls; calling a regular meeting and noticing a public hearing for December 2, 2025 to consider an ordinance levying assessments on property located within the Elevon Public Improvement District; directing the filing of the proposed Assessment Rolls 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:**

On November 2, 2021, the City Council approved a resolution creating the Elevon Public Improvement District (PID) to finance specific public improvements for the benefit of the property. On February 1, 2022, the City Council adopted Ordinance No. 2022-02-01, which approved the Elevon Public Improvement District Service and Assessment Plan dated February 1, 2022 (the "SAP"). In addition to approving the SAP, Ordinance No. 2022-02-01 levied assessments against certain property within the District.

As presented in planning and financial documents as well as the Amended and Restated Development Agreement, the property is being developed in phases, and the City wishes to amend and restate the SAP to reflect the construction of Authorized Improvements for Improvement Area #3 and Zone 2 of the District, including Improvement Area #4 and Improvement Area #5.

A 2025 Amended and Restated Service and Assessment Plan has been prepared that sets forth the estimated total costs of the improvements, includes the proposed assessment rolls, and establishes the assessments to be levied against the property.

State law requires a public hearing be conducted and the proposed Resolution calls for a public hearing regarding the matters on December 2, 2025.

***Staff Notes:***

The developer, city attorney, and city's consulting teams have reviewed and approved the proposed resolution form. Approval is recommended. The City's bond counsel and PID administrator will be at the meeting to answer questions.

**Attachment**: Proposed Resolution and Preliminary Amended SAP

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2025-11-03**

**A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE ELEVON PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR DECEMBER 2, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE ELEVON PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS 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 limits and its extraterritorial jurisdiction; and

**WHEREAS**, on October 19, 2021, the City Council conducted a public hearing to consider a petition received by the City on September 20, 2021 titled "Petition for the Creation of a Public Improvement District within The Extraterritorial Jurisdiction of the City of Lavon, Texas, for the Elevon Public Improvement District" requesting the creation of a public improvement district and continued the public hearing to November 2, 2021; and

**WHEREAS,** on November 2, 2021, the City Council approved Resolution No. 2021-11-07 (the "Authorization Resolution"), authorizing, establishing and creating the Elevon Public Improvement District (the "District"); and

**WHEREAS,** the City authorized the creation of the District and the issuance of up to $250,000,000.00 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 February 1, 2022, the City Council adopted Ordinance No. 2022-02-01, which approved the Elevon Public Improvement District Service and Assessment Plan dated February 1, 2022 (the "SAP"); and

**WHEREAS**, in addition to approving the SAP, Ordinance No. 2022-02-01 levied assessments against certain property within the District; and

**WHEREAS**, the property is being developed in phases, and the City desires to amend and restate the SAP to reflect the construction of Authorized Improvements for Improvement Area #3 and Zone 2 of the District, including Improvement Area #4 and Improvement Area #5; and

**WHEREAS**, the City Council and the City staff have been presented an " Elevon Public Improvement District Preliminary 2025 Amended and Restated Service and Assessment Plan", including the proposed assessment rolls for Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area attached thereto (the "Proposed Assessment Rolls") (collectively, the "Preliminary Amended and Restated SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS,** the Preliminary Amended and Restated SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for Improvement Area #3, Improvement Area #4, Improvement Area #5 and the Zone 2 Remainder Area of the District, and the Proposed Assessment Rolls state the assessments proposed to be levied against each parcel of land in Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area of the District as determined by the method of assessment and apportionment chosen by the City; and

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

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

**WHEREAS,** the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located or in which the Authorized Improvements are to be undertaken 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 and Restated SAP for the District, including the Proposed Assessment Rolls, 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 and Restated SAP.

***SECTION 3***. THAT the City Council hereby determines that the total costs of the Zone 2 Remainder Area Authorized Improvements, Improvement Area #3 Authorized Improvements, Improvement Area #4 Authorized Improvements, and Improvement Area #5 Authorized Improvements (each as defined in the Preliminary Amended and Restated SAP) to be financed by the District are as set forth in Exhibit B-3 of the Preliminary Amended and Restated SAP, which costs include the payment of expenses incurred in the administration of the District or related to the issuance of bonds.

***SECTION 4.*** THAT the City Council's final determination and approval of the costs of the Zone 2 Remainder Area Authorized Improvements, Improvement Area #3 Authorized Improvements, Improvement Area #4 Authorized Improvements, and Improvement Area #5 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Amended and Restated Service and Assessment Plan which will include final Assessment Rolls, after the properly noticed and held Assessment Hearing.

***SECTION 5.*** THAT the Proposed Assessment Rolls state the assessment proposed to be levied against each parcel of land in Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area 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 and Restated SAP.

***SECTION 6.*** THAT the City Council expressly defers the levy of assessments against property within future phases for phase-specific improvements that will benefit only the property within each subsequent phase until such time as the costs of such phase-specific improvements can be determined with certainty as referenced in the Preliminary Amended and Restated SAP.

***SECTION 7.*** THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Rolls with the City Secretary and the same shall be available for public inspection.

***SECTION 8***. THAT the City Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on December 2, 2025 at 6:30 p.m., in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166, or such other location as designated by the City and noticed pursuant to the Act, 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 9.*** THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on December 2, 2025, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes; provided however, that the location is subject to change as designated by the City, in a newspaper of general circulation in the City and the extraterritorial jurisdiction of the City, on or before November 21, 2025, which is before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

***SECTION 10***. THAT when the Proposed Assessment Rolls are 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 December 2, 2025, on or before November 21, 2025, as required by Section 372.016(c) of the Act.

***SECTION 11***. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the December 2, 2025 meeting of the City Council.

***SECTION 12.*** THAT this Resolution shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED** on this the 18th day of November, 2025.

ATTEST:

_____
Vicki Sanson, Mayor

_____
Rae Norton, City Secretary

# EXHIBIT A

# PRELIMINARY AMENDED AND RESTATED 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 *December 2, 2025 at 6:30 p.m., in the City Council Chamber, 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, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area of the Elevon 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 "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The total costs of the Zone 2 Remainder Area Authorized Improvements, Improvement Area #3 Authorized Improvements, Improvement Area #4 Authorized Improvements, and Improvement Area #5 Authorized Improvements, including the costs of creating the District and issuing the bonds, is approximately $44,352,674, of which $35,124,000 is proposed to be levied.

The boundaries of the District include approximately *982.719 acres of land generally located east of Highway 78 and being wholly located within the corporate limits and extraterritorial jurisdiction of the City*, and as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

All written or oral objections on the proposed assessment within Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area of the District will be considered at the public hearing.

A copy of the Zone 2 Remainder Area Assessment Roll, the Improvement Area #3 Assessment Roll, the Improvement Area #4 Assessment Roll, and the Improvement Area #5 Assessment Roll (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against parcels in the District for the Zone 2 Remainder Area Authorized Improvements, Improvement Area #3 Authorized Improvements, Improvement Area #4 Authorized Improvements, and Improvement Area #5 Authorized Improvements, is available for public inspection at the office of the City Secretary, 120 School Road, Lavon, Texas 75166.

# Elevon Public Improvement District

## 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

NOVEMBER 18, 2025

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

# TABLE OF CONTENTS


Table of Contents ..... 1
Introduction ..... 5
Section I: Definitions ..... 8
Section II: The District ..... 26
Section III: Authorized Improvements ..... 27
Section IV: Service Plan ..... 38
Section V: Assessment Plan ..... 39
Section VI: Terms of the Assessments ..... 51
Section VII: Assessment Roll ..... 58
Section VIII: Additional Provisions ..... 59
Exhibits ..... 61
Appendices ..... 64
Exhibit A-1 – Map of the District ..... 65
Exhibit A-2 – Map of Zone 1 ..... 66
Exhibit A-3 – Map of Zone 1 PODs ..... 67
Exhibit A-4 – Map of Improvement Area #3 ..... 68
Exhibit A-5 – Map of Zone 2 ..... 69
Exhibit A-6 – Map of Future Improvement Area ..... 70
Exhibit A-7 – Lot Type Classification Maps ..... 71
Exhibit B-1 – Zone 1 Project Costs ..... 79
Exhibit B-2 – Zone 1 Authorized Improvements By POD ..... 80
Exhibit B-3 – Improvement Area #3 and Zone 2 Project Costs ..... 82
Exhibit B-4 – Zone 2 Allocation of Project Costs ..... 83
Exhibit C-1 – Zone 1 Service Plan ..... 84
Exhibit C-2 – Improvement Area #3 and Zone 2 Service Plan ..... 85
Exhibit D-1 – Zone 1 Sources and Uses of Funds ..... 86
Exhibit D-2 – Improvement Area #3 and Zone 2 Sources and Uses of Funds ..... 87
Exhibit E-1 – Zone 1 Maximum Assessment and Tax Rate Equivalent ..... 88
Exhibit E-2 – Improvement Area #3 and Zone 2 Maximum Assessment and Tax Rate Equivalent ..... 89

Exhibit E-3 – Zone 1 POD Allocation ..... 90
Exhibit F-1 – Zone 1 Remainder Area Assessment Roll ..... 91
Exhibit F-2 – Zone 1 Remainder Area Annual Installments ..... 103
Exhibit G-1 –Improvement Area #1 Assessment Roll ..... 104
Exhibit G-2 –Improvement Area #1 Annual Installments ..... 129
Exhibit H-1 –Improvement Area #2A Assessment Roll ..... 130
Exhibit H-2 –Improvement Area #2A Annual Installments ..... 138
Exhibit I-1 –Improvement Area #2B Assessment Roll ..... 139
Exhibit I-2 –Improvement Area #2B Annual Installments ..... 145
Exhibit J-1 - Improvement Area #3 Assessment Roll ..... 146
Exhibit J-2 - Improvement Area #3 Annual Installments ..... 149
Exhibit K-1 – Zone 2 Remainder Area Assessment Roll ..... 150
Exhibit K-2 - Zone 2 Remainder Area Annual Installments ..... 151
Exhibit L-1 - Improvement Area #4 Assessment Roll ..... 152
Exhibit L-2 - Improvement Area #4 Annual Installments ..... 156
Exhibit M-1 - Improvement Area #5 Assessment Roll ..... 157
Exhibit M-2 - Improvement Area #5 Annual Installments ..... 160
Exhibit N-1 –POD 2A Annual Installments ..... 161
Exhibit N-2 –POD 2B-1 Annual Installments ..... 162
Exhibit N-3 –POD 2B-2 Annual Installments ..... 163
Exhibit N-4 –POD 2C Annual Installments ..... 164
Exhibit N-5 – POD 2D Annual Installments ..... 165
Exhibit N-6 – POD 2E Annual Installments ..... 166
Exhibit O-1 – Maps of Zone 1 Improvements and Zone 1 Offsite Improvements ..... 167
Exhibit O-2 – Maps of Improvement Area #1 Improvements ..... 171
Exhibit O-3 – Maps of Improvement Area #2A Improvements and Improvement Area #2B Improvements ..... 175
Exhibit O-4 – Maps of Improvement Area #3 Improvements ..... 179
Exhibit O-5 – Maps of Zone 2 Improvements, Zone 2 Shared Improvements, and Zone 2 Offsite Improvements ..... 183
Exhibit O-6 – Maps of Improvement Area #4 Improvements and Improvement Area #5 Improvements ..... 189

Exhibit P – Form of Notice of Assessment Termination ..... 193
Exhibit Q-1 – Debt Service Schedule for Zone 1 Remainder Area Bonds ..... 196
Exhibit Q-2 – Debt Service Schedule for Improvement Area #1 Initial Bonds ..... 197
Exhibit Q-3 – Debt Service Schedule for Improvement Area #1 Additional Bonds ..... 198
Exhibit Q-4 – Debt Service Schedule for Improvement Area #2A-2B Bonds ..... 199
Exhibit Q-5 – Debt Service Schedule for Zone 2 Remainder Area Bonds ..... 200
Exhibit Q-6 – Debt Service Schedule for Improvement Area #3-5 Bonds ..... 201
Exhibit R-1 – District Legal Description ..... 202
Exhibit R-2 – Future Improvement Area Legal Description ..... 203
Exhibit R-3 – Zone 1 Legal Description ..... 205
Exhibit R-4 – Zone 1 Remainder Area Legal Description ..... 211
Exhibit R-5 – Improvement Area #1 Legal Description ..... 219
Exhibit R-6 – Improvement Area #2A Legal Description ..... 230
Exhibit R-7 – Improvement Area #2B Legal Description ..... 235
Exhibit R-8 – Improvement Area #3 Legal Description ..... 239
Exhibit R-9 – Zone 2 Legal Description ..... 242
Exhibit R-10 – Zone 2 Remainder Area Legal Description ..... 243
Exhibit R-11 – Improvement Area #4 Legal Description ..... 251
Exhibit R-12- Improvement Area #5 Legal Description ..... 255
Exhibit S-1 – Improvement Area #1 Plats ..... 259
Exhibit S-2 – Improvement Area #2A Plat ..... 269
Exhibit S-3 – Improvement Area #2B Plat ..... 273
Exhibit S-4 - Improvement Area #3 Plat ..... 276
Exhibit S-5 - Improvement Area #4 Plat ..... 279
Exhibit S-6 - Improvement Area #5 Plat ..... 281
Appendix A – Engineer's Report ..... 283
Appendix B – Sources and Uses by POD ..... 301
Appendix C – Buyer Disclosures ..... 302
Elevon PID - Improvement Area #1 Lot Type 1 Buyer Disclosure ..... 304
Elevon PID - Improvement Area #1 Lot Type 2 Buyer Disclosure ..... 310
Elevon PID - Improvement Area #1 Lot Type 3 Buyer Disclosure ..... 316
Elevon PID - Improvement Area #1 Lot Type 4 Buyer Disclosure ..... 322

Elevon PID - Improvement Area #1 Lot Type 5 Buyer Disclosure ..... 328
Elevon PID - Improvement Area #1 Lot Type 6 Buyer Disclosure ..... 334
Elevon PID - Improvement Area #1 Lot Type 7 Buyer Disclosure ..... 340
Elevon PID - Improvement Area #2A/Zone 1 Remainder Area – Lot Type 8 Buyer Disclosure .. 346
Elevon PID - Improvement Area #2A/Zone 1 Remainder Area - Lot Type 9 Buyer Disclosure ... 352
Elevon PID - Improvement Area #2A/Zone 1 Remainder Area - Lot Type 10 Buyer Disclosure. 358
Elevon PID - Improvement Area #2A/Zone 1 Remainder Area - Lot Type 11 Buyer Disclosure. 364
Elevon PID - Improvement Area #2B/Zone 1 Remainder Area POD 2B-2 Buyer Disclosure ..... 370
Elevon PID - Improvement Area #2B/Zone 1 Remainder Area Lot Type 12 Buyer Disclosure ... 376
Elevon PID - Improvement Area #2B/Zone 1 Remainder Area Lot TYpe 13 Buyer Disclosure ... 382
Elevon PID - Improvement Area #3 Initial Parcel Buyer Disclosure ..... 388
Elevon PID - Improvement Area #3 Lot Type 14 Buyer Disclosure ..... 394
Elevon PID - Improvement Area #3 Lot Type 15 Buyer Disclosure ..... 400
Elevon PID – Zone 2 Remainder Area Initial Parcel Buyer Disclosure ..... 406
Elevon PID - Improvement Area #4 Initial Parcel Buyer Disclosure ..... 412
Elevon PID - Improvement Area #4 Lot Type 16 Buyer Disclosure ..... 418
Elevon PID - Improvement Area #4 Lot Type 17 Buyer Disclosure ..... 424
Elevon PID - Improvement Area #5 Initial Parcel Buyer Disclosure ..... 430
Elevon PID - Improvement Area #5 Lot Type 18 Buyer Disclosure ..... 436
Elevon PID - Improvement Area #5 Lot Type 19 Buyer Disclosure ..... 442

# INTRODUCTION

Capitalized terms used in this 2025 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 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 2025 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes.

On November 2, 2021, the City Council passed and approved Resolution No. 2021-11-07 authorizing the establishment of the District in accordance with the PID Act, 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 982.719 acres located within the corporate limits of the City, as described by the legal description on **Exhibit R-1** and depicted on **Exhibit A-1**.

On February 1, 2022, the City approved the Service and Assessment Plan for the District by adopting the 2022 Assessment Ordinance which approved the levy of Assessments against Assessed Property for Improvement Area #1 and the Zone 1 Remainder Area and approved the respective Assessment Rolls.

On August 15, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-08-05 which updated the Assessment Rolls for 2023.

On August 6, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-08-02 which updated the Assessment Rolls for 2024.

On September 3, 2024, the City Council approved the 2024 Amended and Restated Service and Assessment Plan by approving Ordinance No. 2024-09-01. The 2024 Amended and Restated Service and Assessment Plan amended and restated the Service and Assessment Plan, the 2023 Annual Service Plan Update and the 2024 Annual Service Plan Update in their entirety for the purposes of (1) identifying Improvement Area #2A; (2) identifying Improvement Area #2B; (3) identifying the Improvement Area #2A Authorized Improvements to be provided by the District; (4) identifying the Improvement Area #2B Authorized Improvements to be provided by the District; (5) identifying the costs of the Improvement Area #2A Authorized Improvements; (6) identifying the costs of the Improvement Area #2B Authorized Improvements; (7) identifying the indebtedness to be incurred for the Improvement Area #2A Authorized Improvements and the manner of assessing the Improvement Area #2A Assessed Property for the costs of the

Improvement Area #2A Authorized Improvements; (8) identifying the indebtedness to be incurred for the Improvement Area #2B Authorized Improvements, and the manner of assessing the Improvement Area #2B Assessed Property for the costs of the Improvement Area #2B Authorized Improvements; (9) levying the Improvement Area #2A Assessments against Improvement Area #2A Assessed Property; (10) levying the Improvement Area #2B Assessments against Improvement Area #2B Assessed Property; (11) establishing the Improvement Area #2A Reimbursement Obligation and the Improvement Area #2B Reimbursement Obligation, and (12) approving the Improvement Area #2A the Assessment Roll and the Improvement Area #2B Assessment Roll.

On October 15, 2024, the City Council approved the 2024 Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds by adopting Ordinance No. 2024-10-05. The 2024 Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds served to amend and restate the 2024 Amended and Restated Service and Assessment Plan in its entirety for the purpose of (1) issuing the Improvement Area #2A-2B Bonds and (2) updating the Assessment Rolls.

On August 5, 2025, the City Council approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-08-03 which updated the Assessment Rolls for 2025.

On December 2, 2025, the City Council approved this 2025 Amended and Restated Service and Assessment Plan by adopting the 2025 Assessment Ordinance. This 2025 Amended and Restated Service and Assessment Plan serves to amend and restate the 2024 Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds in its entirety for the purpose of (1) identifying Improvement Area #3; (2) identifying Improvement Area #4; (2) identifying Improvement Area #5; (3) identifying Zone 2 Remainder Area; (4) identifying the Improvement Area #3 Authorized Improvements to be provided by the District; (5) identifying the Improvement Area #4 Authorized Improvements to be provided by the District; (6) identifying the Improvement Area #5 Authorized Improvements to be provided by the District; (7) identifying the Zone 2 Remainder Area Authorized Improvements to be provided by the District; (8) identifying the costs of the Improvement Area #3 Authorized Improvements; (9) identifying the costs of the Improvement Area #4 Authorized Improvements; (10) identifying the costs of the Improvement Area #5 Authorized Improvements; (11) identifying the costs of the Zone 2 Remainder Area Authorized Improvements; (12) identifying the indebtedness to be incurred for the Improvement Area #3 Authorized Improvements and the manner of assessing the Improvement Area #3 Assessed Property for the costs of the Improvement Area #3 Authorized Improvements; (13) identifying the indebtedness to be incurred for the Improvement Area #4 Authorized Improvements and the manner of assessing the Improvement Area #4 Assessed Property for the

costs of the Improvement Area #3 Authorized Improvements; (14) identifying the indebtedness to be incurred for the Improvement Area #5 Authorized Improvements and the manner of assessing the Improvement Area #5 Assessed Property for the costs of the Improvement Area #5 Authorized Improvements; (15) identifying the indebtedness to be incurred for the Zone 2 Remainder Area Authorized Improvements, and the manner of assessing the Zone 2 Remainder Area Assessed Property for the costs of the Zone 2 Remainder Area Authorized Improvements; (16) levying the Improvement Area #3 Assessments against Improvement Area #3 Assessed Property; (17) levying the Improvement Area #4 Assessments against Improvement Area #4 Assessed Property; (18) levying the Improvement Area #5 Assessments against Improvement Area #5 Assessed Property; (19) levying the Zone 2 Remainder Area Assessments against Zone 2 Remainder Area Assessed Property; (20) issuing the Improvement Area #3-5 bonds; (21) issuing the Zone 2 Remainder Area Bonds; and (22) approving the Assessment Rolls.

The PID Act provides that 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 C.**

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 Zone 1 Remainder Area Assessment Roll is included as **Exhibit F-1.** The Improvement Area #1 Area Assessment Roll is included as **Exhibit G-1.** The Improvement Area #2A Assessment Roll is included as **Exhibit H-1**. The Improvement Area #2B Assessment Roll is included as **Exhibit I-1.** The Improvement Area #3 Assessment Roll is included as **Exhibit J-1.** The Zone 2 Remainder Area Assessment Roll is included as **Exhibit K-1.** The Improvement Area #4 Area Assessment Roll is included as **Exhibit L-1.** The Improvement Area #5 Assessment Roll is included as **Exhibit M-1**.

## SECTION I: DEFINITIONS

**"2022 Assessment Ordinance"** means Ordinance No. 2022-02-01 which was passed and adopted by the City Council on February 1, 2022, and levied Assessments against Improvement Area #1 and the Zone 1 Remainder Area in the District.

**"2024 Amended and Restated Service and Assessment Plan"** means the Elevon Public Improvement District Amended and Restated Service and Assessment Plan approved by City Council on September 3, 2024, by the 2024 Assessment Ordinance.

**"2024 Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds"** means the Elevon Public Improvement District Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds approved by City Council on October 15, 2024.

**"2024 Assessment Ordinance"** means Ordinance No. 2024-09-01 which was passed and adopted by the City Council on September 3, 2024, and levied Assessments against Improvement Area #2A and Improvement Area #2B in the District.

"**2025 Amended and Restated Service and Assessment Plan**" means this Elevon Public Improvement District Amended and Restated Service and Assessment Plan, which replaces the 2024 Amended and Restated Service and Assessment Plan – Improvement Area #2A-2B Bonds in its entirety, as updated, amended, or supplemented from time to time.

"**2025 Assessment Ordinance**" means an Assessment Ordinance approved and adopted by the City Council on December 2, 2025, which levied Assessments on Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area.

**"Actual Costs"** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner, (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; and (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges.

**"Additional Interest"** means the amount collected by the application of the Additional Interest Rate.

**"Additional Interest Rate"** means up to an additional 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #2A Reimbursement Obligation and the Improvement Area #2B Reimbursement Obligation.

**"Administrator"** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 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 2025 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 2025 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**"Antares Acquisition"** means Antares Acquisition, LLC and any successors or assigns thereof that intend to develop the property in the District for the ultimate purpose of transferring title to end users.

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

**"Assessment"** means an assessment levied against a Parcel, other than Non-Benefitted Property or Non-Assessed Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

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

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

**"Assessment Roll"** means any assessment roll for the Assessed Property, including the Zone 1 Remainder Area Assessment Roll, the Improvement Area #1 Assessment Roll, the Improvement Area #2A Assessment Roll, and the Improvement Area #2B Assessment Roll as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including in any Annual Service Plan Updates. The Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit F-1**, **Exhibit G-1, Exhibit H-1**, **Exhibit I-1, Exhibit J-1, Exhibit K-1, Exhibit L-1**, and **Exhibit M-1.**

**"Authorized Improvements"** means the improvements authorized by Section 372.003 of the PID Act, and described in **Section III** as further depicted on **Exhibit O-1**, **Exhibit O-2, Exhibit O-3, Exhibit O-4, Exhibit O-5,** and **Exhibit O-6.**

**"Bond Issuance Costs"** means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, initial trustee fee 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 2025 Amended and Restated Service and Assessment Plan,

including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

**"Development Agreement"** means that certain Elevon Development Agreement by and between the Master Developer, Petro-Hunt, LLC, Far East Lavon, LP, 78 Straddle, LP, East Lavon Partners, LP, World Land Developers, LP, S2 Land Development, LLC, and the City, dated as of November 2, 2021, as amended and restated on September 3, 2024, and as may be further amended from time to time.

**"District"** means the Elevon Public Improvement District containing approximately 982.719 acres located within the corporate limits of the City and more specifically described in **Exhibit R-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 horizontal and vertical improvements, as provided by the Master Developer or Owners, as applicable, 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 E-1** and **Exhibit E-2**.

**"Future Improvement Area"** means approximately 193.697 acres located within the District and more specifically described in **Exhibit R-2** and depicted on **Exhibit A-6**. The Future Improvement Area includes all of the District, save and except Zone 1, Zone 2, and Improvement Area #3. The Future Improvement Area may be subdivided into one or more improvement areas.

**"GRBK Edgewood"** means GRBK Edgewood, 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. GRBK Edgewood was the original partial owner of approximately 63.017 acres in POD 2C and is the owner of approximately 52.368 acres in POD 2E.

**"HMH/Stratford Elevon"** means HMH/Stratford Elevon JV, 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. HMH/Stratford Elevon was the original owner of POD 2B-1 and is the owner of POD 2B-2.

**"Improvement Area #1"** means approximately 272.698 acres located within the District, more specifically described in **Exhibit R-5** and depicted on **Exhibit A-2**. Improvement Area #1 is comprised of POD 2A, POD 2B-1, POD 2C, POD 2D, 15.000 acres of Non-Assessed Property and 25.034 acres of Non-Benefitted Property. Plats for property within Improvement Area #1 are attached hereto as **Exhibit S-1.**

**"Improvement Area #1 Additional Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2024 (Elevon Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments.

**"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 Assessments; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit G-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 the 2022 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 2025 Amended and Restated Service and Assessment Plan as **Exhibit G-1.**

**"Improvement Area #1 Authorized Improvements"** means collectively, (1) the pro rata portion of the Zone 1 Improvements allocable to Improvement Area #1; (2) the pro rata portion of the Offsite Improvements allocable to Improvement Area #1; (3) the Improvement Area #1 Improvements; (3) the first year's Annual Collection Costs related to the Improvement Area #1

Assessments; and (5) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #1 Initial Bonds and the Improvement Area #1 Additional Bonds.

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

**"Improvement Area #1 Initial Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (Elevon Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments.

**"Improvement Area #2A-2B Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2024 (Elevon Public Improvement District Improvement Area #2 Project)" that are secured by Improvement Area #2A Assessments and Improvement Area #2B Assessments.

**"Improvement Area #2A"** means approximately 65.34 acres located within the District, more specifically described in **Exhibit R-6** and depicted on **Exhibit A-2**. Plats for property within Improvement Area #2A are attached hereto as **Exhibit S-2**.

**"Improvement Area #2A Annual Installment"** means the Annual Installment of the Improvement Area #2A 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 #2A; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit H-2**.

**"Improvement Area #2A Assessed Property"** means any Parcel within Improvement Area #2A against which an Improvement Area #2A Assessment is levied.

**"Improvement Area #2A Assessment"** means an Assessment levied against Improvement Area #2A Assessed Property, related to the Improvement Area #2A Authorized Improvements, and imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2A Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Improvement Area #2A Assessment Roll"** means the Assessment Roll for the Improvement Area #2A 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 #2A Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit H-1.**

**"Improvement Area #2A Authorized Improvements"** means collectively, (1) the Improvement Area #2A Improvements; (2) the first year's Annual Collection Costs related to Improvement Area #2A Assessments; and (3) Bond Issuance Costs incurred in connection with the Improvement Area #2A-2B Bonds.

**"Improvement Area #2A Improvements"** means the Authorized Improvements which only benefit the Improvement Area #2A Assessed Property, as further described in **Section III** and depicted on **Exhibit O-3.**

**"Improvement Area #2B"** means approximately 38.72 acres located within the District, more specifically described in **Exhibit R-7** and depicted on **Exhibit A-2**. Plats for property within Improvement Area #2B are attached hereto as **Exhibit S-3**.

**"Improvement Area #2B Annual Installment"** means the Annual Installment of the Improvement Area #2B 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 #2B Assessments; and (4) Additional Interest related to the Improvement Area #2A-2B Bonds, as shown on **Exhibit I-2**.

**"Improvement Area #2B Assessed Property"** means any Parcel within Improvement Area #2B against which an Improvement Area #2B Assessment is levied.

**"Improvement Area #2B Assessment"** means an Assessment levied against Improvement Area #2B Assessed Property, related to the Improvement Area #2B Authorized Improvements, and imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2B Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Improvement Area #2B Assessment Roll"** means the Assessment Roll for the Improvement Area #2B 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 #2B Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit I-1.**

**"Improvement Area #2B Authorized Improvements"** means collectively, (1) the Improvement Area #2B Improvements; (2) the first year's Annual Collection Costs related to Improvement Area #2B; and (3) Bond Issuance Costs incurred in connection with Improvement Area #2A-2B Bonds.

**"Improvement Area #2B Improvements"** means the Authorized Improvements which only benefit the Improvement Area #2B Assessed Property, as further described in **Section III** and depicted on **Exhibit O-3.**

**"Improvement Area #3"** means approximately 52.063 acres located within the District, more specifically described in **Exhibit R-8** and depicted on **Exhibit A-4**. Plats for property within Improvement Area #3 are attached hereto as **Exhibit S-4**.

**"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; (3) Annual Collection Costs related to Improvement Area #3 Assessments; and (4) Additional Interest related to Improvement Area #3's allocable portion of the outstanding principal amount of the Improvement Area #3-5 Bonds, as shown on **Exhibit J-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 the 2025 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 2025 Amended and Restated Service and Assessment Plan as **Exhibit J-1.**

**"Improvement Area #3 Authorized Improvements"** means collectively, (1) the Improvement Area #3 Improvements; (2) the first year's Annual Collection Costs related to Improvement Area #3; and (3) Bond Issuance Costs incurred in connection with the Improvement Area #3-5 Bonds.

**"Improvement Area #3 Improvements"** means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III** and depicted on **Exhibit O-4.**

**"Improvement Area #3 Initial Parcel"** means all of the Improvement Area #3 Assessed Property against which the entire Improvement Area #3 Assessment is levied, as shown on the Improvement Area #3 Assessment Roll.

**"Improvement Area #3-5 Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Improvement Area #3-5 Project)" that are secured primarily by the Improvement Area #3 Assessments, the Improvement Area #4 Assessments, and the Improvement Area #5 Assessments.

**"Improvement Area #4"** means approximately 46.850 acres located within the District, more specifically described in **Exhibit R-11** and depicted on **Exhibit A-5**. Plats for property within Improvement Area #4 are attached hereto as **Exhibit S-5**.

**"Improvement Area #4 Annual Installment"** means the Annual Installment of the Improvement Area #4 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 #4 Assessments; and (4) Additional Interest related to Improvement Area #4's allocable portion of the outstanding principal amount of the Improvement Area #3-5 Bonds, as shown on **Exhibit L-2**.

**"Improvement Area #4 Assessed Property"** means any Parcel within Improvement Area #4 against which an Improvement Area #4 Assessment is levied.

**"Improvement Area #4 Assessment"** means an Assessment levied against Improvement Area #4 Assessed Property, related to the Improvement Area #4 Authorized Improvements, and imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Improvement Area #4 Assessment Roll"** means the Assessment Roll for the Improvement Area #4 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #4 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit L-1.**

**"Improvement Area #4 Authorized Improvements"** means collectively, (1) the pro rata portion of the Zone 2 Improvements allocable to Improvement Area #4; (2) the pro rata portion of the Zone 2 Shared Improvements allocable to Improvement Area #4; (3) the pro rata portion of the Zone 2 Offsite Improvements allocable to Improvement Area #4; (5) the Improvement Area #4 Improvements; (6) the first year's Annual Collection Costs related to Improvement Area #4; and (7) Bond Issuance Costs incurred in connection with the Improvement Area #3-5 Bonds.

**"Improvement Area #4 Improvements"** means the Authorized Improvements which only benefit the Improvement Area #4 Assessed Property, as further described in **Section III** and depicted on **Exhibit O-6.**

**"Improvement Area #4 Initial Parcel"** means all of the Improvement Area #4 Assessed Property against which the entire Improvement Area #4 Assessment is levied, as shown on the Improvement Area #4 Assessment Roll.

**"Improvement Area #5"** means approximately 30.073 acres located within the District, more specifically described in **Exhibit R-12** and depicted on **Exhibit A-5**. Plats for property within Improvement Area #5 are attached hereto as **Exhibit S-6**.

**"Improvement Area #5 Annual Installment"** means the Annual Installment of the Improvement Area #5 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 #5 Assessments; and (4) Additional Interest related to Improvement Area #5's allocable portion of the outstanding principal amount of the Improvement Area #3-5 Bonds, as shown on **Exhibit J-2**.

**"Improvement Area #5 Assessed Property"** means any Parcel within Improvement Area #5 against which an Improvement Area #5 Assessment is levied.

**"Improvement Area #5 Assessment"** means an Assessment levied against Improvement Area #5 Assessed Property, related to the Improvement Area #5 Authorized Improvements, and imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #5 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Improvement Area #5 Assessment Roll"** means the Assessment Roll for the Improvement Area #5 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 #5 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit M-1.**

**"Improvement Area #5 Authorized Improvements"** means collectively, (1) the pro rata portion of the Zone 2 Improvements allocable to Improvement Area #5; (2) the pro rata portion of the Zone 2 Shared Improvements allocable to Improvement Area #5; (3) the pro rata portion of the Zone 2 Offsite Improvements allocable to Improvement Area #5; (5) the Improvement Area #5 Improvements; (6) the first year's Annual Collection Costs related to Improvement Area #5; and (7) Bond Issuance Costs incurred in connection with the Improvement Area #3-5 Bonds.

**"Improvement Area #5 Improvements"** means the Authorized Improvements which only benefit the Improvement Area #5 Assessed Property, as further described in **Section III** and depicted on **Exhibit O-6.**

**"Improvement Area #5 Initial Parcel"** means all of the Improvement Area #5 Assessed Property against which the entire Improvement Area #5 Assessment is levied, as shown on the Improvement Area #5 Assessment Roll.

**"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.

**"K Hovnanian Homes"** means K Hovnanian DFW Elevon, 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. K Hovnanian Homes was the original owner of POD 2A.

**"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/Developer, and confirmed by the City Council, as shown on **Exhibit E-1** and **Exhibit E-2.**

**"Lot Type 1"** means a Lot within Improvement Area #1 marketed to homebuilders as a 30' Lot. The buyer disclosure for Lot Type 1 is attached within **Appendix C.**

**"Lot Type 2"** means a Lot within Improvement Area #1 marketed to homebuilders as a 40' Lot. The buyer disclosure for Lot Type 2 is attached within **Appendix C.**

**"Lot Type 3"** means a Lot within Improvement Area #1 marketed to homebuilders as a 45' Lot. The buyer disclosure for Lot Type 3 is attached within **Appendix C.**

**"Lot Type 4"** means a Lot within Improvement Area #1 marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 4 is attached within **Appendix C.**

**"Lot Type 5"** means a Lot within Improvement Area #1 marketed to homebuilders as a 26' Lot. The buyer disclosure for Lot Type 5 is attached within **Appendix C.**

**"Lot Type 6"** means a Lot within Improvement Area #1 marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 6 is attached within **Appendix C.**

**"Lot Type 7"** means a Lot within Improvement Area #1 marketed to homebuilders as a 70' Lot. The buyer disclosure for Lot Type 7 is attached within **Appendix C.**

**"Lot Type 8"** means a Lot within Improvement Area #2A marketed to homebuilders as a 40' Lot. The buyer disclosure for Lot Type 8 is attached within **Appendix C.**

**"Lot Type 9"** means a Lot within Improvement Area #2A marketed to homebuilders as a 45' Lot. The buyer disclosure for Lot Type 9 is attached within **Appendix C.**

**"Lot Type 10"** means a Lot within Improvement Area #2A marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 10 is attached within **Appendix C.**

**"Lot Type 11"** means a Lot within Improvement Area #2A marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 11 is attached within **Appendix C.**

**"Lot Type 12"** means a Lot within Improvement Area #2B marketed to homebuilders as a 40' Lot. The buyer disclosure for Lot Type 12 is attached within **Appendix C.**

**"Lot Type 13"** means a Lot within Improvement Area #2B marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 13 is attached within **Appendix C.**

**"Lot Type 14"** means a Lot within Improvement Area #3 marketed to homebuilders as a 70' Lot. The buyer disclosure for Lot Type 14 is attached within **Appendix C.**

**"Lot Type 15"** means a Lot within Improvement Area #3 marketed to homebuilders as a 80' Lot. The buyer disclosure for Lot Type 15 is attached within **Appendix C.**

**"Lot Type 16"** means a Lot within Improvement Area #4 marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 16 is attached within **Appendix C.**

**"Lot Type 17"** means a Lot within Improvement Area #4 marketed to homebuilders as a 70' Lot. The buyer disclosure for Lot Type 17 is attached within **Appendix C.**

**"Lot Type 18"** means a Lot within Improvement Area #5 marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 18 is attached within **Appendix C.**

**"Lot Type 19"** means a Lot within Improvement Area #5 marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 19 is attached within **Appendix C.**

**"Master Developer"** means MA Elevon 429, 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. The Master Developer is responsible for construction of Zone 1 Improvements, Zone 1 Offsite Improvements, Improvement Area #1 Improvements, Improvement Area #2A Improvements, Improvement Area #2B Improvements, Improvement Area #3 Improvements, Zone 2 Improvements, Zone 2 Offsite Improvements, and Zone 2 Shared Improvements.

**"Maximum Assessment"** means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E-1** and **Exhibit E-2**.

**"Non-Assessed Property"** means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements as determined by the City Council and are allocated a proportionate share, but are not assessed for the costs thereof. The Non-Assessed Property within Improvement Area #1 is owned by the Master Developer.

**"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 P.**

**"Owner"** or **"Owners"** means the Master Developer; K Hovnanian Homes, HMH Stratford Elevon; GRBK Edgewood; UMH Development; Qualico; Petro-Hunt Entities; Antares Acquisition, 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.

**"Offsite Benefitted Property"** means Parcels adjacent to the District that accrue special benefit from certain Authorized Improvements as determined by the City Council but are not assessed. The Developer has agreed to pay for the portion of the Actual Costs of the Zone 2 Offsite Improvements that benefit the Offsite Benefitted Property.

**"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.

**"Petro-Hunt"** means Petro-Hunt, LLC, 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. Petro-Hunt is the owner of the Future Improvement Area and Zone 2 Remainder Area.

**"Petro-Hunt Entities"** means Petro-Hunt, Far East Lavon, LP, 78 Straddle, LP, East Lavon Partners, LP, and World Land Developers, LP.

**"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.

**"POD"** means a phase of development within the District, including, but not limited to, POD 2A, POD 2B-1, POD 2C, POD 2D, POD 2E and POD 2B-2.

**"POD 2A"** means approximately 65.135 acres located within Improvement Area #1 and more specifically described in **Exhibit R-5** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2A is included as **Exhibit N-1**. POD 2A was originally owned by K Hovnanian Homes.

**"POD 2B-1"** means approximately 49.470 acres located within Improvement Area #1 and more specifically described in **Exhibit R-5** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2B-1 is included as **Exhibit N-2**. POD 2B-1 was originally owned by HMH/Stratford Elevon.

**"POD 2B-2"** means approximately 38.720 acres located within Improvement Area #2B and more specifically described in **Exhibit R-7** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2B-2 is included as **Exhibit N-3.** POD 2B-2 is currently owned by HMH/Stratford Elevon.

**"POD 2C"** means approximately 77.398 acres located within Improvement Area #1 and more specifically described in **Exhibit R-5** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2C is included as **Exhibit N-4.** POD 2C was originally owned partially by GRBK Edgewood and partially by UMH Development.

**"POD 2D"** means approximately 40.661 acres located within Improvement Area #1 and more specifically described in **Exhibit R-5** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2D is included as **Exhibit N-5**. POD 2D was originally owned by Qualico.

**"POD 2E"** means approximately 65.340 acres located within Improvement Area #2A and more specifically described in **Exhibit R-6** and depicted on **Exhibit A-3**. The Annual Installment schedule for POD 2E is included as **Exhibit N-6**. POD 2E is currently owned partially by GRBK Edgewood and partially by UMH Development.

**"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.

**"Qualico"** means Qualico Developments (U.S.), Inc., a Delaware corporation, 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. Qualico was the original owner of POD 2D.

**"Service and Assessment Plan"** means this Elevon Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

**"Service Plan"** means the plan described in **Section IV** which 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.

**"UMH Development"** means UMH 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. UMH Development was the original owner of approximately 14.381 acres in POD 2C and is the owner of approximately 12.972 acres in POD 2E.

**"Zone 1"** means approximately 376.758 acres located within the District and more specifically described in **Exhibit R-3** and depicted on **Exhibit A-2**. Zone 1 includes Improvement Area #1, Improvement Area #2A, Improvement Area #2B, and the Zone 1 Remainder Area.

**"Zone 1 Improvements"** means those Authorized Improvements that confer a special benefit to all of the Assessed Property within Zone 1 and the Non-Assessed Property, as further described in **Section III** and depicted on **Exhibit O-1.**

**"Zone 1 Offsite Improvements"** means those Authorized Improvements located outside of the District that confer a special benefit to all of the Zone 1 Assessed Property and the Non-Assessed Property, as further described in **Section III** and depicted on **Exhibit O-1.**

**"Zone 1 Remainder Area"** means approximately 104.06 acres located within the District, more specifically described in **Exhibit R-4** and depicted on **Exhibit A-2**. The Zone 1 Remainder Area includes all of Zone 1 save and except Improvement Area #1. The Zone 1 Remainder Area is being developed as Improvement Area #2A and Improvement Area #2B.

**"Zone 1 Remainder Area Annual Installment"** means the Annual Installment of the Zone 1 Remainder 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 Zone 1 Remainder Area Assessments; and (4) Additional Interest related to the Zone 1 Remainder Area Bonds, if applicable, as shown on **Exhibit F-2**.

**"Zone 1 Remainder Area Assessed Property"** means any Parcel within the Zone 1 Remainder Area against which a Zone 1 Remainder Area Assessment is levied.

**"Zone 1 Remainder Area Assessment"** means an Assessment levied against Zone 1 Remainder Area Assessed Property, related to the Zone 1 Remainder Area Authorized Improvements, and imposed pursuant to the 2022 Assessment Ordinance and the provisions herein, as shown on the Zone 1 Remainder Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Zone 1 Remainder Area Assessment Roll"** means the Assessment Roll for the Zone 1 Remainder Area Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 1 Remainder Area Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit F-1.**

**"Zone 1 Remainder Area Authorized Improvements"** means collectively, (1) the pro rata portion of the Zone 1 Improvements allocable to the Zone 1 Remainder Area; (2) the pro rata portion of the Offsite Improvements allocable to the Zone 1 Remainder Area; (3) the first year's Annual Collection Costs related to the Zone 1 Remainder Area Assessments; and (4) Bond Issuance Costs incurred in connection with the issuance of the Zone 1 Remainder Area Bonds.

**"Zone 1 Remainder Area Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (Elevon Public Improvement District Zone 1 Remainder Area Project)" that are secured by Zone 1 Remainder Area Assessments.

**"Zone 1 Remainder Area Initial Parcel"** means all of the Zone 1 Remainder Area Assessed Property against which the entire Zone 1 Remainder Area Assessment is levied, as shown on the Zone 1 Remainder Area Assessment Roll.

**"Zone 2"** means approximately 338.713 acres located within the District and more specifically described in **Exhibit R-9** and depicted on **Exhibit A-5**. Zone 2 includes Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area.

**"Zone 2 Improvements"** means those Authorized Improvements that confer a special benefit to all of the Assessed Property within Zone 2, as further described in **Section III** and depicted on **Exhibit O-5.**

**"Zone 2 Non-Assessed Property"** means Parcels within the boundaries of Zone 2 that accrue special benefit from the Zone 2 Shared Improvements and the Zone 2 Offsite Improvements as determined by the City Council and are allocated a proportionate share of the costs but are not assessed for the costs thereof. The Non-Assessed Property within Zone 2 is owned by East Lavon Partners, LP. Payment of the costs of Zone 2 Shared Improvements allocated to the Zone 2 Non-Assessed Property is the responsibility of the Master Developer.

**"Zone 2 Offsite Improvements"** means those Authorized Improvements located outside of the District that confer a special benefit to all of the Assessed Property within Zone 2, the Offsite Benefited Property, and the Zone 2 Non-Assessed Property, as further described in **Section III** and depicted on **Exhibit O-5.**

**"Zone 2 Remainder Area"** means approximately 261.790 acres located within the District, more specifically described in **Exhibit R-10** and depicted on **Exhibit A-5**. The Zone 2 Remainder Area includes all of Zone 2 save and except Improvement Area #4 and Improvement Area #5.

**"Zone 2 Remainder Area Annual Installment"** means the Annual Installment of the Zone 2 Remainder 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 Zone 2 Remainder Area Assessments; and (4) Additional Interest related to Zone 2 Remainder Area's allocable portion of the outstanding principal amount of the Zone 2 Remainder Area Bonds, as shown on **Exhibit K-2**.

**"Zone 2 Remainder Area Assessed Property"** means any Parcel within the Zone 2 Remainder Area against which a Zone 2 Remainder Area Assessment is levied.

**"Zone 2 Remainder Area Assessment"** means an Assessment levied against Zone 2 Remainder Area Assessed Property, related to the Zone 2 Remainder Area Authorized Improvements, and imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Zone 2 Remainder Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**"Zone 2 Remainder Area Assessment Roll"** means the Assessment Roll for the Zone 2 Remainder Area Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 2 Remainder Area

Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit K-1.**

**"Zone 2 Remainder Area Authorized Improvements"** means collectively, (1) the pro rata portion of the Zone 2 Improvements allocable to the Zone 2 Remainder Area; (2) the pro rata portion of the Zone 2 Offsite Improvements allocable to the Zone 2 Remainder Area; (3) the pro rata portion of the Zone 2 Shared Improvements allocable to the Zone 2 Remainder Area; (4) the first year's Annual Collection Costs related to the Zone 2 Remainder Area Assessments; and (5) Bond Issuance Costs incurred in connection with the issuance of the Zone 2 Remainder Area Bonds.

**"Zone 2 Remainder Area Bonds"** means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Zone 2 Remainder Area Project)" that are secured primarily by the Zone 2 Remainder Area Assessments.

**"Zone 2 Remainder Area Initial Parcel"** means all of the Zone 2 Remainder Area Assessed Property against which the entire Zone 2 Remainder Area Assessment is levied, as shown on the Zone 2 Remainder Area Assessment Roll.

**"Zone 2 Shared Improvements"** means those Authorized Improvements withing Zone 2 that confer a special benefit to all of the Zone 2 Assessed Property and Zone 2 Non-Assessed Property, as further described in **Section III** and depicted on **Exhibit O-5.**

## SECTION II: THE DISTRICT

The District includes approximately 982.719 contiguous acres located within the corporate limits and extraterritorial jurisdiction of the City, the boundaries of which are more particularly described on **Exhibit R-1** and depicted on **Exhibit A-1**.

The Zone 1 Remainder Area includes approximately 104.06 non-contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-4** and depicted on **Exhibit A-2**. The Zone 1 Remainder Area includes Improvement Area #2A and Improvement Area #2B. Development of the Zone 1 Remainder Area is fully platted and includes 453 Lots developed with single-family homes (101 single-family homes that are on Lots classified as Lot Type 8, 89 single-family homes that are on Lots classified as Lot Type 9, 42 single-family homes that are on Lots classified as Lot Type 10, 61 single-family homes that are on Lots classified as Lot Type 11, 115 single-family homes that are on Lots classified as Lot Type 12, and 45 single-family homes that are on Lots classified as Lot Type 13).

Improvement Area #1 includes approximately 272.698 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-5** and depicted on **Exhibit A-2**. Improvement Area #1 is fully platted and includes 937 Lots developed with single-family homes (76 single-family homes that are on Lots classified as Lot Type 1, 217 single-family homes that are on Lots classified as Lot Type 2, 69 single-family homes that are on Lots classified as Lot Type 3, 310 single-family homes that are on Lots classified as Lot Type 4, 44 single-family homes that are on Lots classified as Lot Type 5, 148 single-family homes that are on Lots classified as Lot Type 6, and 73 single-family homes that are on Lots classified as Lot Type 7.)

Improvement Area #2A includes approximately 65.34 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-6** and depicted on **Exhibit A-2**. Improvement Area #2A is fully platted and includes 263 Lots developed with single-family homes (42 single-family homes that are on Lots classified as Lot Type 8, 61 single-family homes that are on Lots classified as Lot Type 9, 115 single-family homes that are on Lots classified as Lot Type 10, and 45 single-family homes that are on Lots classified as Lot Type 11).

Improvement Area #2B includes approximately 38.72 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-7** and depicted on **Exhibit A-2**. Improvement Area #2B is fully platted and includes 190 Lots developed with single-family homes (101 single-family homes that are on Lots classified as Lot Type 12, and 89 single-family homes that are on Lots classified as Lot Type 13).

Improvement Area #3 includes approximately 52.063 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-8** and depicted on **Exhibit A-4**. Improvement Area #3 is anticipated to include 98 Lots developed with single-family homes (55 single-family homes that are on Lots classified as Lot Type 14, and 43 single-family homes that are on Lots classified as Lot Type 15).

The Zone 2 Remainder Area includes approximately 261.790 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-10** and depicted on **Exhibit A-5**. Development of the Zone 2 Remainder Area is anticipated to include approximately 1,000 Lots developed with single-family homes.

Improvement Area #4 includes approximately 46.850 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-11** and depicted on **Exhibit A-5**. Improvement Area #4 is anticipated to include 115 Lots developed with single-family homes (63 single-family homes that are on Lots classified as Lot Type 16, and 52 single-family homes that are on Lots classified as Lot Type 17).

Improvement Area #5 includes approximately 30.073 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit R-12** and depicted on **Exhibit A-5**. Improvement Area #5 is fully platted and includes 97 Lots developed with single-family homes (41 single-family homes that are on Lots classified as Lot Type 18, and 56 single-family homes that are on Lots classified as Lot Type 19).

The Future Improvement Area includes approximately 193.697 contiguous acres located within the extraterritorial jurisdiction of the City, the boundaries of which are more particularly described on **Exhibit R-2** and depicted on **Exhibit A-6**.

## SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Owners and their engineers 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 various water improvements which will be owned and operated either by the Bear Creek SUD or the Nevada SUD, and will be constructed in accordance with the applicable SUD's regulations and requirements. The budget for the Authorized Improvements in Zone 1 is shown on **Exhibit B-1**. The budget for the Authorized Improvements allocated by POD is shown on **Exhibit B-2**. The budget for the Authorized

Improvements in Zone 2 is shown on **Exhibit B-3**. The allocation of the Zone 2 Authorized Improvements is shown on **Exhibit B-4**.

### A. Zone 1 Improvements

- *Streets*

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

- *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 Zone 1.

- *Sewer*

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

- *Drainage*

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

- *ROW Areas*

  Includes road right of way that benefits all Lots within Zone 1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Zone 1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal fees, and consultant fees.

## B. Improvement Area #1 Improvements

- *Streets*

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

- *Water*

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

- *Sewer*

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

- *Drainage*

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

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## C. Zone 1 Offsite Improvements

- *Streets*

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

- *Water*

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

- *Sewer*

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

- *Drainage*

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

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Zone 1 Offsite Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, District Formation Costs and consultant fees.

### D. Improvement Area #2A Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for

roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2A.

- *Water*

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

- *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 #2A.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2A.

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #2A Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## E. Improvement Area #2B Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street

improvements will provide benefit to each Lot within Improvement Area #2B.

- *Water*

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

- *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 #2B.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2B.

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #2B Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## F. Improvement Area #3 Improvements

- *Streets*

  Improvements including right of way dedication, subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, 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.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #3.

- *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.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #3.

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #3 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## G. Zone 2 Improvements

- *Streets*

  Improvements including right of way dedication, subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, 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 of Assessed Property within Zone 2.

- *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 of

Assessed Property within Zone 2.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots of Assessed Property within Zone 2.

- *ROW Areas*

  Includes road right of way that benefits all Lots of Assessed Property within Zone 2.

- *District Formation Costs*

  Includes 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.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Zone 2 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## H. Improvement Area #4 Improvements

- *Streets*

  Improvements including right of way dedication, subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, 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 #4.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #4.

- *Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping,

ductile iron encasement, boring, manholes, service connections, lift station, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #4.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, detention pond outfalls, creek and pond stabilization, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #4.

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #4 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

**I. Improvement Area #5 Improvements**

- *Streets*

  Improvements including right of way dedication, subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, 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 #5.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #5.

- *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 #5.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, detention pond outfall, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #5.

- *ROW Areas*

  Includes road right of way.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #5 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## J. Zone 2 Shared Improvements

- *Streets*

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

- *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 Zone 2.

- *Sewer*

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

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Zone 2.

- *District Formation Costs*

  Includes 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. District Formation Costs are not allocated to the Non-Assessed Property.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Zone 2 Shared Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## K. Zone 2 Offsite Improvements

- *Streets*

  Improvements including right of way dedication, subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 2 and the Offsite Benefitted Property. Note certain offsite street improvements will be accepted by TxDOT.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Zone 2 and the Offsite Benefitted Property.

- *District Formation Costs*

  Includes 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. District Formation Costs are not allocated to the Non-Assessed Property or the Offsite Benefitted Property.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Zone 2 Offsite Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

**L. 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, which includes 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.

**M. Other Costs**

- *Deposit to Administrative Fund*

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

## SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized

Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C-1** summarizes the Service Plan for Improvement Area #1, Improvement Area #2A, Improvement Area #2B, and the Zone 1 Remainder Area. **Exhibit C-2** summarizes the Service Plan for Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Zone 2 Remainder Area. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 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 C.**

**Exhibit D-1** summarizes the sources and uses of funds required to construct the Authorized Improvements for Zone 1. **Exhibit D-2** summarizes the sources and uses of funds required to construct the Authorized Improvements for Improvement Area #3 and Zone 2. **Appendix B-2** summarizes the sources and uses of funds by POD for Improvement Area #1, Improvement Area #2A, and Improvement Area #2B. The sources and uses of funds shown on **Exhibit D-1** and **Exhibit D-2** 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 2025 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 Owners, and all future owners and developers of the Assessed Property.

## A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Owners and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined the following:

- The costs of the Zone 1 Remainder Area Authorized Improvements were allocated to each Parcel in the Zone 1 Remainder Area based upon Estimated Buildout Value of each Parcel designated as Zone 1 Remainder Area Assessed Property to the Estimated Buildout Value of all Zone 1 Remainder Area Assessed Property at the time the Service and Assessment Plan was approved. See **Exhibit B-2** for the allocation of the Zone 1 Remainder Area Authorized Improvements by POD.

- The costs of the Zone 1 Improvements and the Zone 1 Offsite Improvements were allocated to Improvement Area #1 and the Zone 1 Remainder Area based upon Estimated Buildout Value of each Parcel or Assessed Property to the Estimated Buildout Value of Zone 1 at the time the Service and Assessment Plan was approved. Currently, the Zone 1 Remainder Area is allocated 32.16% of the Zone 1 Improvement costs and the Zone 1 Offsite Improvement costs, and Improvement Area #1 is allocated 67.84% of the Zone 1 Improvement costs and the Zone 1 Offsite Improvement costs. The Zone 1 Remainder Area and Improvement Area #1's shares of the Zone 1 Improvement costs and the Zone 1 Offsite Improvement costs are illustrated in **Exhibit B-1.**

- The costs of the Improvement Area #1 Authorized Improvements were allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property at the time the Service and Assessment Plan was approved.

- The costs of the Improvement Area #2A Authorized Improvements were allocated to each Parcel within Improvement Area #2A based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2A Assessed Property to the Estimated Buildout Value of all Improvement Area #2A Assessed Property at the time the 2024 Amended and Restated Service and Assessment Plan was approved.

- The costs of the Improvement Area #2B Authorized Improvements were allocated to each Parcel within Improvement Area #2B based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2B Assessed Property to the Estimated

Buildout Value of all Improvement Area #2B Assessed Property at the time the 2024 Amended and Restated Service and Assessment Plan was approved. Currently, the Improvement Area #2B Initial Parcel is the only Parcel within Improvement Area #2B which receives benefit from the Improvement Area #2B Authorized Improvements, and as such, the Improvement Area #2B Initial Parcel is allocated 100% of the Improvement Area #2B Authorized Improvements.

- The costs of the Improvement Area #3 Authorized Improvements shall be allocated to each Parcel within Improvement Area #3 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3 which receives benefit from the Improvement Area #3 Authorized Improvements, and as such, the Improvement Area #3 Initial Parcel is allocated 100% of the Improvement Area #3 Authorized Improvements.

- The costs of the Zone 2 Remainder Area Authorized Improvements shall be allocated to each Parcel in the Zone 2 Remainder Area based upon Estimated Buildout Value of each Parcel designated as Zone 2 Remainder Area Assessed Property to the Estimated Buildout Value of all Zone 2 Remainder Area Assessed Property at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Zone 2 Remainder Area Initial Parcel is the only Parcel within the Zone 2 Remainder Area, and as such, the Zone 2 Remainder Area Initial Parcel is allocated 100% of the Zone 2 Remainder Area Authorized Improvements.

- The costs of Zone 2 Improvements shall be allocated to Improvement Area #4, Improvement Area #5 and Zone 2 Remainder Area based on Estimated Buildout Value of each Parcel designated as Zone 2 Assessed Property to the Estimated Buildout Value of Zone 2 at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Zone 2 Remainder Area is allocated 81.74% of the Zone 2 Improvement costs, Improvement Area #4 is allocated 11.17% of the Zone 2 Improvement costs, and Improvement Area #5 is allocated 7.10% of the Zone 2 Improvement costs. The Zone 2 Remainder Area, Improvement Area #3, and Improvement Area #4's shares of the Zone 2 Improvement costs are illustrated in **Exhibit B-4.**

- The portion of costs of the Zone 2 Shared Improvements that benefit the Assessed Property and Zone 2 Non-Assessed Property in Zone 2 shall first be allocated to the Zone 2 Assessed Property and Zone 2 Non-Assessed Property based on acreage, as shown on

**Exhibit B-4**. The costs of Zone 2 Shared Improvements allocable to the Assessed Property shall then be allocated to Improvement Area #4, Improvement Area #5 and Zone 2 Remainder Area based on Estimated Buildout Value of each Parcel designated as Zone 2 Assessed Property to the Estimated Buildout Value of Zone 2 at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Zone 2 Remainder Area is allocated 81.74% of the Zone 2 Shared Improvement costs allocable to the Zone 2 Assessed Property, Improvement Area #4 is allocated 11.17% of the Zone 2 Shared Improvement costs allocable to the Zone 2 Assessed Property, and Improvement Area #5 is allocated 7.10% of the Zone 2 Shared Improvement costs allocable to the Zone 2 Assessed Property. The Zone 2 Remainder Area, Improvement Area #3, and Improvement Area #4's shares of the Zone 2 Shared Improvement costs are illustrated in **Exhibit B-4.**

- The portion of costs of the Zone 2 Offsite Improvements that benefit the Assessed Property, Zone 2 Non-Assessed Property, and Offsite Benefitted Property shall first be allocated to the Zone 2 Assessed Property, Zone 2 Non-Assessed Property, and Offsite Benefitted Property, based on acreage, as shown on **Exhibit B-4**. The costs of Zone 2 Offsite Improvements allocable to the Assessed Property shall then be allocated to Improvement Area #4, Improvement Area #5 and Zone 2 Remainder Area based on Estimated Buildout Value of each Parcel designated as Zone 2 Assessed Property to the Estimated Buildout Value of Zone 2 at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Zone 2 Remainder Area is allocated 81.74% of the Zone 2 Offsite Improvement costs allocable to the Zone 2 Assessed Property, Improvement Area #4 is allocated 11.17% of the Zone 2 Offsite Improvement costs allocable to the Zone 2 Assessed Property, and Improvement Area #5 is allocated 7.10% of the Zone 2 Offsite Improvement costs allocable to the Zone 2 Assessed Property. The Zone 2 Remainder Area, Improvement Area #3, and Improvement Area #4's shares of the Zone 2 Offsite Improvement costs are illustrated in **Exhibit B-4.**

- The costs of the Improvement Area #4 Authorized Improvements shall be allocated to each Parcel within Improvement Area #4 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #4 Assessed Property to the Estimated Buildout Value of all Improvement Area #4 Assessed Property at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Improvement Area #4 Initial Parcel is the only Parcel within Improvement Area #4 which receives benefit from the Improvement Area #4 Authorized Improvements, and as such, the Improvement Area #4 Initial Parcel is allocated 100% of the Improvement Area #4 Authorized Improvements.

- The costs of the Improvement Area #5 Authorized Improvements shall be allocated to each Parcel within Improvement Area #5 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #5 Assessed Property to the Estimated Buildout Value of all Improvement Area #5 Assessed Property at the time this 2025 Amended and Restated Service and Assessment Plan is approved. Currently, the Improvement Area #5 Initial Parcel is the only Parcel within Improvement Area #5 which receives benefit from the Improvement Area #5 Authorized Improvements, and as such, the Improvement Area #5 Initial Parcel is allocated 100% of the Improvement Area #5 Authorized Improvements.

### B. Assessments

The Zone 1 Remainder Area Assessment has been levied on POD 2B-2 and POD 2E in the amounts shown on the Zone 1 Remainder Area Assessment Roll, attached hereto as **Exhibit F-1**. The projected Zone 1 Remainder Area Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of POD 2B-2 or POD 2E, the Zone 1 Remainder Area Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #1 Assessment has been levied on POD 2A, POD 2B-1, POD 2C and POD 2D in the amounts shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G-2**.

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

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

The Improvement Area #3 Assessment has been levied on the Improvement Area #3 Initial Parcel in the amounts shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit J-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit J-2**. Upon division or subdivision of the Improvement Area #3 Initial Parcel, the Improvement Area #3 Assessment will be reallocated pursuant to **Section VI**.

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

The Improvement Area #4 Assessment has been levied on the Improvement Area #4 Initial Parcel in the amounts shown on the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit L-1**. The projected Improvement Area #4 Annual Installments are shown on **Exhibit L-2**. Upon division or subdivision of the Improvement Area #4 Initial Parcel, the Improvement Area #4 Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #5 Assessment has been levied on the Improvement Area #5 Initial Parcel in the amounts shown on the Improvement Area #5 Assessment Roll, attached hereto as **Exhibit M-1**. The projected Improvement Area #5 Annual Installments are shown on **Exhibit M-2**. Upon division or subdivision of the Improvement Area #5 Initial Parcel, the Improvement Area #5 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E-1** and **Exhibit E-2**. In no case will the Assessment for Lots classified as 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, Lot Type 11, Lot Type 12, Lot Type 13, Lot Type 14, Lot Type 15, Lot Type 16, Lot Type 17, Lot Type 18, or Lot Type 19, respectively, exceed the corresponding Maximum Assessment for each Lot classification.

### C. Findings of Special Benefit

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

- *Zone 1 Remainder Area*
    - At the time the Service and Assessment Plan was approved, the costs of the Zone 1 Remainder Area Authorized Improvements equaled $8,046,000;
    - The Zone 1 Remainder Area Assessed Property receives special benefit from the Zone 1 Remainder Area Authorized Improvements equal to or greater than the Actual Cost of the Zone 1 Remainder Area Authorized Improvements;
    - POD 2B-2 and POD 2E have been allocated 100% of the Zone 1 Remainder Area Assessment levied for the Zone 1 Remainder Area Authorized Improvements, which equals $8,046,000;

- The special benefit ( ≥ $8,046,000) received by POD 2B-2 and POD 2E from the Zone 1 Remainder Area Authorized Improvements is greater than or equal to the amount of the Zone 1 Remainder Area Assessment ($8,046,000) levied on POD 2B-2 and POD 2E for the Zone 1 Remainder Area Authorized Improvements; and
- At the time the City Council approved the Service and Assessment Plan, HMH/Stratford Elevon, GRBK Edgewood, and UMH Development owned 100% of POD 2B-2 and POD 2E. These landowners acknowledged that the Zone 1 Remainder Area Authorized Improvements confer a special benefit on POD 2B-2 and POD 2E and consented to the imposition of the Zone 1 Remainder Area Assessments to pay for the Actual Costs associated therewith. HMH/Stratford Elevon, GRBK Edgewood, and UMH Development have 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) the Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Zone 1 Remainder Area Assessment on PODs 2B-2 and 2E.

- *Improvement Area #1*
  - At the time the Service and Assessment Plan was approved, the costs of the Improvement Area #1 Authorized Improvements equaled $47,354,026;
  - 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;
  - POD 2A, POD 2B-1, POD 2C and POD 2D have been allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals $41,333,000;
  - The special benefit ( ≥ $47,354,026) received by POD 2A, POD 2B-1, POD 2C and POD 2D from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment ($41,333,000) levied on POD 2A, POD 2B-1, POD 2C and POD 2D for the Improvement Area #1 Authorized Improvements; and
  - At the time the City Council approved the Service and Assessment Plan, K Hovnanian Homes, HMH/Stratford Elevon, GRBK Edgewood, UMH Development and Qualico owned 100% of POD 2A, POD 2B-1, POD 2C and POD 2D. These landowners acknowledged that the Improvement Area #1 Authorized

Improvements confer a special benefit on POD 2A, POD 2B-1, POD 2C and POD 2D and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. K Hovnanian Homes, HMH/Stratford Elevon, GRBK Edgewood, UMH Development and Qualico 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) the Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on POD 2A, POD 2B-1, POD 2C and POD 2D.

- *Improvement Area #2A*
    - At the time the 2024 Amended and Restated Service and Assessment Plan was approved, the costs of the Improvement Area #2A Authorized Improvements equaled $11,337,100, as shown on **Exhibit B-1**;
    - The Improvement Area #2A Assessed Property receives special benefit from the Improvement Area #2A Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2A Authorized Improvements;
    - POD 2E has been allocated 100% of the Improvement Area #2A Assessment levied for the Improvement Area #2A Authorized Improvements, which equals $7,514,043;
    - The special benefit ( ≥ $11,337,100) received by POD 2E from the Improvement Area #2A Authorized Improvements is equal to or greater than the amount of the Improvement Area #2A Assessment ($7,514,043) levied on POD 2E for the Improvement Area #2A Authorized Improvements; and
    - At the time the City Council approved the 2024 Amended and Restated Service and Assessment Plan, GRBK Edgewood, and UMH Development owned 100% of POD 2E. These landowners acknowledged that the Improvement Area #2A Authorized Improvements confer a special benefit on POD 2E and consented to the imposition of the Improvement Area #2A Assessment to pay for the Actual Costs associated therewith. GRBK Edgewood, and UMH Development 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 2024 Assessment Ordinance; (2) the 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #2A Assessment on POD 2E.

- *Improvement Area #2B*
    - At the time the 2024 Amended and Restated Service and Assessment Plan was approved, the costs of the Improvement Area #2B Authorized Improvements equaled $6,350,452, as shown on **Exhibit B-1**;
    - The Improvement Area #2B Assessed Property receives special benefit from the Improvement Area #2B Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2B Authorized Improvements;
    - POD 2B-2 has been allocated 100% of the Improvement Area #2B Assessment levied for the Improvement Area #2B Authorized Improvements, which equals $4,807,974;
    - The special benefit ( ≥ $6,350,452) received by POD 2B-2 from the Improvement Area #2B Authorized Improvements is equal to or greater than the amount of the Improvement Area #2B Assessment ($4,807,974) levied on POD 2B-2 for the Improvement Area #2B Authorized Improvements; and
    - At the time the City Council approved the 2024 Amended and Restated Service and Assessment Plan, HMH/Stratford Elevon owned 100% of POD 2B-2. These landowners acknowledged that the Improvement Area #2B Authorized Improvements confer a special benefit on POD 2B-2 and consented to the imposition of the Improvement Area #2B Assessment to pay for the Actual Costs associated therewith. HMH/Stratford Elevon 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 2024 Assessment Ordinance; (2) the 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #2B Assessment on POD 2B-2.
- *Improvement Area #3*
    - The costs of the Improvement Area #3 Authorized Improvements equals $10,778,937, as shown on **Exhibit B-3**;
    - 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 has been allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Authorized Improvements, which equals $8,950,000;

- The special benefit ( ≥ $10,778,937) 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 ($8,950,000) levied on the Improvement Area #3 Initial Parcel for the Improvement Area #3 Authorized Improvements; and

- At the time the City Council approved this 2025 Amended and Restated Service and Assessment Plan, the Master Developer owned 100% of Improvement Area #3 Initial Parcel. This landowner acknowledged that the Improvement Area #3 Authorized Improvements confer a special benefit on 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 Master Developer 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 2025 Assessment Ordinance; (2) this 2025 Amended and Restated Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

- *Zone 2 Remainder Area*

  - The costs of the Zone 2 Remainder Area Authorized Improvements equals $13,605,595, as shown on **Exhibit B-3**;

  - The Zone 2 Remainder Area Assessed Property receives special benefit from the Zone 2 Remainder Area Authorized Improvements equal to or greater than the Actual Cost of the Zone 2 Remainder Area Authorized Improvements;

  - The Zone 2 Remainder Area Initial Parcel has been allocated 100% of the Zone 2 Remainder Area Assessment levied for the Zone 2 Remainder Area Authorized Improvements, which equals $13,564,000;

  - The special benefit ( ≥ $13, 605,595) received by the Zone 2 Remainder Area Initial Parcel from the Zone 2 Remainder Area Authorized Improvements is equal to or greater than the amount of the Zone 2 Remainder Area Assessment ($13,564,000) levied on the Zone 2 Remainder Area Initial Parcel for the Zone 2 Remainder Area Authorized Improvements; and

- At the time the City Council approved this 2025 Amended and Restated Service and Assessment Plan, Petro-Hunt Entities, RLS (Elevon), LLC, and Wilbow Finance – Elevon, LLC, collectively, owned 100% of Zone 2 Remainder Area Initial Parcel. These landowners acknowledged that the Zone 2 Remainder Area Authorized Improvements confer a special benefit on Zone 2 Remainder Area Initial Parcel and consented to the imposition of the Zone 2 Remainder Area Assessment to pay for the Actual Costs associated therewith. Petro-Hunt Entities, RLS (Elevon), LLC, and Wilbow Finance – Elevon, LLC 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 2025 Assessment Ordinance; (2) this 2025 Amended and Restated Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Zone 2 Remainder Area Assessment on the Zone 2 Remainder Area Initial Parcel.

- *Improvement Area #4*

  - The costs of the Improvement Area #4 Authorized Improvements equals $11,300,468, as shown on **Exhibit B-3**;

  - The Improvement Area #4 Assessed Property receives special benefit from the Improvement Area #4 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #4 Authorized Improvements;

  - The Improvement Area #4 Initial Parcel has been allocated 100% of the Improvement Area #4 Assessment levied for the Improvement Area #4 Authorized Improvements, which equals $7,859,000;

  - The special benefit ( ≥ $11,300,468) received by the Improvement Area #4 Initial Parcel from the Improvement Area #4 Authorized Improvements is equal to or greater than the amount of the Improvement Area #4 Assessment ($7,859,000) levied on the Improvement Area #4 Initial Parcel for the Improvement Area #4 Authorized Improvements; and

  - At the time the City Council approved this 2025 Amended and Restated Service and Assessment Plan, RLS (Elevon), LLC owned 100% of Improvement Area #4 Initial Parcel. This landowner acknowledged that the Improvement Area #4 Authorized Improvements confer a special benefit on Improvement Area #4 Initial Parcel and consented to the imposition of the Improvement Area #4 Assessment to pay for the Actual Costs associated therewith. RLS (Elevon), LLC 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 2025 Assessment Ordinance; (2) this 2025 Amended and Restated Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #4 Assessment on the Improvement Area #4 Initial Parcel.

- *Improvement Area #5*
    - The costs of the Improvement Area #5 Authorized Improvements equals $8,667,675, as shown on **Exhibit B-3**;
    - The Improvement Area #5 Assessed Property receives special benefit from the Improvement Area #5 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #5 Authorized Improvements;
    - The Improvement Area #5 Initial Parcel has been allocated 100% of the Improvement Area #5 Assessment levied for the Improvement Area #5 Authorized Improvements, which equals $4,751,000;
    - The special benefit ( ≥ $8,667,675) received by the Improvement Area #5 Initial Parcel from the Improvement Area #5 Authorized Improvements is equal to or greater than the amount of the Improvement Area #5 Assessment ($4,751,000) levied on the Improvement Area #5 Initial Parcel for the Improvement Area #5 Authorized Improvements; and
    - At the time the City Council approved this 2025 Amended and Restated Service and Assessment Plan, Wilbow Finance – Elevon, LLC owned 100% of Improvement Area #5 Initial Parcel. This landowner acknowledged that the Improvement Area #5 Authorized Improvements confer a special benefit on Improvement Area #5 Initial Parcel and consented to the imposition of the Improvement Area #5 Assessment to pay for the Actual Costs associated therewith. Wilbow Finance – Elevon, LLC 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 2025 Assessment Ordinance; (2) this 2025 Amended and Restated Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #5 Assessment on the Improvement Area #5 Initial Parcel.

### D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total

outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

### E. Additional Interest

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

## SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

### A. Reallocation of Assessments

*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 Owners. The Estimated Buildout Values for 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, Lot Type 11, Lot Type 12, Lot Type 13, Lot Type 14, Lot Type 15, Lot Type 16, Lot Type 17, Lot Type 18, and Lot Type 19 are shown on **Exhibit E-1** and **Exhibit E-2** and will not change in future Annual Service Plan Updates but **Exhibit E-1** and **Exhibit E-2** 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 the 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 the same Lot Type

Prior to the recording of a subdivision plat, the Owners 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 Owners, regarding the Lot. The Estimated Buildout Values for 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, Lot Type 11, Lot Type 12, Lot Type 13, Lot Type 14, Lot Type 15, Lot Type 16, Lot Type 17, Lot Type 18, and Lot Type 19 are shown on **Exhibit E-1** and **Exhibit E-2** 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 P.**

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

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the

obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

### D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds 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 that are not expected to be used for the purposes of the project fund 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 on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

For purposes of Prepayments, Improvement Area #1 Additional Bonds will be on parity with the Improvement Area #1 Initial Bonds, and Zone 1 Remainder Area Bonds will be on parity with the Improvement Area #2A-2B Bonds.

### F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Zone 1 Remainder Area Annual Installments, **Exhibit G-2** shows the estimated Improvement Area #1 Annual Installments, **Exhibit H-2** shows the estimated Improvement Area #2A Annual Installments, **Exhibit I-2** shows the estimated Improvement Area #2B Annual Installments, **Exhibit J-2** shows the estimated Improvement Area #3 Annual Installments, **Exhibit K-2** shows the estimated Zone 2 Remainder Area Annual Installments, **Exhibit L-2** shows the estimated Improvement Area #4 Annual Installments, and **Exhibit M-2** shows the estimated Improvement Area #5 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

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

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. Allocating Improvement Area #1 Annual Installments

With regard to the payment of Annual Installments, Improvement Area #1 Additional Bonds will be on parity with the Improvement Area #1 Initial Bonds.

### H. Allocating Improvement Area #2A Annual Installments

With regard to the payment of Annual Installments, and Zone 1 Remainder Area Bonds will be on parity with the Improvement Area #2A-2B Bonds.

### I. Allocating Improvement Area #2B Annual Installments

With regard to the payment of Annual Installments, and Zone 1 Remainder Area Bonds will be on parity with the Improvement Area #2A-2B Bonds.

### J. 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 2025 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 Zone 1 Remainder Area Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 1 Remainder Area Assessment Roll and Zone 1 Remainder Area Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #1 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 #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2A 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 #2A Assessment Roll and Improvement Area #2A Annual Installments for each Parcel as part of each Annual Service Plan Update.

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

The Improvement Area #3 Assessment Roll is attached as **Exhibit J-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.

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

The Improvement Area #4 Assessment Roll is attached as **Exhibit L-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #4 Assessment Roll and Improvement Area #4 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #5 Assessment Roll is attached as **Exhibit M-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #5 Assessment Roll and Improvement Area #5 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 2025 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days 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 2025 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 2025 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

2025 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 2025 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 2025 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 2025 Amended and Restated Service and Assessment Plan. Interpretations of this 2025 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 Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2025 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix C.** Within seven days of approval by the city Council, the City shall file and record in the real property records of the County the 2025 Assessment Ordinance, or any future Annual Service Plan Updates. The executed 2025 Assessment Ordinance, including any attachments, approving this 2025 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

### E. Severability

If any provision of this 2025 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

# EXHIBITS

The following Exhibits are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

**Exhibit A-1** Map of the District
**Exhibit A-2** Map of Zone 1
**Exhibit A-3** Map of Zone 1 PODs
**Exhibit A-4** Map of Improvement Area #3
**Exhibit A-5** Map of Zone 2
**Exhibit A-6** Map of the Future Improvement Area
**Exhibit A-7** Lot Type Classification Maps
**Exhibit B-1** Zone 1 Project Costs
**Exhibit B-2** Zone 1 Authorized Improvements by POD
**Exhibit B-3** Improvement Area #3 and Zone 2 Project Costs
**Exhibit B-4** Zone 2 Allocation of Costs
**Exhibit C-1** Zone 1 Service Plan
**Exhibit C-2** Improvement Area #3 and Zone 2 Service Plan
**Exhibit D-1** Zone 1 Sources and Uses of Funds
**Exhibit D-2** Improvement Area #3 and Zone 2 Sources and Uses of Funds
**Exhibit E-1** Zone 1 Maximum Assessment and Tax Rate Equivalent
**Exhibit E-2** Improvement Area #3 and Zone 2 Maximum Assessment and Tax Rate Equivalent
**Exhibit E-3** Zone 1 POD Allocation
**Exhibit F-1** Zone 1 Remainder Area Assessment Roll
**Exhibit F-2** Zone 1 Remainder Area Annual Installments
**Exhibit G-1** Improvement Area #1 Assessment Roll
**Exhibit G-2** Improvement Area #1 Annual Installments
**Exhibit H-1** Improvement Area #2A Assessment Roll
**Exhibit H-2** Improvement Area #2A Annual Installments
**Exhibit I-1** Improvement Area #2B Assessment Roll
**Exhibit I-2** Improvement Area #2B Annual Installments
**Exhibit J-1** Improvement Area #3 Assessment Roll
**Exhibit J-2** Improvement Area #3 Annual Installments
**Exhibit K-1** Zone 2 Remainder Area Assessment Roll
**Exhibit K-2** Zone 2 Remainder Area Annual Installments

**Exhibit L-1** Improvement Area #4 Assessment Roll
**Exhibit L-2** Improvement Area #4 Annual Installments
**Exhibit M-1** Improvement Area #5 Assessment Roll
**Exhibit M-2** Improvement Area #5 Annual Installments
**Exhibit N-1** POD 2A Annual Installments
**Exhibit N-2** POD 2B-1 Annual Installments
**Exhibit N-3** POD 2B-2 Annual Installments
**Exhibit N-4** POD 2C Annual Installments
**Exhibit N-5** POD 2D Annual Installments
**Exhibit N-6** POD 2E Annual Installments
**Exhibit O-1** Maps of Zone 1 Improvements and Zone 1 Offsite Improvements
**Exhibit O-2** Maps of Improvement Area #1 Improvements
**Exhibit O-3** Maps of Improvement Area #2A Improvements and Improvement Area #2B Improvements
**Exhibit O-4** Maps of Improvement Area #3 Improvements
**Exhibit O-5** Maps of Zone 2 Improvements, Zone 2 Shared Improvements, and Zone 2 Offsite Improvements
**Exhibit O-6** Maps of Improvement Area #4 Improvements and Improvement Area #5 Improvements
**Exhibit P** Form of Notice of Assessment Termination
**Exhibit Q-1** Debt Service Schedules for Zone 1 Remainder Area Bonds
**Exhibit Q-2** Debt Service Schedule for Improvement Area #1 Initial Bonds
**Exhibit Q-3** Debt Service Schedule for Improvement Area #1 Additional Bonds
**Exhibit Q-4** Debt Service Schedule for Improvement Area #2A-2B Bonds
**Exhibit Q-5** Debt Service Schedule for Zone 2 Remainder Area Bonds
**Exhibit Q-6** Debt Service Schedule for Improvement Area #3-5 Bonds
**Exhibit R-1** District Legal Description
**Exhibit R-2** Future Improvement Area Legal Description
**Exhibit R-3** Zone 1 Legal Description
**Exhibit R-4** Zone 1 Remainder Area Legal Description
**Exhibit R-5** Improvement Area #1 Legal Description
**Exhibit R-6** Improvement Area #2A Legal Description
**Exhibit R-7** Improvement Area #2B Legal Description
**Exhibit R-8** Improvement Area #3 Legal Description
**Exhibit R-9** Zone 2 Legal Description
**Exhibit R-10** Zone 2 Remainder Area Legal Description
**Exhibit R-11** Improvement Area #4 Legal Description

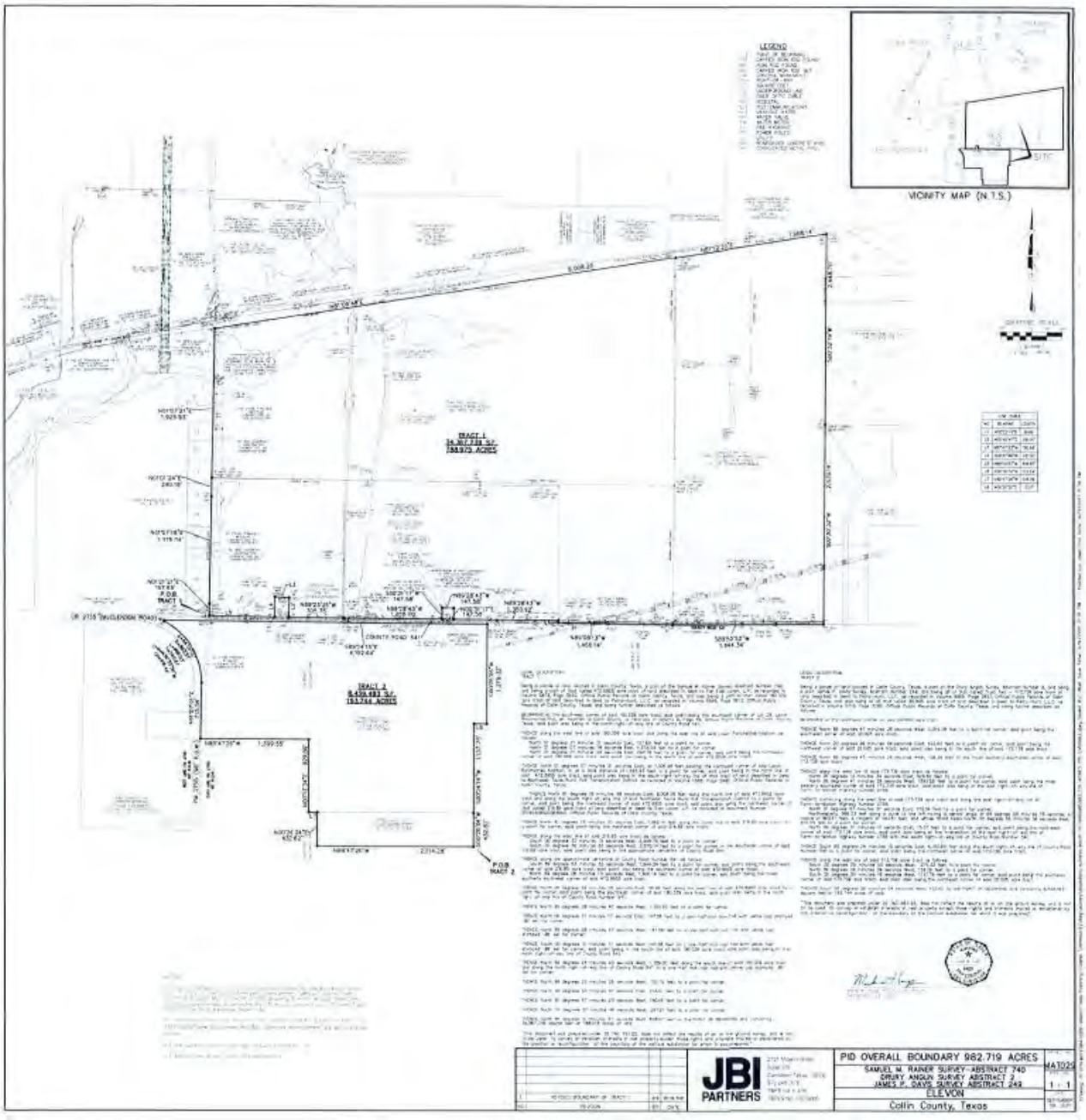
**Exhibit R-12** Improvement Area #5 Legal Description
**Exhibit S-1** Improvement Area #1 Plats
**Exhibit S-2** Improvement Area #2A Plat
**Exhibit S-3** Improvement Area #2B Plat
**Exhibit S-4** Improvement Area #3 Preliminary Plat
**Exhibit S-5** Improvement Area #4 Plat
**Exhibit S-6** Improvement Area #5 Plat

# APPENDICES

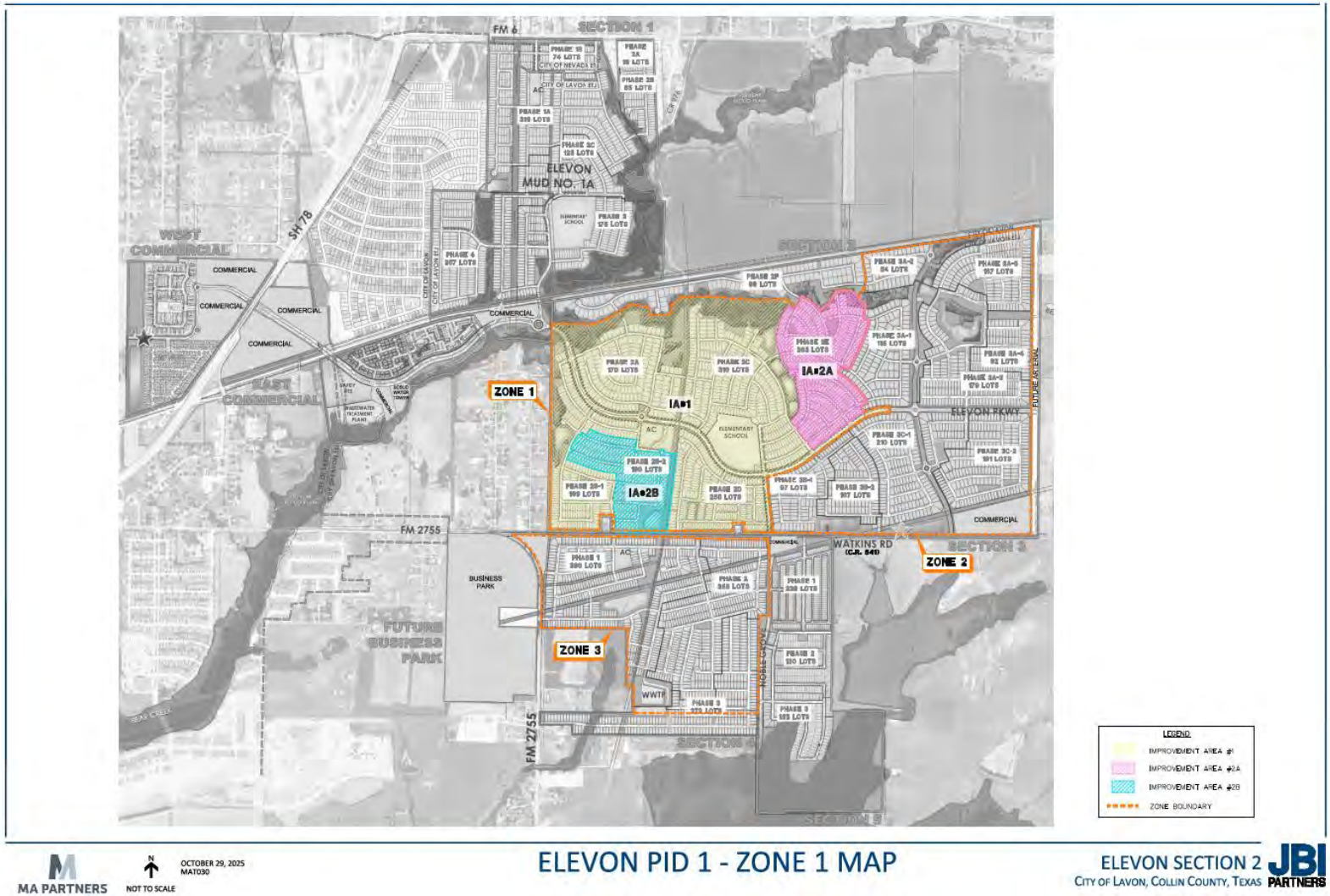
The following Appendices are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

| | |
|---|---|
| **Appendix A** | Engineer's Report |
| **Appendix B** | Sources and Uses by POD |
| **Appendix C** | Buyer Disclosures |

# EXHIBIT A-1 – MAP OF THE DISTRICT



## EXHIBIT A-2 – MAP OF ZONE 1




MA PARTNERS

OCTOBER 29, 2025
MAT030

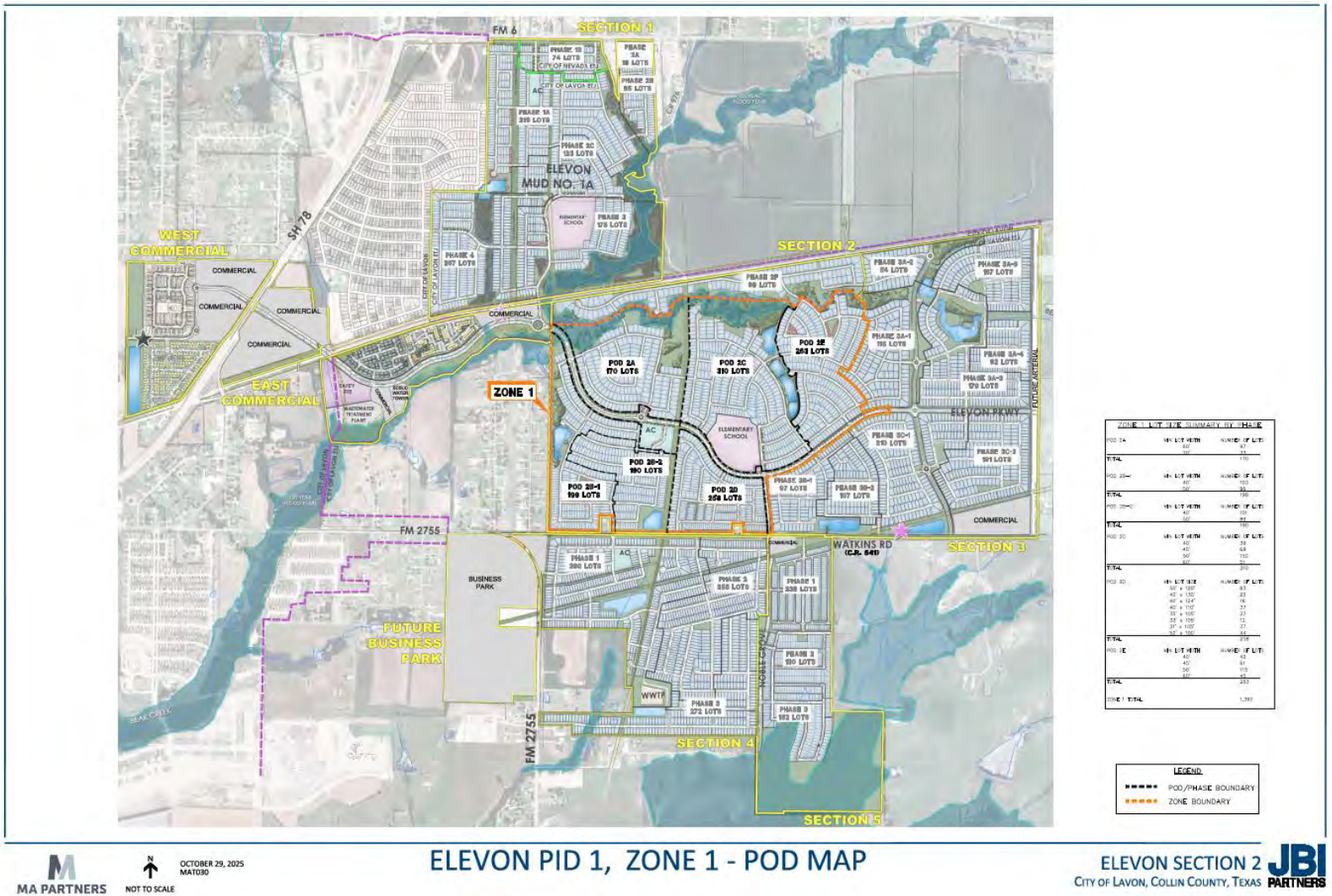
NOT TO SCALE

ELEVON PID 1 - ZONE 1 MAP

ELEVON SECTION 2
CITY OF LAVON, COLLIN COUNTY, TEXAS

JBI PARTNERS

# EXHIBIT A-3 – MAP OF ZONE 1 PODS




MA PARTNERS

OCTOBER 29, 2025
MAT030

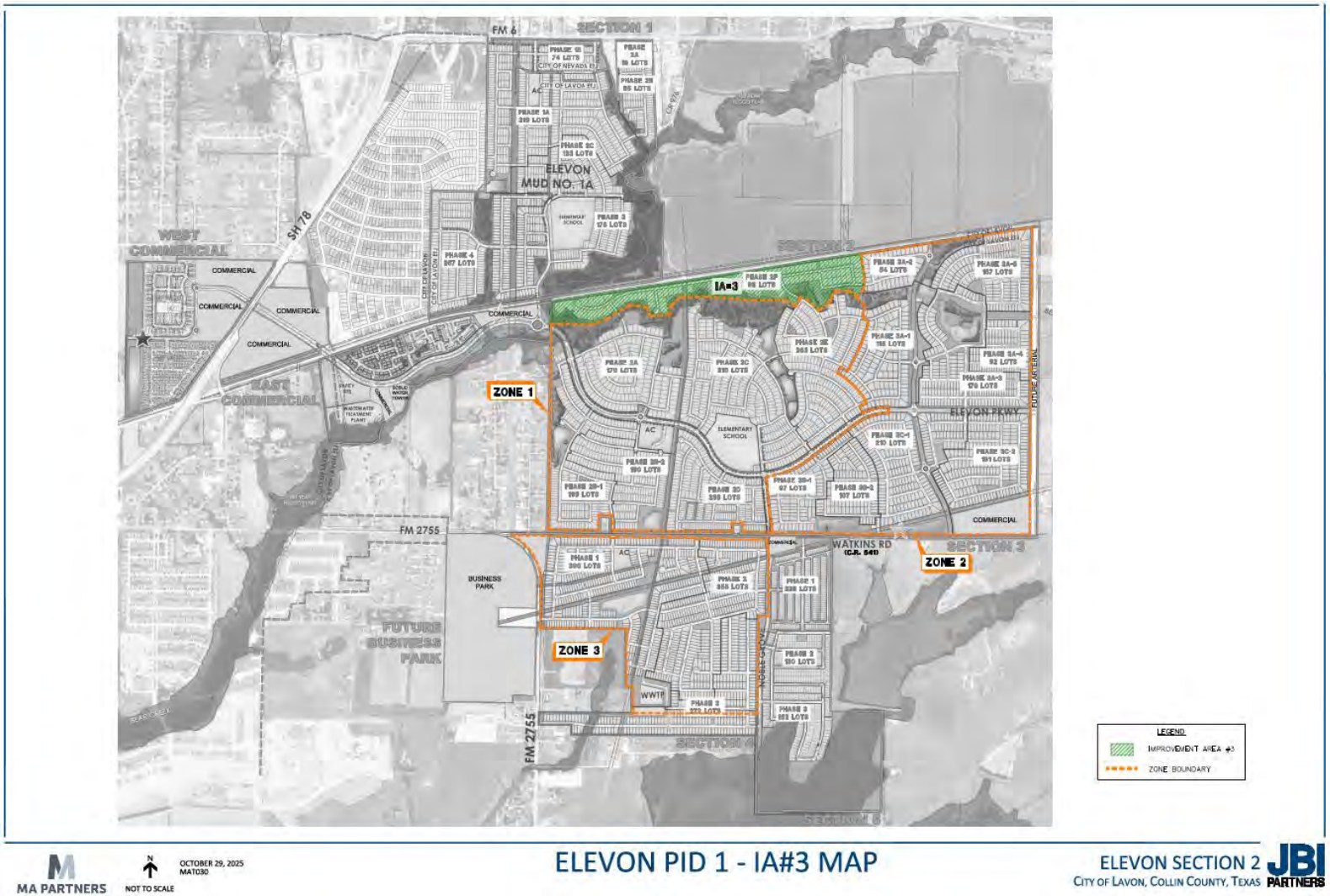
NOT TO SCALE

## ELEVON PID 1, ZONE 1 - POD MAP

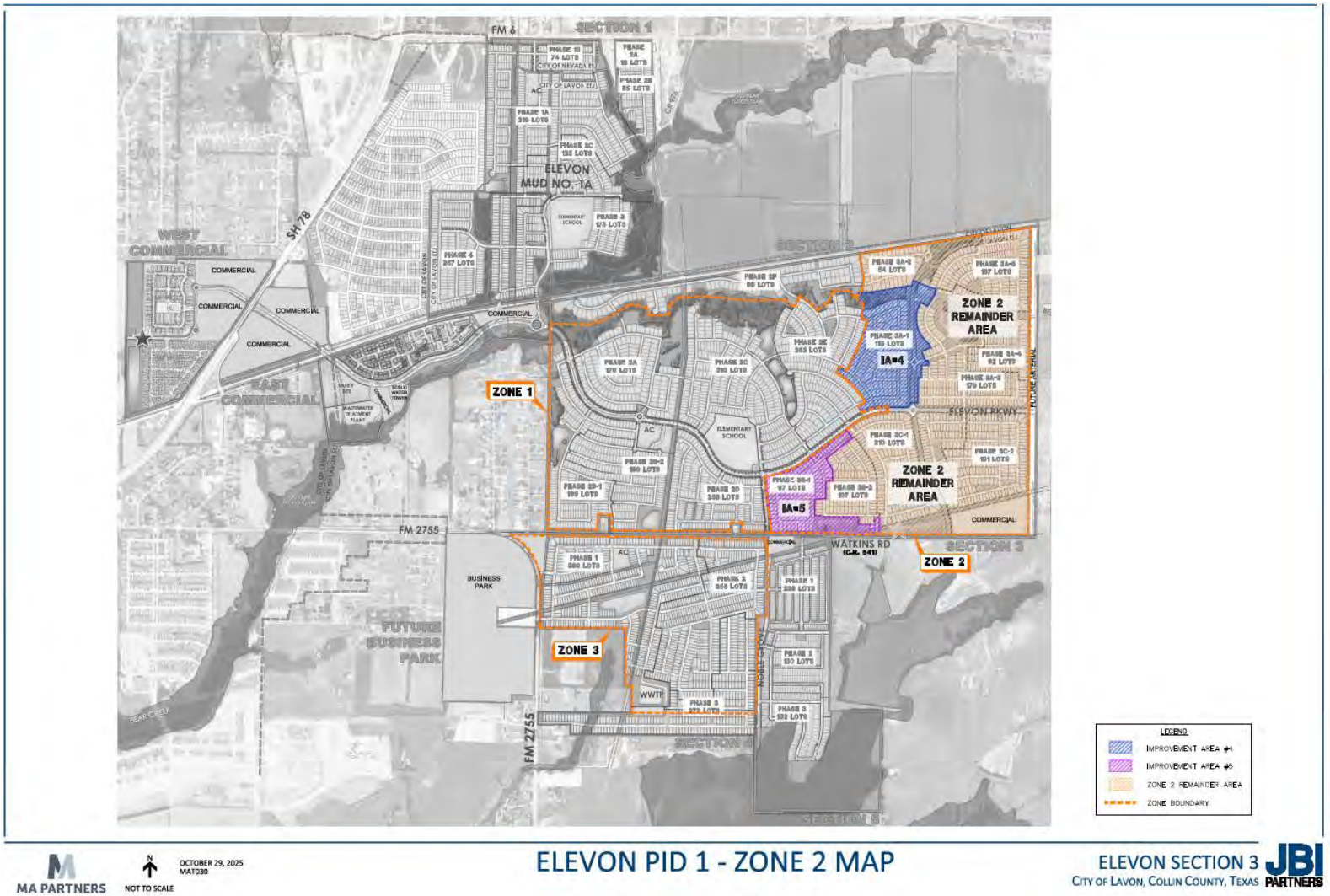
ELEVON SECTION 2
CITY OF LAVON, COLLIN COUNTY, TEXAS

JBI PARTNERS

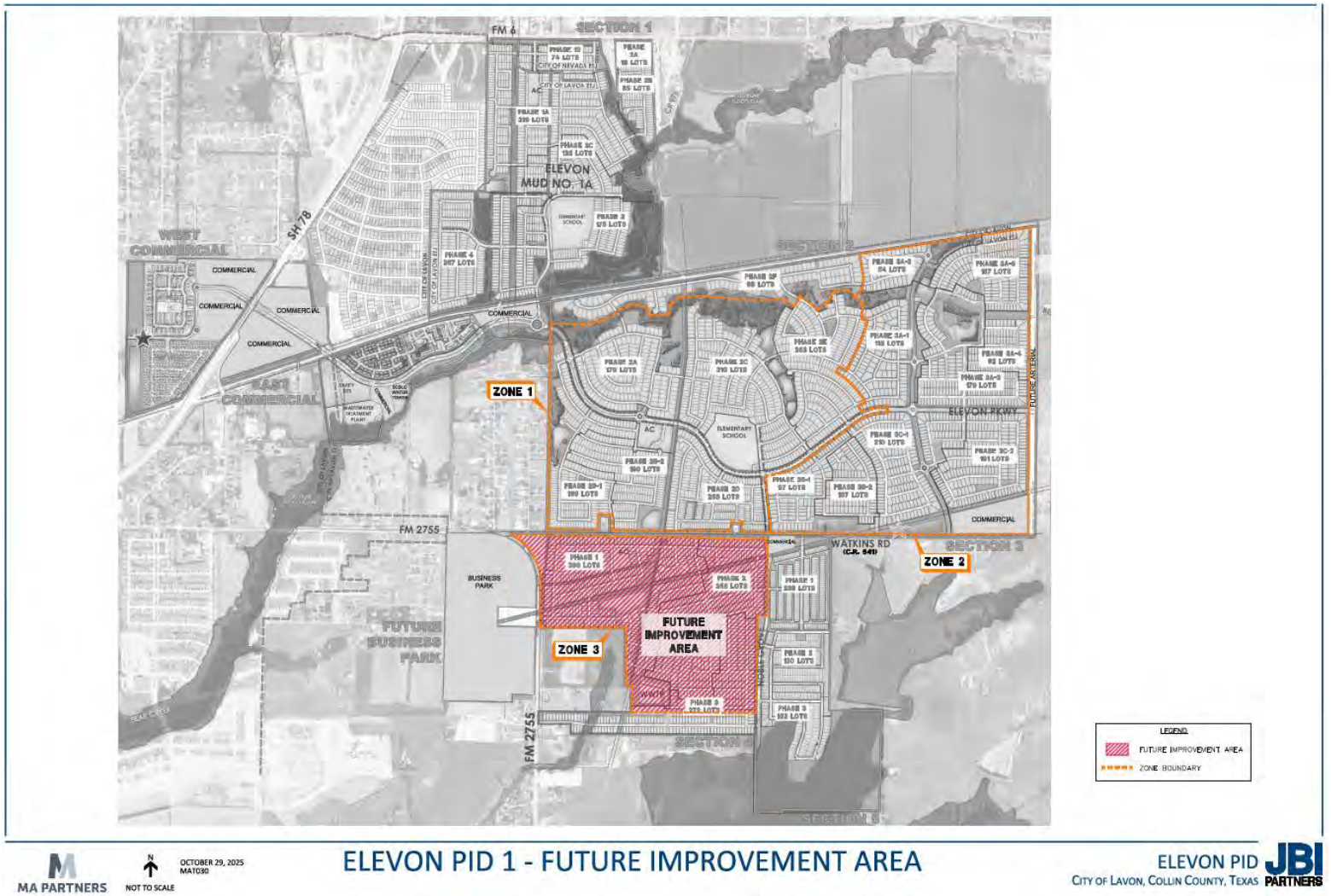
## EXHIBIT A-4 – MAP OF IMPROVEMENT AREA #3



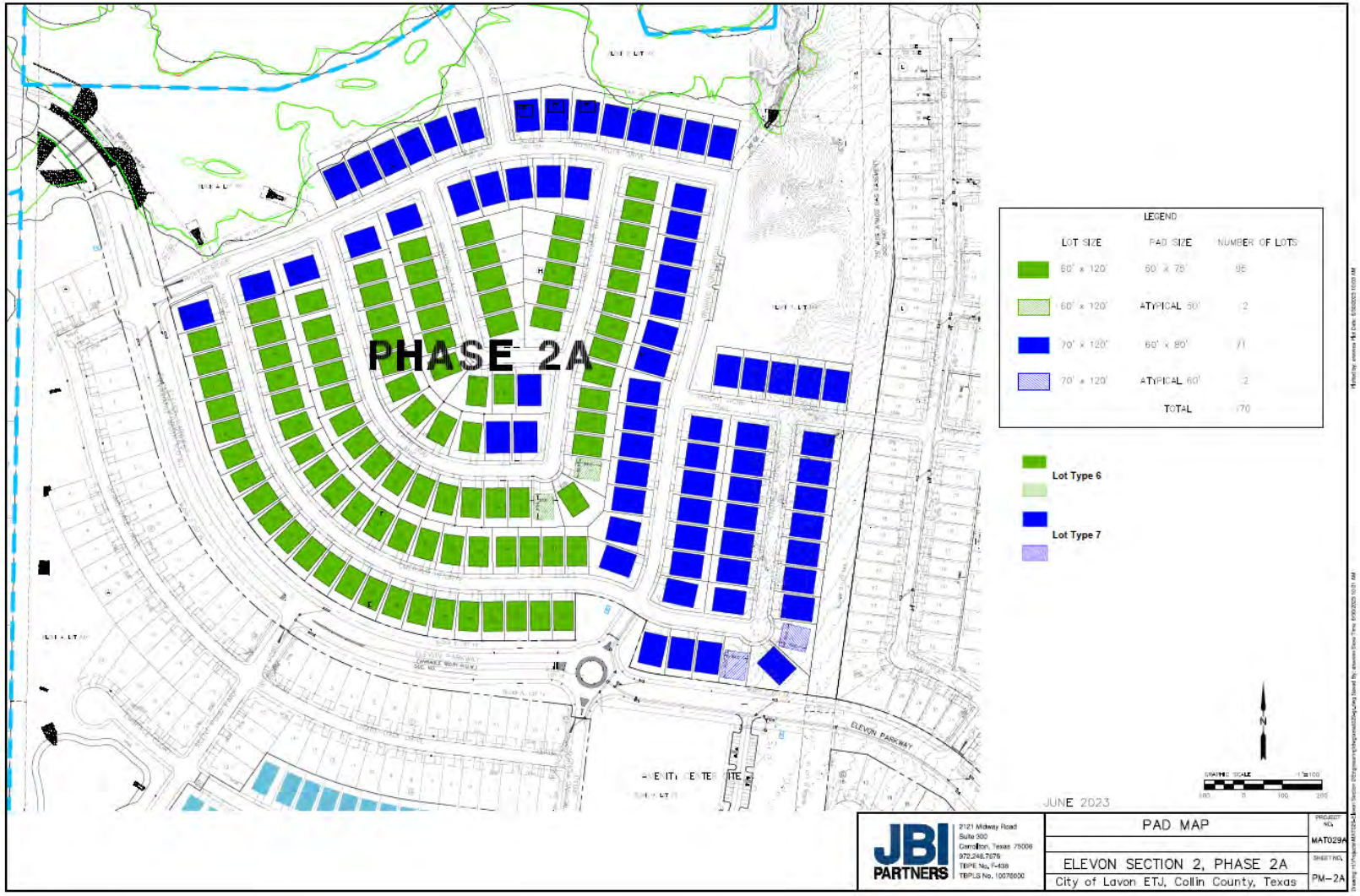
# EXHIBIT A-5 – MAP OF ZONE 2

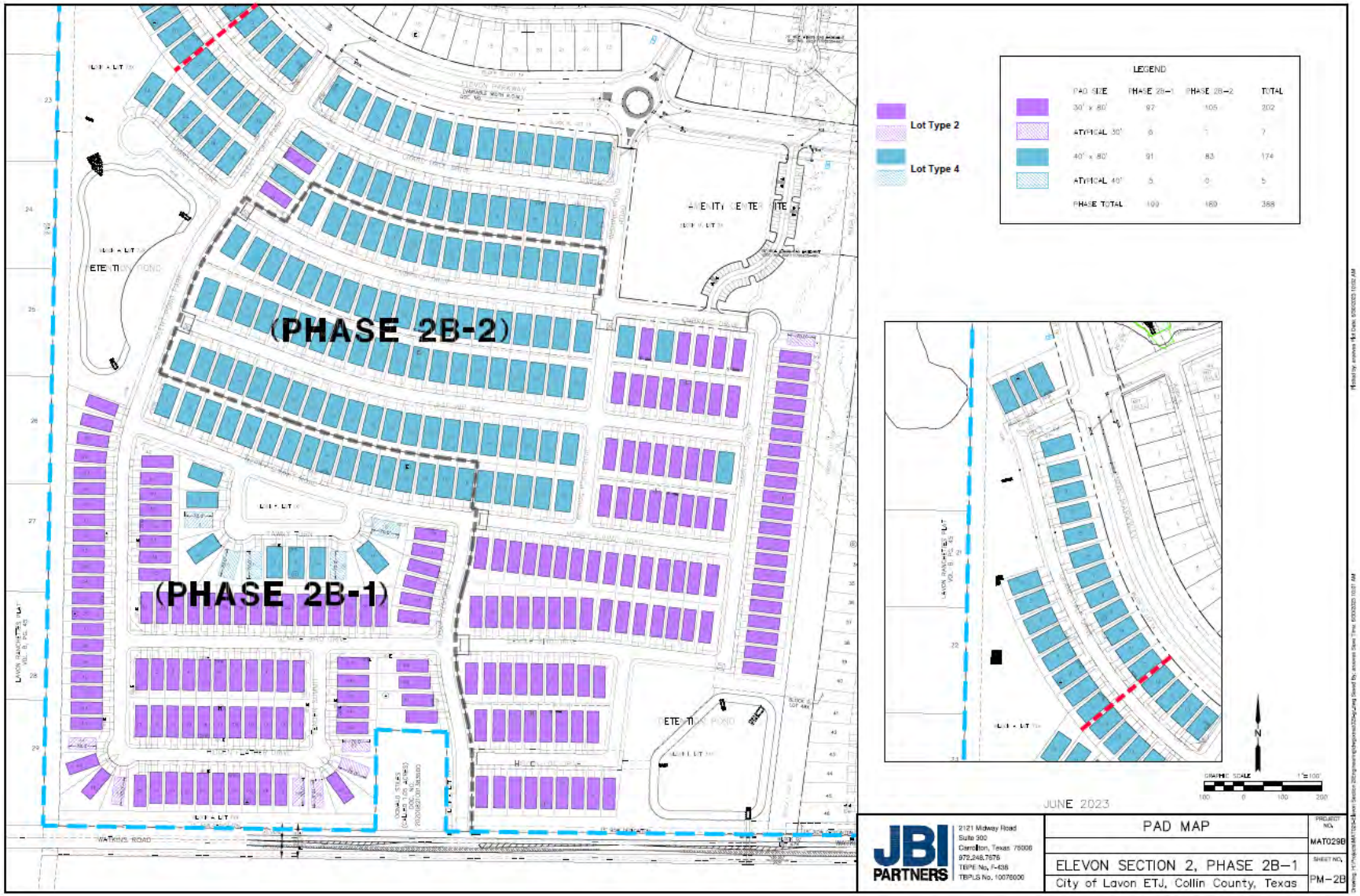


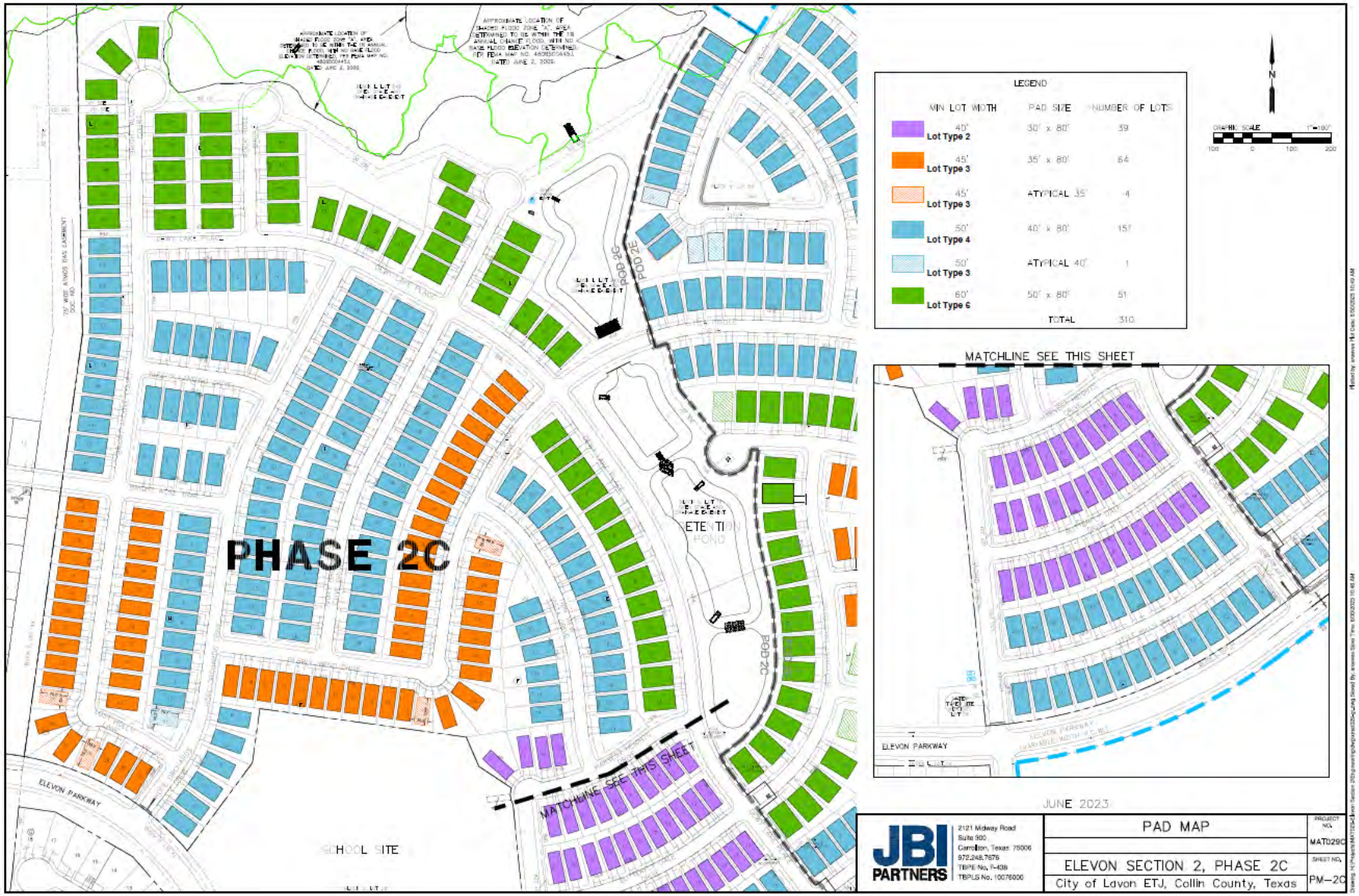
# EXHIBIT A-6 – MAP OF FUTURE IMPROVEMENT AREA

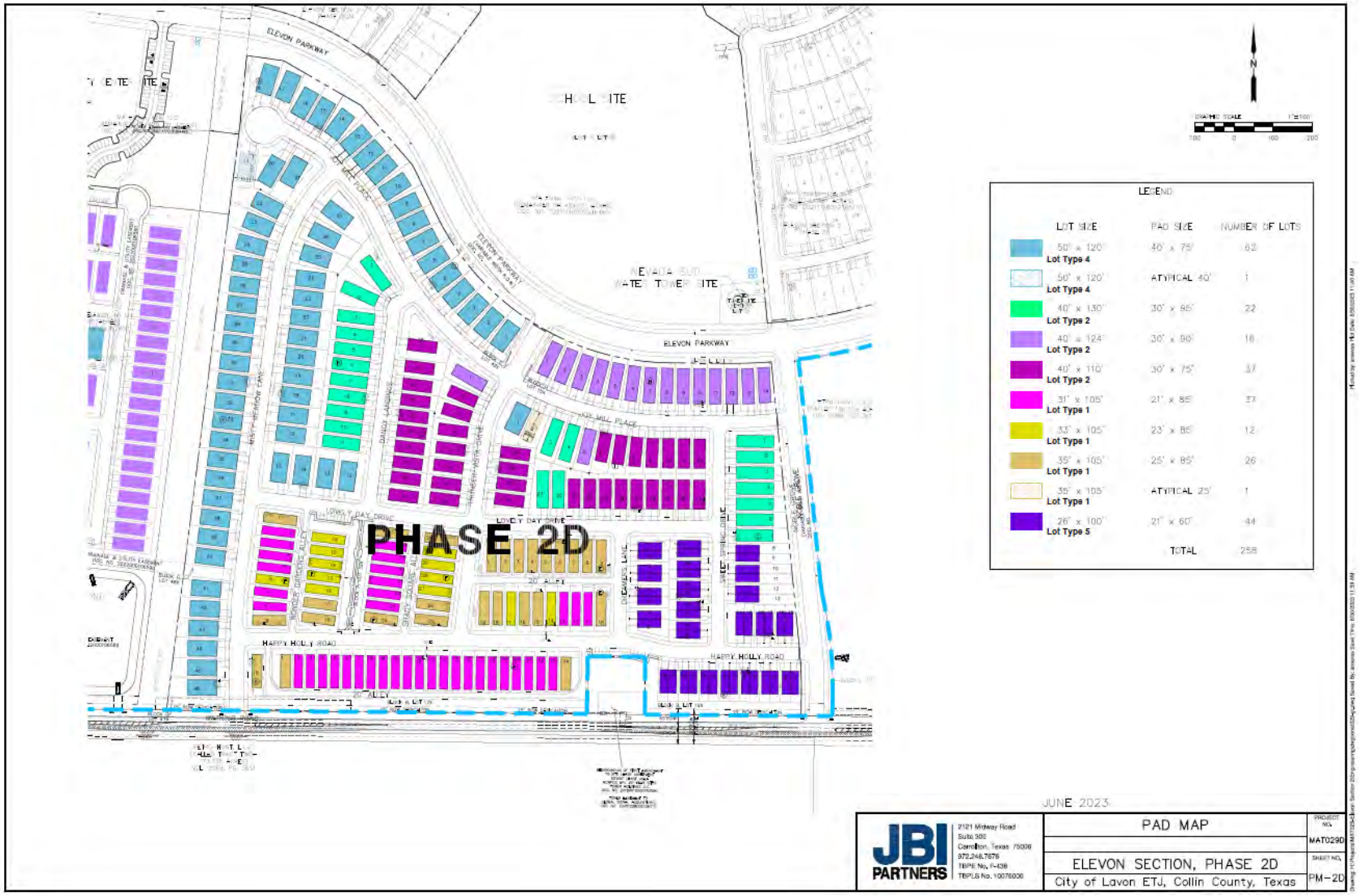


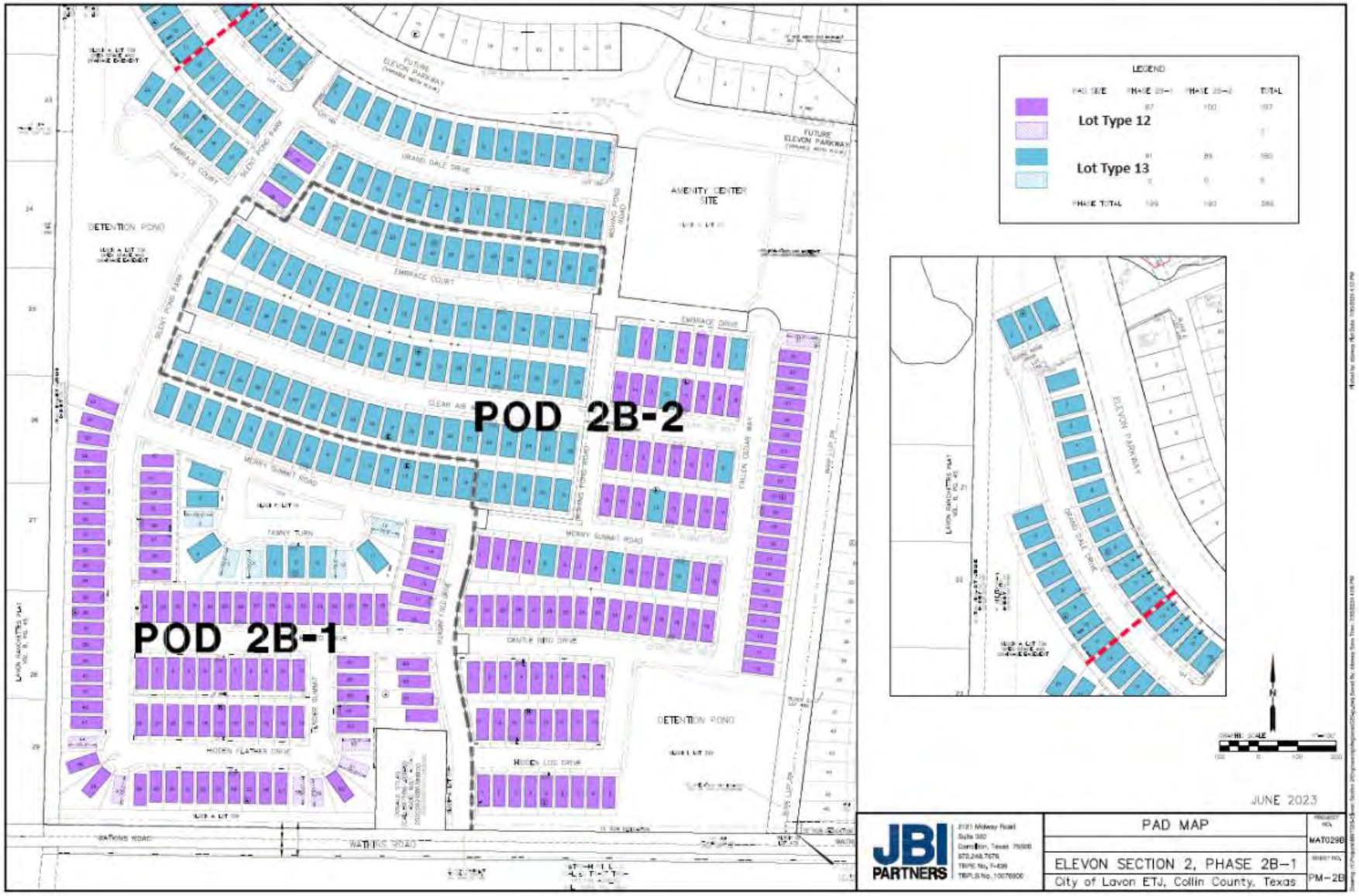
## EXHIBIT A-7 – LOT TYPE CLASSIFICATION MAPS

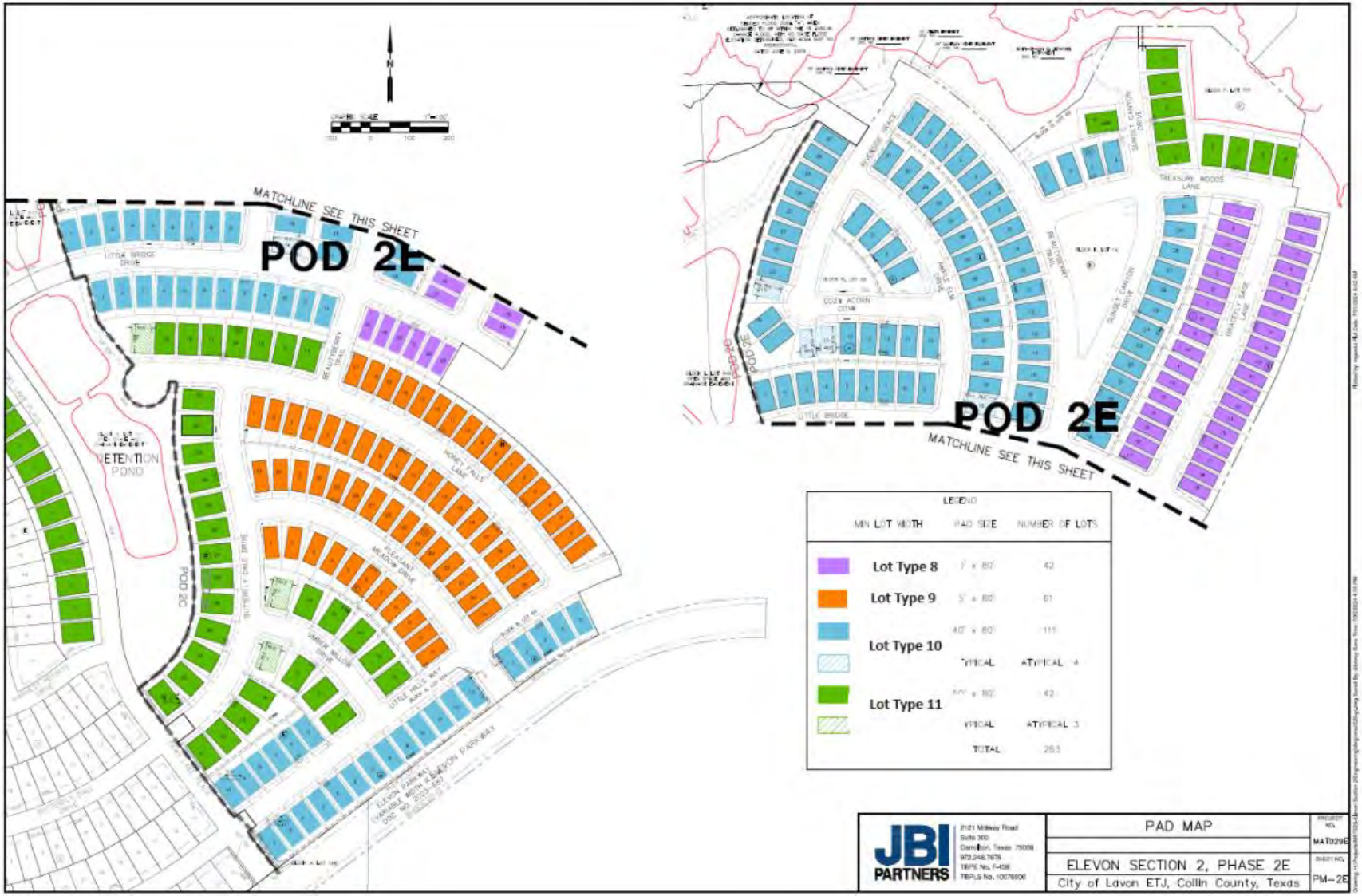


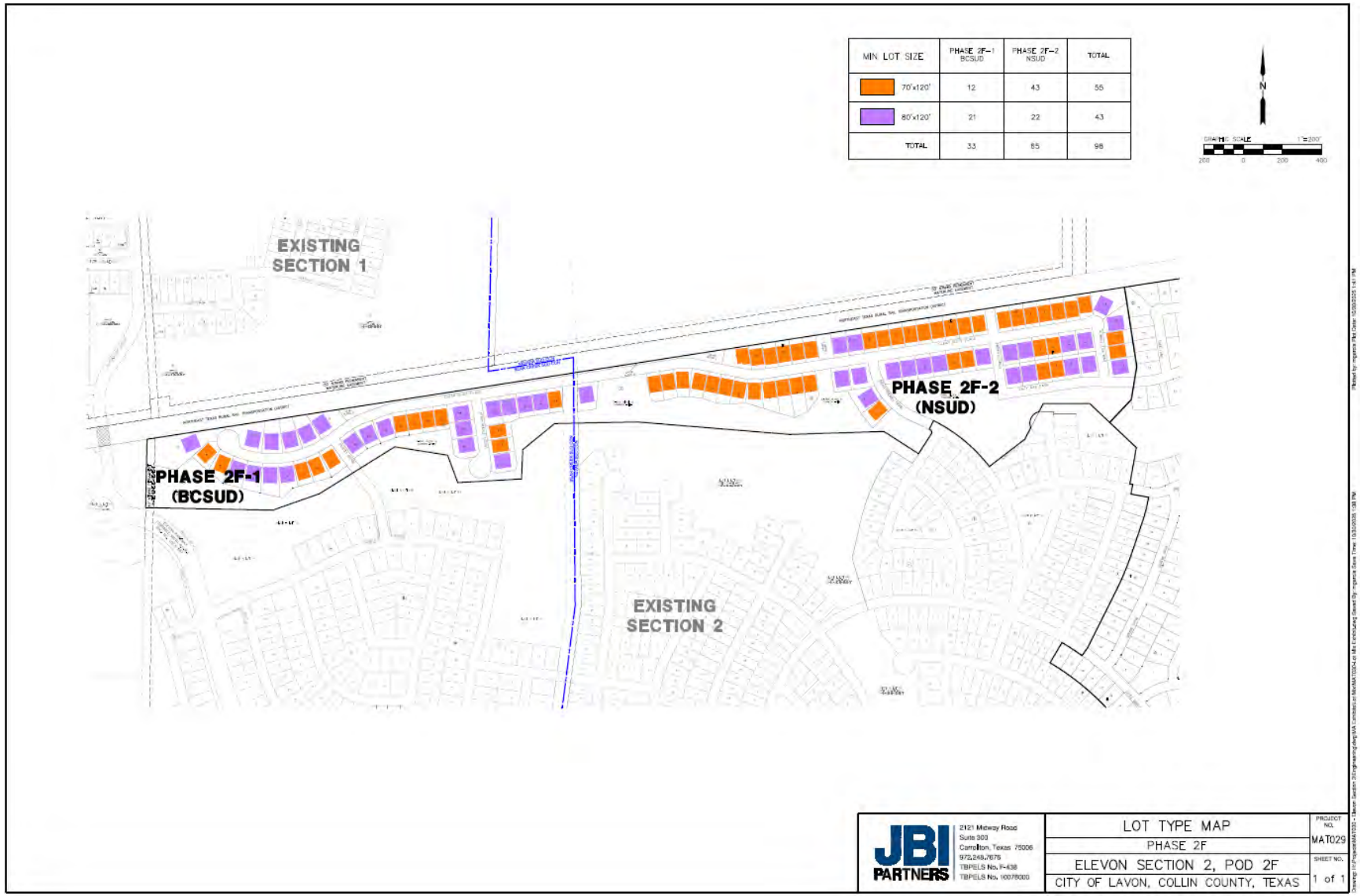

(PHASE 2B-2)
(PHASE 2B-1)
Lot Type 2
Lot Type 4
LEGEND
PAD SIZE
PHASE 2B-1
PHASE 2B-2
TOTAL
30' x 80'
97
105
202
ATYPICAL 30'
6
1
7
40' x 80'
91
83
174
ATYPICAL 40'
5
0
5
PHASE TOTAL
199
189
388
JUNE 2023
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PAD MAP
ELEVON SECTION 2, PHASE 2B-1
City of Lavon ETJ, Collin County, Texas
PROJECT NO.
MAT029B
SHEET NO.
PM-2B

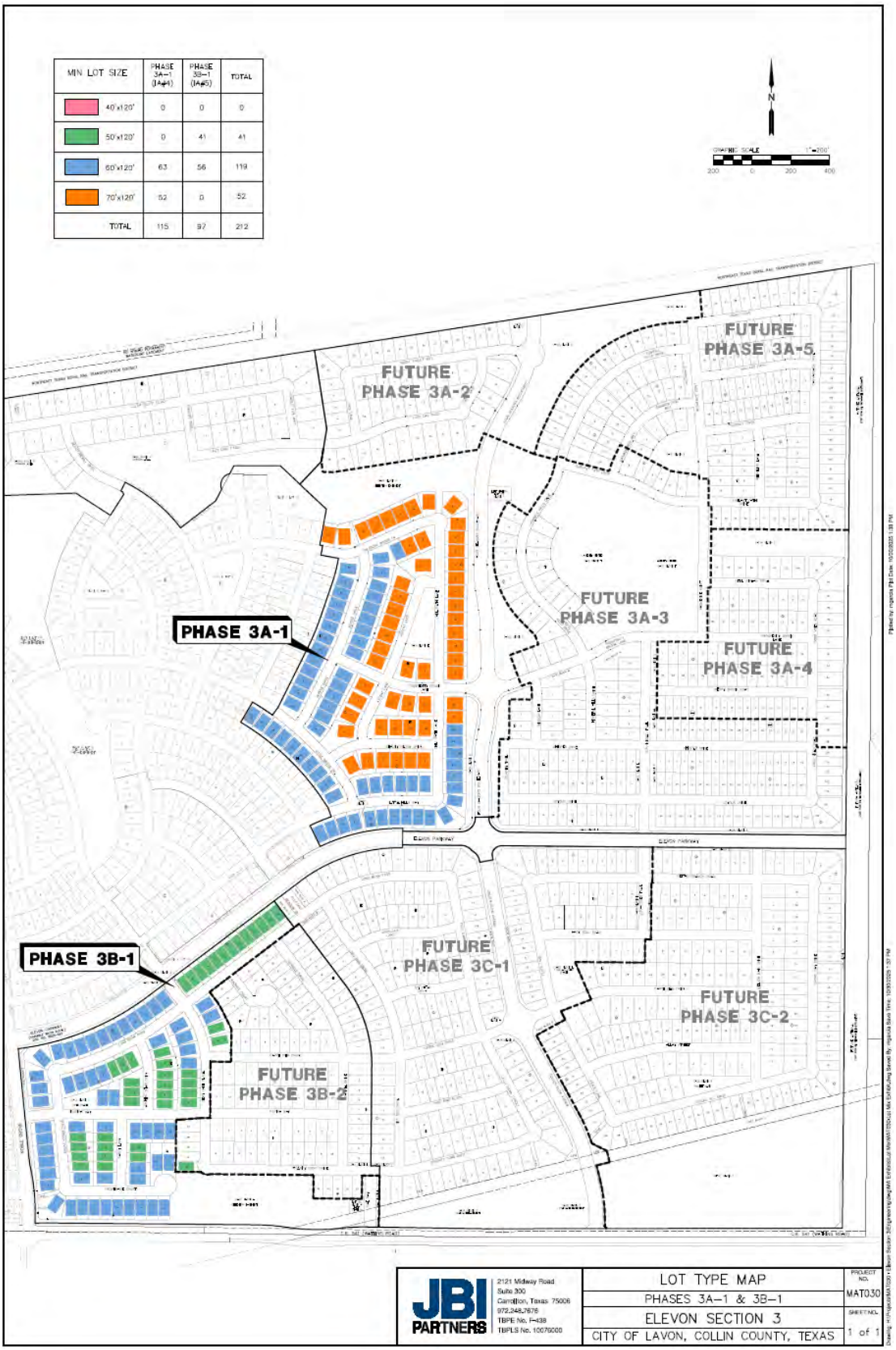

PHASE 2C
LEGEND
MIN LOT WIDTH
PAD SIZE
NUMBER OF LOTS
40' Lot Type 2
30' x 80'
59
45' Lot Type 3
35' x 80'
64
45' Lot Type 3
ATYPICAL 35'
4
50' Lot Type 4
40' x 80'
151
50' Lot Type 3
ATYPICAL 40'
1
60' Lot Type 6
50' x 80'
51
TOTAL
310
MATCHLINE SEE THIS SHEET
ELEVON PARKWAY
SCHOOL SITE
POND 2E
POND 2G
POND 2D
JUNE 2023
JBI PARTNERS
2121 Midway Road
Suite 900
Carrollton, Texas 75006
972.248.7676
TBPE No. F-439
TBPLS No. 10076000
PAD MAP
ELEVON SECTION 2, PHASE 2C
City of Lavon ETJ, Collin County, Texas
PROJECT NO.
MAT0290
SHEET NO.
PM-2C


ELEVON PARKWAY
PHASE 2D
LEGEND
LOT SIZE
PAD SIZE
NUMBER OF LOTS
50' x 120' Lot Type 4
40' x 75'
62
50' x 120' Lot Type 4
ATYPICAL 40'
1
40' x 130' Lot Type 2
30' x 95'
22
40' x 124' Lot Type 2
30' x 90'
16
40' x 110' Lot Type 2
30' x 75'
37
31' x 105' Lot Type 1
21' x 85'
37
33' x 105' Lot Type 1
23' x 85'
12
35' x 105' Lot Type 1
25' x 85'
26
35' x 105' Lot Type 1
ATYPICAL 25'
1
26' x 100' Lot Type 5
21' x 60'
44
TOTAL
258
JUNE 2023
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PAD MAP
ELEVON SECTION, PHASE 2D
City of Lavon ETJ, Collin County, Texas
PROJECT NO. MAT0290
SHEET NO. PM-2D


LEGEND
Lot Type 12
Lot Type 13
POD 2B-2
POD 2B-1
AMENITY CENTER SITE
DETENTION POND
DETENTION POND
FUTURE ELEVON PARKWAY
FUTURE ELEVON PARKWAY
EMBRACE COURT
EMBRACE DRIVE
GRAND DALE DRIVE
SILENT PINE PASS
MISTING PINE ROAD
CLEAR AIR
MERRY SUMMIT ROAD
TAWNY TURN
FALLEN CEDAR WAY
GENTLE BIRD DRIVE
HIDDEN FEATHER DRIVE
HIDDEN LOG DRIVE
WATKINS ROAD
WATKINS ROAD
ELEVON PARKWAY
GRAND TAIL DRIVE
JUNE 2023
JBI PARTNERS
PAD MAP
ELEVON SECTION 2, PHASE 2B-1
City of Lavon ETJ, Collin County, Texas
MAT0290
PM-2B


MATCHLINE SEE THIS SHEET
POD 2E
MATCHLINE SEE THIS SHEET
POD 2E
LEGEND
MIN LOT WIDTH
PAD SIZE
NUMBER OF LOTS
Lot Type 8
Lot Type 9
Lot Type 10
Lot Type 11
TOTAL
JBI PARTNERS
PAD MAP
ELEVON SECTION 2, PHASE 2E
City of Lavon ETJ, Collin County, Texas
PM-2E


MIN. LOT SIZE
PHASE 2F-1 BCSUD
PHASE 2F-2 NSUD
TOTAL
70'x120'
12
43
55
80'x120'
21
22
43
TOTAL
33
65
98
N
GRAPHIC SCALE
EXISTING SECTION 1
PHASE 2F-2 (NSUD)
PHASE 2F-1 (BCSUD)
EXISTING SECTION 2
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPELS No. F-438
TBPELS No. 10076000
LOT TYPE MAP
PHASE 2F
ELEVON SECTION 2, POD 2F
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
1 of 1


MIN. LOT SIZE
PHASE 3A-1 (Lots)
PHASE 3B-1 (Lots)
TOTAL
40'x120'
0
0
0
50'x120'
0
41
41
60'x120'
63
56
119
70'x120'
52
0
52
TOTAL
115
97
212
N
GRAPHIC SCALE
200
0
200
400
FUTURE PHASE 3A-2
FUTURE PHASE 3A-5
PHASE 3A-1
FUTURE PHASE 3A-3
FUTURE PHASE 3A-4
PHASE 3B-1
FUTURE PHASE 3C-1
FUTURE PHASE 3C-2
FUTURE PHASE 3B-2
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
LOT TYPE MAP
PHASES 3A-1 & 3B-1
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT030
SHEET NO.
1 of 1

# EXHIBIT B-1 – ZONE 1 PROJECT COSTS

| | Total Costs[a] | Private[b] | Oversizing[b] | Non-Assessed Property[c] | District Eligible Costs | Zone 1 Remainder Area | | Improvement Area #1 | | Improvement Area #2A | | Improvement Area #2B | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | % | Cost | % | Cost | % | Cost | % | Cost |
| *Zone 1 Improvements [d],[e]* | | | | | | | | | | | | | |
| Streets[f] | $ 8,452,317 | $ - | $ - | $ 324,719 | $ 8,127,598 | 32.16% | $ 2,614,097 | 67.84% | $ 5,513,501 | 0.00% | $ - | 0.00% | $ - |
| Water | 3,034,496 | - | - | 116,579 | 2,917,917 | 32.16% | 938,496 | 67.84% | 1,979,421 | 0.00% | - | 0.00% | - |
| Sewer | 883,800 | - | - | 33,954 | 849,847 | 32.16% | 273,338 | 67.84% | 576,509 | 0.00% | - | 0.00% | - |
| Drainage | 668,532 | - | - | 25,684 | 642,849 | 32.16% | 206,761 | 67.84% | 436,088 | 0.00% | - | 0.00% | - |
| ROW Areas | 516,600 | - | - | 19,847 | 496,753 | 32.16% | 159,772 | 67.84% | 336,981 | 0.00% | - | 0.00% | - |
| Soft Costs[g] | 3,680,469 | - | - | 141,396 | 3,539,074 | 32.16% | 1,138,280 | 67.84% | 2,400,794 | 0.00% | - | 0.00% | - |
| | $ 17,236,215 | $ - | $ - | $ 662,177 | $ 16,574,038 | | $ 5,330,745 | | $ 11,243,293 | | $ - | | $ - |
| *Improvement Area #1 Improvements [d]* | | | | | | | | | | | | | |
| Streets | $ 12,994,558 | $ - | $ - | $ 22,432 | $ 12,972,126 | 0.00% | $ - | 100.00% | $ 12,972,126 | 0.00% | $ - | 0.00% | $ - |
| Water | 5,134,621 | - | - | - | 5,134,621 | 0.00% | - | 100.00% | 5,134,621 | 0.00% | - | 0.00% | - |
| Sewer | 4,855,647 | - | - | - | 4,855,647 | 0.00% | - | 100.00% | 4,855,647 | 0.00% | - | 0.00% | - |
| Drainage | 4,816,335 | - | - | 20,625 | 4,795,710 | 0.00% | - | 100.00% | 4,795,710 | 0.00% | - | 0.00% | - |
| ROW Areas | 2,030,580 | - | - | - | 2,030,580 | 0.00% | - | 100.00% | 2,030,580 | 0.00% | - | 0.00% | - |
| Soft Costs[h] | 4,755,915 | - | - | - | 4,755,915 | 0.00% | - | 100.00% | 4,755,915 | 0.00% | - | 0.00% | - |
| | $ 34,587,657 | $ - | $ - | $ 43,057 | $ 34,544,600 | | $ - | | $ 34,544,600 | | $ - | | $ - |
| *Zone 1 Offsite Improvements [d],[e]* | | | | | | | | | | | | | |
| Streets | $ 4,987,264 | $ - | $ 104,016 | $ 85,448 | $ 4,797,800 | 32.16% | $ 1,543,127 | 67.84% | $ 3,254,673 | 0.00% | $ - | 0.00% | $ - |
| Water | 2,769,049 | - | 53,992 | 41,485 | 2,673,572 | 32.16% | 859,907 | 67.84% | 1,813,665 | 0.00% | - | 0.00% | - |
| Sewer | 1,498,418 | - | 31,004 | 25,013 | 1,442,401 | 32.16% | 463,922 | 67.84% | 978,478 | 0.00% | - | 0.00% | - |
| Wastewater Plant Site | 233,550 | - | - | 8,972 | 224,578 | 32.16% | 72,231 | 67.84% | 152,346 | 0.00% | - | 0.00% | - |
| Drainage | 2,839,222 | - | 41,531 | 33,506 | 2,764,185 | 32.16% | 889,051 | 67.84% | 1,875,134 | 0.00% | - | 0.00% | - |
| ROW Areas | 1,604,800 | - | - | 61,653 | 1,543,147 | 32.16% | 496,326 | 67.84% | 1,046,821 | 0.00% | - | 0.00% | - |
| Soft Costs[g] | 2,327,509 | - | - | 64,980 | 2,262,529 | 32.16% | 727,702 | 67.84% | 1,534,827 | 0.00% | - | 0.00% | - |
| | $ 16,259,812 | $ - | $ 230,543 | $ 321,057 | $ 15,708,212 | | $ 5,052,267 | | $ 10,655,945 | | $ - | | $ - |
| *Improvement Area #2A Improvements* | | | | | | | | | | | | | |
| Streets[j] | $ 3,662,147 | $ - | $ - | $ - | $ 3,662,147 | 0.00% | $ - | 0.00% | $ - | 100.00% | $ 3,662,147 | $ - | $ - |
| Water[i] | 1,930,772 | - | - | - | 1,930,772 | 0.00% | - | 0.00% | - | 100.00% | 1,930,772 | - | - |
| Sewer | 1,419,397 | - | - | - | 1,419,397 | 0.00% | - | 0.00% | - | 100.00% | 1,419,397 | - | - |
| Drainage | 1,044,487 | - | - | - | 1,044,487 | 0.00% | - | 0.00% | - | 100.00% | 1,044,487 | - | - |
| ROW Areas | 692,910 | - | - | - | 692,910 | 0.00% | - | 0.00% | - | 100.00% | 692,910 | - | - |
| Soft Costs[h] | 1,282,756 | - | - | - | 1,282,756 | 0.00% | - | 0.00% | - | 100.00% | 1,282,756 | - | - |
| | $ 10,032,469 | $ - | $ - | $ - | $ 10,032,469 | | $ - | | $ - | | $ 10,032,469 | | $ - |
| *Improvement Area #2B Improvements* | | | | | | | | | | | | | |
| Streets[j] | $ 2,086,746 | $ - | $ - | $ - | $ 2,086,746 | 0.00% | $ - | 0.00% | $ - | 0.00% | $ - | 100.00% | $ 2,086,746 |
| Water[i] | 737,610 | - | - | - | 737,610 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 737,610 |
| Sewer | 769,060 | - | - | - | 769,060 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 769,060 |
| Drainage | 544,584 | - | - | - | 544,584 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 544,584 |
| ROW Areas | 291,240 | - | - | - | 291,240 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 291,240 |
| Soft Costs[h] | 1,066,148 | - | - | - | 1,066,148 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 1,066,148 |
| | $ 5,495,388 | $ - | $ - | $ - | $ 5,495,388 | | $ - | | $ - | | $ - | | $ 5,495,388 |
| *Private Improvements [b]* | $ 6,265,387 | $ 6,265,387 | $ - | $ - | $ - | | $ - | | $ - | | $ - | | $ - |
| *Bond Issuance Costs - 2022 Bonds [k]* | | | | | | | | | | | | | |
| Debt Service Reserve Fund | $ 2,412,324 | | | | $ 2,412,324 | | $ 509,960 | | $ 1,902,364 | | $ - | | $ - |
| Capitalized Interest | 1,284,452 | | | | 1,284,452 | | 555,613 | | 728,839 | | - | | - |
| Underwriter's Discount[l] | 1,178,250 | | | | 1,178,250 | | 241,380 | | 936,870 | | - | | - |
| Costs of Issuance | 1,851,039 | | | | 1,851,039 | | 487,379 | | 1,363,660 | | - | | - |
| | $ 6,726,064 | | | | $ 6,726,064 | | $ 1,794,332 | | $ 4,931,732 | | $ - | | $ - |
| *Other Costs - 2022 Bonds [k]* | | | | | | | | | | | | | |
| Deposit to Administrative Fund | $ 75,000 | | | | $ 75,000 | | $ 30,000 | | $ 45,000 | | $ - | | $ - |
| | $ 75,000 | | | | $ 75,000 | | $ 30,000 | | $ 45,000 | | $ - | | $ - |
| *Bond Issuance Costs - 2024 Bonds [k]* | | | | | | | | | | | | | |
| Debt Service Reserve Fund | $ 1,366,623 | | | | $ 1,366,623 | | $ - | | $ 554,273 | | $ 490,719 | | $ 321,631 |
| Underwriter's Discount[l] | 592,320 | | | | 592,320 | | - | | 237,330 | | 214,440 | | 140,550 |
| Costs of Issuance | 1,033,374 | | | | 1,033,374 | | - | | 419,174 | | 371,022 | | 243,178 |
| | $ 2,992,316 | | | | $ 2,992,316 | | $ - | | $ 1,210,776 | | $ 1,076,181 | | $ 705,359 |
| *Other Costs - 2024 Bonds [k],[m]* | | | | | | | | | | | | | |
| Deposit to Administrative Fund | $ 45,000 | | | | $ 45,000 | | $ - | | $ - | | $ 27,183 | | $ 17,817 |
| | $ 45,000 | | | | $ 45,000 | | $ - | | $ - | | $ 27,183 | | $ 17,817 |
| **Total** | **$ 99,715,309** | **$ 6,265,387** | **$ 230,543** | **$ 1,026,291** | **$ 92,193,087** | | **$ 12,207,343** | | **$ 62,631,346** | | **$ 11,135,833** | | **$ 6,218,564** |

***Footnotes:***

[a] Per the applicable Engineer's Report attached to the respective Assessment Ordinance.

[b] Not reimburseable to the Developer from Assessments or PID Bonds.

[c] The Developer has agreed to pay for the allocable share of the Actual Costs of the Authorized Improvements that benefit Non-Assessed Property and Offsite Benefitted Property. The costs of the Authorized Improvements have been allocated pro rata based on acreage, and shall not be reimburseable from Assessments or PID Bonds.

[d] As amended in the 2023 SAP Update. Estimates only and do represent Actual Costs spent to date.

[e] The Zone 1 Non-Assessed Property is 15.000 acres, and the acreage of the PODs in Zone 1 equals 375.444 acres. Therefore, the Zone 1 Non-Assessed Property was allocated 3.84% of the Zone 1 Improvements costs and Zone 1 Offsite Improvements costs. The remaining costs of the Zone 1 Improvements and Zone 1 Offsite Improvements were further allocated between Improvement Area #1 and Zone 1 Remainder Area based upon Estimated Buildout Value at the time of the Original Service and Assessment Plan.

[f] Includes paving, earthwork, and erosion control.

[g] Includes offsite and onsite engineering, surveying, construction services, city fees, contingency, construction management, and district creation costs.

[h] Includes engineering, surveying, construction services, construction management fees, and contingency.

[i] Includes costs related to the Nevada SUD water tower. As of 10/5/2025, no PID Bond proceeds have been expended for these costs.

# EXHIBIT B-2 – ZONE 1 AUTHORIZED IMPROVEMENTS BY POD

| | PID Funded Costs Total | POD 2A | | POD 2B-1 | | POD 2C | | POD 2D | |
|---|---|---|---|---|---|---|---|---|---|
| | | %[a] | Cost | %[a] | Cost | %[a] | Cost | %[a] | Cost |
| *Zone 1 Improvements* | | | | | | | | | |
| Streets | $ 5,513,501 | 24.01% | $ 1,324,018 | 19.69% | $ 1,085,841 | 34.07% | $ 1,878,193 | 22.23% | $ 1,225,449 |
| Water | 1,979,421 | 24.01% | 475,340 | 19.69% | 389,832 | 34.07% | 674,296 | 22.23% | 439,953 |
| Sewer | 576,509 | 24.01% | 138,443 | 19.69% | 113,539 | 34.07% | 196,390 | 22.23% | 128,137 |
| Drainage | 436,088 | 24.01% | 104,723 | 19.69% | 85,884 | 34.07% | 148,555 | 22.23% | 96,926 |
| ROW Areas | 336,981 | 24.01% | 80,923 | 19.69% | 66,366 | 34.07% | 114,794 | 22.23% | 74,899 |
| Soft Costs | 2,400,794 | 24.01% | 576,529 | 19.69% | 472,818 | 34.07% | 817,839 | 22.23% | 533,608 |
| | $ 11,243,293 | | $ 2,699,976 | | $ 2,214,279 | | $ 3,830,066 | | $ 2,498,972 |
| *Improvement Area #1 Improvements* | | | | | | | | | |
| Streets | $ 12,972,126 | 24.01% | $ 3,115,140 | 19.69% | $ 2,554,759 | 34.07% | $ 4,418,999 | 22.23% | $ 2,883,228 |
| Water | 5,134,621 | 24.01% | 1,233,033 | 19.69% | 1,011,224 | 34.07% | 1,749,126 | 22.23% | 1,141,238 |
| Sewer | 4,855,647 | 24.01% | 1,166,040 | 19.69% | 956,282 | 34.07% | 1,654,093 | 22.23% | 1,079,232 |
| Drainage | 4,795,710 | 24.01% | 1,151,647 | 19.69% | 944,478 | 34.07% | 1,633,675 | 22.23% | 1,065,911 |
| ROW Areas | 2,030,580 | 24.01% | 487,626 | 19.69% | 399,907 | 34.07% | 691,724 | 22.23% | 451,324 |
| Soft Costs | 4,755,915 | 24.01% | 1,142,090 | 19.69% | 936,640 | 34.07% | 1,620,119 | 22.23% | 1,057,066 |
| | $ 34,544,600 | | $ 8,295,576 | | $ 6,803,290 | | $ 11,767,735 | | $ 7,677,999 |
| *Zone 1 Offsite Improvements* | | | | | | | | | |
| Streets | $ 3,254,673 | 24.01% | $ 781,581 | 19.69% | $ 640,983 | 34.07% | $ 1,108,715 | 22.23% | $ 723,395 |
| Water | 1,813,665 | 24.01% | 435,535 | 19.69% | 357,187 | 34.07% | 617,831 | 22.23% | 403,111 |
| Sewer | 978,478 | 24.01% | 234,973 | 19.69% | 192,704 | 34.07% | 333,322 | 22.23% | 217,480 |
| Wastewater Plant Site | 152,346 | 24.01% | 36,585 | 19.69% | 30,003 | 34.07% | 51,897 | 22.23% | 33,861 |
| Drainage | 1,875,134 | 24.01% | 450,297 | 19.69% | 369,293 | 34.07% | 638,771 | 22.23% | 416,774 |
| ROW Areas | 1,046,821 | 24.01% | 251,385 | 19.69% | 206,163 | 34.07% | 356,603 | 22.23% | 232,670 |
| Soft Costs | 1,534,827 | 24.01% | 368,575 | 19.69% | 302,272 | 34.07% | 522,844 | 22.23% | 341,136 |
| | $ 10,655,945 | | $ 2,558,929 | | $ 2,098,605 | | $ 3,629,984 | | $ 2,368,426 |
| *Bond Issuance Costs - 2022 Bonds* | | | | | | | | | |
| Debt Service Reserve Fund | $ 1,902,364 | 24.01% | $ 456,836 | 19.69% | $ 374,656 | 34.07% | $ 648,047 | 22.23% | $ 422,826 |
| Capitalized Interest | 728,839 | 24.01% | 175,024 | 19.69% | 143,539 | 34.07% | 248,281 | 22.23% | 161,994 |
| Underwriter's Discount | 936,870 | 24.01% | 224,981 | 19.69% | 184,509 | 34.07% | 319,148 | 22.23% | 208,232 |
| Costs of Issuance | 1,363,660 | 24.01% | 327,471 | 19.69% | 268,562 | 34.07% | 464,535 | 22.23% | 303,092 |
| | $ 4,931,732 | | $ 1,184,311 | | $ 971,266 | | $ 1,680,011 | | $ 1,096,143 |
| *Other Costs - 2022 Bonds* | | | | | | | | | |
| Deposit to Administrative Fund | $ 45,000 | 24.01% | $ 10,806 | 19.69% | $ 8,862 | 34.07% | $ 15,329 | 22.23% | $ 10,002 |
| | $ 45,000 | | $ 10,806 | | $ 8,862 | | $ 15,329 | | $ 10,002 |
| *Bond Issuance Costs - 2024 Bonds* | | | | | | | | | |
| Debt Service Reserve Fund | $ 554,273 | 24.01% | $ 133,104 | 19.69% | $ 109,160 | 34.07% | $ 188,815 | 22.23% | $ 123,194 |
| Underwriter's Discount | 237,330 | 24.01% | 56,993 | 19.69% | 46,740 | 34.07% | 80,847 | 22.23% | 52,750 |
| Costs of Issuance | 419,174 | 24.01% | 100,661 | 19.69% | 82,553 | 34.07% | 142,793 | 22.23% | 93,167 |
| | $ 1,210,776 | | $ 290,757 | | $ 238,453 | | $ 412,455 | | $ 269,111 |
| **Total** | **$ 62,631,346** | | **$ 15,040,355** | | **$ 12,334,756** | | **$ 21,335,581** | | **$ 13,920,654** |

***Footnotes:***

[a] Improvement Area #1 Authorized Improvements are allocated between POD 2A, POD 2B-1, POD 2C, and POD 2D pro rata based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of Improvement Area #1 at the time the Original Service and Assessment Plan was approved.

| | PID Funded Costs Total | POD 2E | | POD 2B-2 | |
|---|---|---|---|---|---|
| | | %[a] | Cost | %[a] | Cost |
| *Zone 1 Improvements* | | | | | |
| Streets | $ 2,614,097 | 60.56% | $ 1,583,220 | 39.44% | $ 1,030,877 |
| Water | 938,496 | 60.56% | 568,397 | 39.44% | 370,099 |
| Sewer | 273,338 | 60.56% | 165,546 | 39.44% | 107,792 |
| Drainage | 206,761 | 60.56% | 125,224 | 39.44% | 81,537 |
| ROW Areas | 159,772 | 60.56% | 96,765 | 39.44% | 63,007 |
| Soft Costs | 1,138,280 | 60.56% | 689,396 | 39.44% | 448,884 |
| | $ 5,330,745 | | $ 3,228,549 | | $ 2,102,195 |
| *Offsite Improvements* | | | | | |
| Streets | $ 1,543,127 | 60.56% | $ 934,590 | 39.44% | $ 608,537 |
| Water | 859,907 | 60.56% | 520,800 | 39.44% | 339,107 |
| Sewer | 463,922 | 60.56% | 280,973 | 39.44% | 182,949 |
| Wastewater Plant Site | 72,231 | 60.56% | 43,747 | 39.44% | 28,485 |
| Drainage | 889,051 | 60.56% | 538,451 | 39.44% | 350,600 |
| ROW Areas | 496,326 | 60.56% | 300,598 | 39.44% | 195,728 |
| Soft Costs | 727,702 | 60.56% | 440,731 | 39.44% | 286,972 |
| | $ 5,052,267 | | $ 3,059,890 | | $ 1,992,377 |
| *Improvement Area #2A Improvements* | | | | | |
| Streets | $ 3,662,147 | 100.00% | $ 3,662,147 | 0.00% | $ - |
| Water | 1,930,772 | 100.00% | 1,930,772 | 0.00% | - |
| Sewer | 1,419,397 | 100.00% | 1,419,397 | 0.00% | - |
| Drainage | 1,044,487 | 100.00% | 1,044,487 | 0.00% | - |
| ROW Areas | 692,910 | 100.00% | 692,910 | 0.00% | - |
| Soft Costs | 1,282,756 | 100.00% | 1,282,756 | 0.00% | - |
| | $ 10,032,469 | | $ 10,032,469 | | $ - |
| *Improvement Area #2B Improvements* | | | | | |
| Streets | $ 2,086,746 | 0.00% | $ - | 100.00% | $ 2,086,746 |
| Water | 737,610 | 0.00% | - | 100.00% | 737,610 |
| Sewer | 769,060 | 0.00% | - | 100.00% | 769,060 |
| Drainage | 544,584 | 0.00% | - | 100.00% | 544,584 |
| ROW Areas | 291,240 | 0.00% | - | 100.00% | 291,240 |
| Soft Costs | 1,066,148 | 0.00% | - | 100.00% | 1,066,148 |
| | $ 5,495,388 | | $ - | | $ 5,495,388 |
| *Bond Issuance Costs - 2022 Bonds* | | | | | |
| Debt Service Reserve Fund | $ 509,960 | 60.56% | $ 308,856 | 39.44% | $ 201,104 |
| Capitalized Interest | 555,613 | 60.56% | 336,506 | 39.44% | 219,108 |
| Underwriter's Discount | 241,380 | 60.56% | 146,191 | 39.44% | 95,189 |
| Costs of Issuance | 487,379 | 60.56% | 295,179 | 39.44% | 192,199 |
| | $ 1,794,332 | | $ 1,086,732 | | $ 707,600 |
| *Other Costs - 2022 Bonds* | | | | | |
| Deposit to Administrative Fund | $ 30,000 | 60.56% | $ 18,169 | 39.44% | $ 11,831 |
| | $ 30,000 | | $ 18,169 | | $ 11,831 |
| *Bond Issuance Costs - 2024 Bonds* | | | | | |
| Debt Service Reserve Fund | $ 812,350 | | $ 490,719 | | $ 321,631 |
| Underwriter's Discount | 354,990 | | 214,440 | | 140,550 |
| Costs of Issuance | 614,200 | | 371,022 | | 243,178 |
| | $ 1,781,540 | | $ 1,076,181 | | $ 705,359 |
| *Other Costs - 2024 Bonds* | | | | | |
| Deposit to Administrative Fund | $ 45,000 | | $ 27,183 | | $ 17,817 |
| | $ 45,000 | | $ 27,183 | | $ 17,817 |
| **Total** | **$ 25,237,176** | | **$ 15,910,014** | | **$ 9,327,162** |

***Footnotes:***

[a] Allocation of Offsite Improvements, Zone 1 Improvements, 2022 Bond Issuance Costs, and 2022 Other Costs to POD 2B-2 and POD 2E is calculated using original Estimated Buildout Values at the time the 2022 Assessment Ordinance and Service and Assessment Plan was approved. Allocation of 2024 Bond Issuance Costs and 2024 Other Costs is calculated using current Estimated Buildout Value as shown on **Exhibit E-1.**

# EXHIBIT B-3 – IMPROVEMENT AREA #3 AND ZONE 2 PROJECT COSTS

| | Total Costs[a] | Private[b] | Non-Assessed Property[c] | Offsite Benefitted Property[c] | Total District Eligible Costs | Improvement Area #3 | | Zone 2 | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Zone 2 Remainder Area | | Improvement Area #4 | | Improvement Area #5 | |
| | | | | | | % | Cost | % | Cost | % | Cost | % | Cost |
| *Improvement Area #3 Improvements* | | | | | | | | | | | | | |
| Streets[d] | $ 2,607,230 | $ - | $ - | $ - | $ 2,607,230 | 100.00% | $ 2,607,230 | 0.00% | $ - | 0.00% | $ - | 0.00% | $ - |
| Water[h] | | | | | | | | | | | | | |
| Bear Creek SUD | 403,809 | - | - | - | 403,809 | 100.00% | 403,809 | 0.00% | - | 0.00% | - | 0.00% | - |
| Nevada SUD | 465,534 | - | - | - | 465,534 | 100.00% | 465,534 | 0.00% | - | 0.00% | - | 0.00% | - |
| Sewer | 842,841 | - | - | - | 842,841 | 100.00% | 842,841 | 0.00% | - | 0.00% | - | 0.00% | - |
| Drainage | 2,408,219 | - | - | - | 2,408,219 | 100.00% | 2,408,219 | 0.00% | - | 0.00% | - | 0.00% | - |
| ROW Areas | 375,930 | - | - | - | 375,930 | 100.00% | 375,930 | 0.00% | - | 0.00% | - | 0.00% | - |
| Soft Costs[f] | 1,609,694 | - | - | - | 1,609,694 | 100.00% | 1,609,694 | 0.00% | - | 0.00% | - | 0.00% | - |
| | $ 8,713,257 | $ - | $ - | $ - | $ 8,713,257 | | $ 8,713,257 | | $ - | | $ - | | $ - |
| *Zone 2 Improvements [i]* | | | | | | | | | | | | | |
| Streets[d] | $ 978,294 | $ - | $ - | $ - | $ 978,294 | 0.00% | $ - | 81.74% | $ 799,636 | 11.17% | $ 109,235 | 7.10% | $ 69,423 |
| Water | 237,272 | - | - | - | 237,272 | 0.00% | - | 81.74% | 193,941 | 11.17% | 26,493 | 7.10% | 16,838 |
| Drainage | 1,774,436 | - | - | - | 1,774,436 | 0.00% | - | 81.74% | 1,450,386 | 11.17% | 198,131 | 7.10% | 125,919 |
| ROW Areas | 321,200 | - | - | - | 321,200 | 0.00% | - | 81.74% | 262,542 | 11.17% | 35,865 | 7.10% | 22,793 |
| District Formation Costs | 159,337 | - | - | - | 159,337 | 0.00% | - | 81.74% | 130,239 | 11.17% | 17,791 | 7.10% | 11,307 |
| Soft Costs[e] | 807,659 | - | - | - | 807,659 | 0.00% | - | 81.74% | 660,163 | 11.17% | 90,182 | 7.10% | 57,314 |
| | $ 4,278,198 | $ - | $ - | $ - | $ 4,278,198 | | $ - | | $ 3,496,907 | | $ 477,697 | | $ 303,594 |
| *Improvement Area #4 Improvements* | | | | | | | | | | | | | |
| Streets[d] | $ 2,462,164 | $ - | $ - | $ - | $ 2,462,164 | 0.00% | $ - | 0.00% | $ - | 100.00% | $ 2,462,164 | 0.00% | $ - |
| Water[h] | 1,051,517 | - | - | - | 1,051,517 | 0.00% | - | 0.00% | - | 100.00% | 1,051,517 | 0.00% | - |
| Sewer | 1,250,410 | - | - | - | 1,250,410 | 0.00% | - | 0.00% | - | 100.00% | 1,250,410 | 0.00% | - |
| Drainage | 1,294,803 | - | - | - | 1,294,803 | 0.00% | - | 0.00% | - | 100.00% | 1,294,803 | 0.00% | - |
| ROW Areas | 402,710 | - | - | - | 402,710 | 0.00% | - | 0.00% | - | 100.00% | 402,710 | 0.00% | - |
| Soft Costs[f] | 1,597,165 | - | - | - | 1,597,165 | 0.00% | - | 0.00% | - | 100.00% | 1,597,165 | 0.00% | - |
| | $ 8,058,769 | $ - | $ - | $ - | $ 8,058,769 | | $ - | | $ - | | $ 8,058,769 | | $ - |
| *Improvement Area #5 Improvements* | | | | | | | | | | | | | |
| Streets[d] | $ 1,999,770 | $ - | $ - | $ - | $ 1,999,770 | 0.00% | $ - | 0.00% | $ - | 0.00% | $ - | 100.00% | $ 1,999,770 |
| Water[h] | 1,011,497 | - | - | - | 1,011,497 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 1,011,497 |
| Sewer | 752,749 | - | - | - | 752,749 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 752,749 |
| Drainage | 1,293,690 | - | - | - | 1,293,690 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 1,293,690 |
| ROW Areas | 346,390 | - | - | - | 346,390 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 346,390 |
| Soft Costs[f] | 1,228,502 | - | - | - | 1,228,502 | 0.00% | - | 0.00% | - | 0.00% | - | 100.00% | 1,228,502 |
| | $ 6,632,598 | $ - | $ - | $ - | $ 6,632,598 | | $ - | | $ - | | $ - | | $ 6,632,598 |
| *Zone 2 Shared Improvements [i]* | | | | | | | | | | | | | |
| Streets | $ 1,667,289 | $ - | $ 68,146 | $ - | $ 1,599,143 | 0.00% | $ - | 81.74% | $ 1,307,105 | 11.17% | $ 178,558 | 7.10% | $ 113,480 |
| Water | 153,118 | - | 6,258 | - | 146,860 | 0.00% | - | 81.74% | 120,040 | 11.17% | 16,398 | 7.10% | 10,422 |
| Sewer | 2,209,298 | - | 90,299 | - | 2,118,999 | 0.00% | - | 81.74% | 1,732,024 | 11.17% | 236,604 | 7.10% | 150,371 |
| Drainage | 511,866 | - | 20,921 | - | 490,945 | 0.00% | - | 81.74% | 401,288 | 11.17% | 54,818 | 7.10% | 34,839 |
| District Formation Costs[m] | 218,543 | - | - | - | 218,543 | 0.00% | - | 81.74% | 178,632 | 11.17% | 24,402 | 7.10% | 15,508 |
| Soft Costs[f] | 1,107,767 | - | 33,011 | - | 1,074,756 | 0.00% | - | 81.74% | 878,483 | 11.17% | 120,006 | 7.10% | 76,268 |
| | $ 5,867,881 | $ - | $ 218,634 | $ - | $ 5,649,247 | | $ - | | $ 4,617,573 | | $ 630,786 | | $ 400,888 |
| *Zone 2 Offsite Improvements [i],[j]* | | | | | | | | | | | | | |
| Streets | $ 2,202,793 | $ - | $ 90,033 | $ 178,816 | $ 1,933,944 | 0.00% | $ - | 81.74% | $ 1,580,765 | 11.17% | $ 215,941 | 7.10% | $ 137,239 |
| Drainage | 83,824 | - | 3,426 | 6,805 | 73,593 | 0.00% | - | 81.74% | 60,154 | 11.17% | 8,217 | 7.10% | 5,222 |
| District Formation Costs[m] | 121,827 | - | - | - | 121,827 | 0.00% | - | 81.74% | 99,579 | 11.17% | 13,603 | 7.10% | 8,645 |
| Soft Costs[f] | 759,053 | - | 31,024 | 61,617 | 666,411 | 0.00% | - | 81.74% | 544,710 | 11.17% | 74,410 | 7.10% | 47,291 |
| | $ 3,167,496 | $ - | $ 124,483 | $ 247,238 | $ 2,795,776 | | $ - | | $ 2,285,207 | | $ 312,172 | | $ 198,397 |
| *Private Improvements [b]* | $ 3,029,431 | $ 3,029,431 | $ - | $ - | $ - | | $ - | | $ - | | $ - | | $ - |
| *Bond Issuance Costs - 2025 Bonds [l]* | | | | | | | | | | | | | |
| Debt Service Reserve Fund | $ 2,824,480 | | | | $ 2,824,480 | | $ 703,965 | | $ 1,133,130 | | $ 615,570 | | $ 371,815 |
| Underwriter's Discount[k] | 1,053,720 | | | | 1,053,720 | | 268,500 | | 406,920 | | 235,770 | | 142,530 |
| Capitalized Interest | 1,743,570 | | | | 1,743,570 | | 431,465 | | 704,198 | | 378,869 | | 229,038 |
| Costs of Issuance | 2,283,060 | | | | 2,283,060 | | 581,750 | | 881,660 | | 510,835 | | 308,815 |
| | $ 7,904,830 | | | | $ 7,904,830 | | $ 1,985,680 | | $ 3,125,908 | | $ 1,741,044 | | $ 1,052,198 |
| *Other Costs - 2025 Bonds [l]* | | | | | | | | | | | | | |
| Deposit to Administrative Fund | $ 320,000 | | | | $ 320,000 | | $ 80,000 | | $ 80,000 | | $ 80,000 | | $ 80,000 |
| | $ 320,000 | | | | $ 320,000 | | $ 80,000 | | $ 80,000 | | $ 80,000 | | $ 80,000 |
| **Total** | **$ 47,972,460** | **$ 3,029,431** | **$ 343,117** | **$ 247,238** | **$ 44,352,674** | | **$ 10,778,937** | | **$ 13,605,595** | | **$ 11,300,468** | | **$ 8,667,675** |

***Footnotes:***

[a] Per the applicable Engineer's Report attached hereto as Appendix A.
[b] Not reimbursable to the Developer from Assessments or PID Bonds.
[c] The Developer has agreed to pay for the allocable share of the Actual Costs of the Authorized Improvements that benefit Non-Assessed Property and Offsite Benefitted Property. The costs of the Authorized Improvements have been allocated pro rata based on acreage, and shall not be reimbursable from Assessments or PID Bonds.
[d] Includes paving, earthwork, and erosion control.
[e] Includes offsite and onsite engineering, surveying, construction services, city fees, contingency, construction management, and district creation costs.
[f] Includes engineering, surveying, construction services, construction management fees, and contingency.
[g] Includes paving and earthwork - ROW and easements.
[h] A portion of the Improvement Area #3 water improvements shall be owned and operated by Nevada SUD and a portion of the Improvement Area #3 water improvements shall be owned and operated by Bear Creek SUD.
[i] The Zone 2 Non-Assessed Property is 13.844 acres and Zone 2 is 338.715 acres. Therefore, the Zone 2 Non-Assessed Property shall be allocated 4.09% of the Zone 2 Shared Improvements costs and the Zone 2 Offsite Improvements costs as shown on **Exhibit B-4**. The remaining costs of the Zone 2 Shared Improvements and Zone 2 Offsite Improvements shall be further allocated between Improvement Area #4, Improvement Area #5, and Zone 2 Remainder Area based upon Estimated Buildout Value at the time of this 2025 Amended and Restated Service and Assessment Plan.
[j] The Offsite Benefitted Property is 29.925 acres and Zone 2 is 338.715. The costs of the Zone 2 Offsite Improvements shall be allocated to the Offsite Benefitted Property based the acreage of the Offsite Benefitted Property to the combined acreage of the Offsite Benefitted Property and Zone 2. Therefore, the Offsite Benefitted Property shall be allocated 8.12% of Zone 2 Offsite Improvement costs. The remaining costs of the Zone 2 Offsite Improvements shall be further allocated between Improvement Area #4, Improvement Area #5, and Zone 2 Remainder Area based upon Estimated Buildout Value at the time of this 2025 Amended and Restated Service and Assessment Plan.
[k] Includes fee to counsel of the Underwriter.
[l] Shall be updated to reflect actual costs when PID Bonds are issued.
[m] Zone 2 District Formation costs shall not be allocable to the Zone 2 Non-Assessed Property or the Offsite Benefitted Property.
[n] Includes costs related to the Nevada SUD water tower.

# EXHIBIT B-4 – ZONE 2 ALLOCATION OF PROJECT COSTS

| Non-Assessed Property[a] | | |
|---|---|---|
| **Property Type** | **Acreage** | **%** |
| Zone 2 Assessed Property | 324.871 | 95.91% |
| Zone 2 Non-Assessed Property | 13.844 | 4.09% |
| **Total** | **338.715** | **100.00%** |

***Footnotes:***

[a] The costs of the Zone 2 Shared Improvements and Zone 2 Offsite Improvements shall first be allocated to the Zone 2 Non-Assessed Property, Zone 2 Assessed Property, and Offsite Benefitted Property based on acreage. The allocation of the Zone 2 Shared Improvements costs and Zone 2 Offsite Improvements costs excludes the District Formation Costs.

| Offsite Benefitted Property[a] | | |
|---|---|---|
| **Property Type** | **Acreage** | **%** |
| Zone 2 | 338.715 | 91.88% |
| Offsite Benefitted Property | 29.925 | 8.12% |
| **Total** | **368.64** | **100.00%** |

***Footnotes:***

[a] The costs of the Zone 2 Offsite Improvements shall first be allocated to Zone 2 and the Offsite Benefitted Property based on acreage. The allocation of the Zone 2 Offsite Improvements costs excludes the District Formation Costs.

| Zone 2 Assessed Property[a] | | | |
|---|---|---|---|
| **Property Type** | **Estimated Buildout Value** | | **%** |
| Improvement Area #4 | $ | 68,985,000 | 11.17% |
| Improvement Area #5 | $ | 43,842,500 | 7.10% |
| Zone 2 Remainder Area | $ | 504,994,000 | 81.74% |
| **Total** | **$** | **617,821,500** | **100.00%** |

***Footnotes:***

[a] The District eligible costs of the Zone 2 Shared Improvements shall be allocated to Improvement Area #4, Improvement Area #5, and Zone 2 Remainder Area based on Estimated Buildout Value.

# EXHIBIT C-1 – ZONE 1 SERVICE PLAN

| Zone 1 Remainder Area | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Zone 1 Remainder Area Bonds* | | | | | | |
| Principal | | $ 155,000.00 | $ 161,000.00 | $ 167,000.00 | $ 174,000.00 | $ 182,000.00 |
| Interest | | 339,888.75 | 334,076.25 | 328,038.75 | 321,150.00 | 313,972.50 |
| | (1) | $ 494,888.75 | $ 495,076.25 | $ 495,038.75 | $ 495,150.00 | $ 495,972.50 |
| Additional Interest | (2) | $ 38,760.00 | $ 37,985.00 | $ 37,180.00 | $ 36,345.00 | $ 35,475.00 |
| Annual Collection Costs | (3) | $ 52,690.45 | $ 25,900.41 | $ 26,418.42 | $ 26,946.79 | $ 27,485.72 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 586,339.20** | **$ 558,961.66** | **$ 558,637.17** | **$ 558,441.79** | **$ 558,933.22** |

| Improvement Area #1 | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #1 Initial Bonds* | | | | | | |
| Principal | | $ 603,000.00 | $ 626,000.00 | $ 650,000.00 | $ 678,000.00 | $ 706,000.00 |
| Interest | | 1,193,297.50 | 1,172,192.50 | 1,150,282.50 | 1,125,095.00 | 1,098,822.50 |
| Additional Interest | | 148,125.00 | 145,110.00 | 141,980.00 | 138,730.00 | 135,340.00 |
| | (1) | $ 1,944,422.50 | $ 1,943,302.50 | $ 1,942,262.50 | $ 1,941,825.00 | $ 1,940,162.50 |
| *Improvement Area #1 Additional Bonds* | | | | | | |
| Principal | | $ 140,000.00 | $ 146,000.00 | $ 153,000.00 | $ 160,000.00 | $ 167,000.00 |
| Interest | | 391,941.26 | 385,991.26 | 379,786.26 | 373,283.76 | 366,483.76 |
| Additional Interest | | 38,590.00 | 37,890.00 | 37,160.00 | 36,395.00 | 35,595.00 |
| | (2) | $ 570,531.26 | $ 569,881.26 | $ 569,946.26 | $ 569,678.76 | $ 569,078.76 |
| Annual Collection Costs | (3) | $ 69,901.04 | $ 70,023.56 | $ 71,424.03 | $ 72,852.51 | $ 74,309.56 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 2,584,854.80** | **$ 2,583,207.32** | **$ 2,583,632.79** | **$ 2,584,356.27** | **$ 2,583,550.82** |

| Improvement Area #2A | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #2A-2B Bonds* | | | | | | |
| Principal | | $ 109,000.00 | $ 114,000.00 | $ 119,000.00 | $ 125,000.00 | $ 130,000.00 |
| Interest | | 366,301.26 | 361,532.50 | 356,545.00 | 351,338.76 | 345,870.00 |
| | (1) | $ 475,301.26 | $ 475,532.50 | $ 475,545.00 | $ 476,338.76 | $ 475,870.00 |
| Additional Interest | (2) | $ 34,930.00 | $ 34,385.00 | $ 33,815.00 | $ 33,220.00 | $ 32,595.00 |
| Annual Collection Costs | (3) | $ 20,176.75 | $ 21,325.89 | $ 21,752.41 | $ 22,187.46 | $ 22,631.21 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 530,408.01** | **$ 531,243.39** | **$ 531,112.41** | **$ 531,746.22** | **$ 531,096.21** |

| Improvement Area #2B | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #2A-2B Bonds* | | | | | | |
| Principal | | $ 73,000.00 | $ 77,000.00 | $ 80,000.00 | $ 83,000.00 | $ 87,000.00 |
| Interest | | 239,840.00 | 236,646.26 | 233,277.50 | 229,777.50 | 226,146.26 |
| | (1) | $ 312,840.00 | $ 313,646.26 | $ 313,277.50 | $ 312,777.50 | $ 313,146.26 |
| Additional Interest | (2) | $ 22,885.00 | $ 22,520.00 | $ 22,135.00 | $ 21,735.00 | $ 21,320.00 |
| Annual Collection Costs | (3) | $ 13,224.41 | $ 13,977.58 | $ 14,257.13 | $ 14,542.27 | $ 14,833.12 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 348,949.41** | **$ 350,143.84** | **$ 349,669.63** | **$ 349,054.77** | **$ 349,299.38** |

# EXHIBIT C-2 – IMPROVEMENT AREA #3 AND ZONE 2 SERVICE PLAN

| Improvement Area #3 | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #3-5 Bonds* | | | | | | |
| Principal | | $ - | $ 112,000.00 | $ 118,000.00 | $ 126,000.00 | $ 134,000.00 |
| Interest | | 431,464.58 | 581,750.00 | 574,470.00 | 566,800.00 | 558,610.00 |
| Capitalized Interest | | (704,197.67) | - | - | - | - |
| | (1) | $ 431,464.58 | $ 693,750.00 | $ 692,470.00 | $ 692,800.00 | $ 692,610.00 |
| Additional Interest | (2) | $ - | $ 44,750.00 | $ 44,190.00 | $ 43,600.00 | $ 42,970.00 |
| Annual Collection Costs | (3) | $ - | $ 40,800.00 | $ 41,616.00 | $ 42,448.32 | $ 43,297.29 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 431,464.58** | **$ 779,300.00** | **$ 778,276.00** | **$ 778,848.32** | **$ 778,877.29** |

| Zone 2 Remainder Area | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Zone 2 Remainder Area Bonds* | | | | | | |
| Principal | | $ - | $ 151,000.00 | $ 162,000.00 | $ 173,000.00 | $ 185,000.00 |
| Interest | | 704,197.67 | 949,480.00 | 938,910.00 | 927,570.00 | 915,460.00 |
| Capitalized Interest | | (704,197.67) | - | - | - | - |
| | (1) | $ - | $ 1,100,480.00 | $ 1,100,910.00 | $ 1,100,570.00 | $ 1,100,460.00 |
| Additional Interest | (2) | $ - | $ 67,820.00 | $ 67,065.00 | $ 66,255.00 | $ 65,390.00 |
| Annual Collection Costs | (3) | $ - | $ 40,800.00 | $ 41,616.00 | $ 42,448.32 | $ 43,297.29 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ -** | **$ 1,209,100.00** | **$ 1,209,591.00** | **$ 1,209,273.32** | **$ 1,209,147.29** |

| Improvement Area #4 | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #3-5 Bonds* | | | | | | |
| Principal | | $ - | $ 99,000.00 | $ 105,000.00 | $ 112,000.00 | $ 119,000.00 |
| Interest | | 378,869.29 | 510,835.00 | 504,400.00 | 497,575.00 | 490,295.00 |
| Capitalized Interest | | (704,197.67) | - | - | - | - |
| | (1) | $ 378,869.29 | $ 609,835.00 | $ 609,400.00 | $ 609,575.00 | $ 609,295.00 |
| Additional Interest | (2) | $ - | $ 39,295.00 | $ 38,800.00 | $ 38,275.00 | $ 37,715.00 |
| Annual Collection Costs | (3) | $ - | $ 40,800.00 | $ 41,616.00 | $ 42,448.32 | $ 43,297.29 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 378,869.29** | **$ 689,930.00** | **$ 689,816.00** | **$ 690,298.32** | **$ 690,307.29** |

| Improvement Area #5 | | | | | | |
|---|---|---|---|---|---|---|
| | | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 |
| *Improvement Area #3-5 Bonds* | | | | | | |
| Principal | | $ - | $ 63,000.00 | $ 67,000.00 | $ 71,000.00 | $ 75,000.00 |
| Interest | | 229,037.79 | 308,815.00 | 304,720.00 | 300,365.00 | 295,750.00 |
| Capitalized Interest | | (704,197.67) | - | - | - | - |
| | (1) | $ 229,037.79 | $ 371,815.00 | $ 371,720.00 | $ 371,365.00 | $ 370,750.00 |
| Additional Interest | (2) | $ - | $ 23,755.00 | $ 23,440.00 | $ 23,105.00 | $ 22,750.00 |
| Annual Collection Costs | (3) | $ - | $ 40,800.00 | $ 41,616.00 | $ 42,448.32 | $ 43,297.29 |
| **Total Annual Installment Due** | **(4) = (1) + (2) + (3)** | **$ 229,037.79** | **$ 436,370.00** | **$ 436,776.00** | **$ 436,918.32** | **$ 436,797.29** |

# EXHIBIT D-1 – ZONE 1 SOURCES AND USES OF FUNDS

| | Private/Oversizing | Zone 1 Remainder Area | Improvement Area #1 | Improvement Area #2A | Improvement Area #2B | Total |
|---|---|---|---|---|---|---|
| **Sources of Funds** | | | | | | |
| Zone 1 Remainder Area Bonds | $ - | $ 8,046,000 | $ - | $ - | $ - | $ 8,046,000 |
| Improvement Area #1 Initial Bonds | - | - | 31,229,000 | - | - | 31,229,000 |
| Improvement Area #1 Initial Bond Original Issue Discount | - | - | (289,415) | - | - | (289,415) |
| Improvement Area #1 Reimbursement Obligation | - | - | 2,193,000 | - | - | 2,193,000 |
| Improvement Area #1 Additional Bonds | - | - | 7,911,000 | - | - | 7,911,000 |
| Improvement Area #1 Additional Bonds Original Issue Discount | - | - | (20,675) | - | - | (20,675) |
| Improvement Area #2A Reimbursement Obligation | - | - | - | 366,043 | - | 366,043 |
| Improvement Area #2B Reimbursement Obligation | - | - | - | - | 122,974 | 122,974 |
| Improvement Area #2A-2B Bonds | - | - | - | 7,148,000 | 4,685,000 | 11,833,000 |
| Improvement Area #2A-2B Bonds Original Issue Discount | - | - | - | (14,511) | (9,548) | (24,059) |
| Owner or Homebuilder Participation - Oversizing[a] | 230,543 | - | - | - | - | 230,543 |
| Owner or Homebuilder Participation - Private Improvements[a] | 6,265,387 | - | - | - | - | 6,265,387 |
| Owner or Homebuilder Participation - Non-Assessed Property[a] | 1,026,291 | - | - | - | - | 1,026,291 |
| Owner or Homebuilder Participation[a] | - | 4,161,343 | 21,608,437 | 3,636,301 | 1,420,138 | 30,826,220 |
| **Total Sources** | **$ 7,522,222** | **$ 12,207,343** | **$ 62,631,346** | **$ 11,135,833** | **$ 6,218,564** | **$ 99,715,309** |
| **Uses of Funds** | | | | | | |
| Zone 1 Improvements | $ 662,177 | $ 5,330,745 | $ 11,243,293 | $ - | $ - | $ 17,236,215 |
| Improvement Area #1 Improvements | 43,057 | - | 34,544,600 | - | - | 34,587,657 |
| Zone 1 Offsite Improvements | 551,600 | 5,052,267 | 10,655,945 | - | - | 16,259,812 |
| Improvement Area #2A Improvements | - | - | - | 10,032,469 | - | 10,032,469 |
| Improvement Area #2B Improvements | - | - | - | - | 5,495,388 | 5,495,388 |
| Private Improvements | 6,265,387 | - | - | - | - | 6,265,387 |
| | $ 7,522,222 | $ 10,383,011 | $ 56,443,838 | $ 10,032,469 | $ 5,495,388 | $ 89,876,928 |
| *Bond Issuance Costs - 2022 Bonds*[b] | | | | | | |
| Debt Service Reserve Fund | $ - | $ 509,960 | $ 1,902,364 | $ - | $ - | $ 2,412,324 |
| Capitalized Interest | - | 555,613 | 728,839 | - | - | 1,284,452 |
| Underwriter's Discount[c] | - | 241,380 | 936,870 | - | - | 1,178,250 |
| Costs of Issuance | - | 487,379 | 1,363,660 | - | - | 1,851,039 |
| | $ - | $ 1,794,332 | $ 4,931,732 | $ - | $ - | $ 6,726,064 |
| *Other Costs - 2022 Bonds*[b] | | | | | | |
| Deposit to Administrative Fund | $ - | $ 30,000 | $ 45,000 | $ - | $ - | $ 75,000 |
| | $ - | $ 30,000 | $ 45,000 | $ - | $ - | $ 75,000 |
| *Bond Issuance Costs - 2024 Bonds*[b] | | | | | | |
| Debt Service Reserve Fund | $ - | $ - | $ 554,273 | $ 490,719 | $ 321,631 | $ 1,366,623 |
| Underwriter's Discount[c] | - | - | 237,330 | 214,440 | 140,550 | 592,320 |
| Costs of Issuance | - | - | 419,174 | 371,022 | 243,178 | 1,033,374 |
| | $ - | $ - | $ 1,210,776 | $ 1,076,181 | $ 705,359 | $ 2,992,316 |
| *Other Costs - 2024 Bonds*[b] | | | | | | |
| Deposit to Administrative Fund | $ - | $ - | $ - | $ 27,183 | $ 17,817 | $ 45,000 |
| | $ - | $ - | $ - | $ 27,183 | $ 17,817 | $ 45,000 |
| **Total Uses** | **$ 7,522,222** | **$ 12,207,343** | **$ 62,631,346** | **$ 11,135,833** | **$ 6,218,564** | **$ 99,715,309** |

***Footnotes:***

[a] Not reimburseable to the Owner or Homebuilder from Assessments or PID Bonds.
[b] Updated to reflect Actual Costs at the time of PID Bond issuance.
[c] Includes fee to counsel of the Underwriter.

# EXHIBIT D-2 – IMPROVEMENT AREA #3 AND ZONE 2 SOURCES AND USES OF FUNDS

| | | | Zone 2 | | | |
|---|---|---|---|---|---|---|
| | Private | Improvement Area #3 | Zone 2 Remainder Area | Improvement Area #4 | Improvement Area #5 | Total |
| **Sources of Funds** | | | | | | |
| Zone 2 Remainder Area Bonds | $ - | $ - | $ 13,564,000 | $ - | $ - | $ 13,564,000 |
| Improvement Area #3-5 Bonds | - | 8,950,000 | - | 7,859,000 | 4,751,000 | 21,560,000 |
| Owner or Homebuilder Participation - Private Improvements[a] | 3,029,431 | - | - | - | - | 3,029,431 |
| Owner or Homebuilder Participation - Non-Assessed Property[a] | 343,117 | - | - | - | - | 343,117 |
| Owner or Homebuilder Participation - Offsite Benefitted Property[a] | 247,238 | - | - | - | - | 247,238 |
| Owner or Homebuilder Participation - Authorized Improvements[a] | - | 1,828,937 | 41,595 | 3,441,468 | 3,916,675 | 9,228,674 |
| **Total Sources** | **$ 3,619,786** | **$ 10,778,937** | **$ 13,605,595** | **$ 11,300,468** | **$ 8,667,675** | **$ 47,972,460** |
| **Uses of Funds** | | | | | | |
| Improvement Area #3 Improvements | $ - | $ 8,713,257 | $ - | $ - | $ - | $ 8,713,257 |
| Zone 2 Improvements | - | - | 3,496,907 | 477,697 | 303,594 | 4,278,198 |
| Improvement Area #4 Improvements | - | - | - | 8,058,769 | - | 8,058,769 |
| Improvement Area #5 Improvements | - | - | - | - | 6,632,598 | 6,632,598 |
| Zone 2 Shared Improvements | 218,634 | - | 4,617,573 | 630,786 | 400,888 | 5,867,881 |
| Zone 2 Offsite Improvements | 371,721 | - | 2,285,207 | 312,172 | 198,397 | 3,167,496 |
| Private Improvements | 3,029,431 | - | - | - | - | 3,029,431 |
| | $ 3,619,786 | $ 8,713,257 | $ 10,399,687 | $ 9,479,424 | $ 7,535,477 | $ 39,747,630 |
| *Bond Issuance Costs - 2025 Bonds*[b] | | | | | | |
| Debt Service Reserve Fund | $ - | $ 703,965 | $ 1,133,130 | $ 615,570 | $ 371,815 | $ 2,824,480 |
| Underwriter's Discount | - | 268,500 | 406,920 | 235,770 | 142,530 | 1,053,720 |
| Capitalized Interest | - | 431,465 | 704,198 | 378,869 | 229,038 | 1,743,570 |
| Costs of Issuance | - | 581,750 | 881,660 | 510,835 | 308,815 | 2,283,060 |
| | $ - | $ 1,985,680 | $ 3,125,908 | $ 1,741,044 | $ 1,052,198 | $ 7,904,830 |
| *Other Costs - 2025 Bonds*[b] | | | | | | |
| Deposit to Administrative Fund | $ - | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 320,000 |
| | $ - | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 320,000 |
| **Total Uses** | **$ 3,619,786** | **$ 10,778,937** | **$ 13,605,595** | **$ 11,300,468** | **$ 8,667,675** | **$ 47,972,460** |

***Footnotes:***

[a] Not reimbursable to the Owner or Homebuilder through Assessments or PID Bonds.

[b] Preliminary estimates only. Subject to change upon issuance of PID Bonds.

# EXHIBIT E-1 – ZONE 1 MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

| Lot Type | Units[a] | Revised Units[b] | Estimated Buildout Value | | 2022 Assessment Ordinance | | | | 2024 Assessment Ordinance | | | | PID TRE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Assessment[c] | | Avg. Annual Installment | | Assessment[c] | | Avg. Annual Installment | | |
| | | | Per Unit | Total | Per Unit | Total | Per Unit | Total | Per Unit | Total | Per Unit | Total | |
| **Zone 1** | | | | | | | | | | | | | |
| *Improvement Area #1* | | | | | | | | | | | | | |
| Lot Type 1 | 77 | 76 | $ 233,000 | $ 17,708,000 | $ 27,486 | $ 2,088,904 | $ 1,904 | $ 144,717 | | | | | $ 0.817240 |
| Lot Type 2 | 215 | 217 | 280,000 | 60,760,000 | 33,030 | 7,167,485 | 2,288 | 496,555 | | | | | $ 0.817240 |
| Lot Type 3 | 68 | 69 | 325,000 | 22,425,000 | 38,338 | 2,645,340 | 2,656 | 183,266 | | | | | $ 0.817240 |
| Lot Type 4 | 312 | 310 | 350,000 | 108,500,000 | 41,287 | 12,799,081 | 2,860 | 886,706 | | | | | $ 0.817240 |
| Lot Type 5 | 44 | 44 | 210,000 | 9,240,000 | 24,772 | 1,089,986 | 1,716 | 75,513 | | | | | $ 0.817240 |
| Lot Type 6 | 143 | 148 | 420,000 | 62,160,000 | 49,545 | 7,332,635 | 3,432 | 507,997 | | | | | $ 0.817240 |
| Lot Type 7 | 76 | 73 | 490,000 | 35,770,000 | 57,802 | 4,219,568 | 4,004 | 292,327 | | | | | $ 0.817240 |
| **Improvement Area #1 Total** | **935** | **937** | | **$ 316,563,000** | | **$ 37,343,000** | | **$ 2,587,080** | | | | | **$ 0.817240** |
| *Improvement Area #2A* | | | | | | | | | | | | | |
| Lot Type 8 | 42 | 42 | $ 297,000 | $ 12,474,000 | $ 14,465 | $ 607,540 | $ 1,041 | $ 43,734 | $ 21,580 | $ 906,346 | $ 1,642 | $ 68,975 | $ 0.903549 |
| Lot Type 9 | 61 | 61 | 344,000 | 20,984,000 | 16,754 | 1,022,015 | 1,206 | 73,570 | 24,995 | 1,524,673 | 1,902 | 116,031 | $ 0.903549 |
| Lot Type 10 | 115 | 115 | 371,000 | 42,665,000 | 18,069 | 2,077,977 | 1,301 | 149,583 | 26,956 | 3,099,988 | 2,051 | 235,916 | $ 0.903549 |
| Lot Type 11 | 45 | 45 | 445,000 | 20,025,000 | 21,673 | 975,307 | 1,560 | 70,208 | 32,333 | 1,454,993 | 2,461 | 110,728 | $ 0.903549 |
| **Improvement Area #2A Total** | **263** | **263** | | **$ 96,148,000** | | **$ 4,682,838** | | **$ 337,095** | | **$ 6,986,000** | | **$ 531,650** | **$ 0.903549** |
| *Improvement Area #2B* | | | | | | | | | | | | | |
| Lot Type 12 | 101 | 101 | $ 297,000 | $ 29,997,000 | $ 14,465 | $ 1,460,988 | $ 1,041 | $ 105,169 | $ 21,572 | $ 2,178,753 | $ 1,638 | $ 165,435 | $ 0.902106 |
| Lot Type 13 | 88 | 89 | 371,000 | 33,019,000 | 18,069 | 1,608,173 | 1,301 | 115,765 | 26,947 | 2,398,247 | 2,046 | 182,102 | $ 0.902106 |
| **Improvement Area #2B Total** | **189** | **190** | | **$ 63,016,000** | | **$ 3,069,162** | | **$ 220,934** | | **$ 4,577,000** | | **$ 347,537** | **$ 0.902106** |
| **Zone 1 Total** | **1387** | **1390** | | **$ 475,727,000** | | **$ 45,095,000** | | | | **$ 11,563,000** | | | |

*Footnotes:*

[a] Based on information provided by the Master Developer for the Service and Assessment Plan for Improvement Area #1, and in their model dated August 26, 2024 for Improvement Areas #2A and #2B.

[b] Based on final plats.

[c] Represents the currently outstanding Assessment.

# EXHIBIT E-2 – IMPROVEMENT AREA #3 AND ZONE 2 MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

| Lot Type | Units[a] | Estimated Buildout Value | | 2025 A&R SAP | | | | PID TRE |
|---|---|---|---|---|---|---|---|---|
| | | Per Unit | Total | Assessment | | Avg. Annual Installment[c] | | |
| | | | | Per Unit | Total[d] | Per Unit | Total | |
| **Improvement Area #3** | | | | | | | | |
| *Improvement Area #3* | | | | | | | | |
| Lot Type 14 | 55 | $ 750,000 | $ 41,250,000 | $ 86,279 | $ 4,745,341 | $ 7,508 | $ 412,929 | $ 1.001041 |
| Lot Type 15 | 43 | 850,000 | 36,550,000 | 97,783 | 4,204,659 | 8,509 | 365,880 | $ 1.001041 |
| **Improvement Area #3 Total** | **98** | | **$ 77,800,000** | | **$ 8,950,000** | | **$ 778,810** | **$ 1.001041** |
| **Zone 2** | | | | | | | | |
| *Improvement Area #4* | | | | | | | | |
| Lot Type 16 | 63 | $ 575,000 | $ 36,225,000 | $ 65,506 | $ 4,126,872 | $ 5,751 | $ 362,325 | $ 1.0002 |
| Lot Type 17 | 52 | 630,000 | 32,760,000 | 71,772 | 3,732,128 | 6,301 | 327,667 | 1.0002 |
| **Improvement Area #4 Total** | **115** | | **$ 68,985,000** | | **$ 7,859,000** | | **$ 689,992** | **$ 1.0002** |
| *Improvement Area #5* | | | | | | | | |
| Lot Type 18 | 41 | $ 390,500 | $ 16,010,500 | $ 42,317 | $ 1,734,981 | $ 3,891 | $ 159,541 | $ 0.9965 |
| Lot Type 19 | 56 | 497,000 | 27,832,000 | 53,857 | 3,016,019 | 4,952 | 277,340 | 0.9965 |
| **Improvement Area #5 Total** | **97** | | **$ 43,842,500** | | **$ 4,751,000** | | **$ 436,881** | **$ 0.9965** |
| *Zone 2 Remainder Area* | | | | | | | | |
| 40' Lot | 132 | $ 420,000 | $ 55,440,000 | $ 11,281 | $ 1,489,103 | $ 1,006 | $ 132,759 | $ 0.2395 |
| 50' Lot | 507 | 476,000 | 241,332,000 | 12,785 | 6,482,111 | 1,140 | 577,906 | 0.2395 |
| 60' Lot | 343 | 574,000 | 196,882,000 | 15,417 | 5,288,196 | 1,375 | 471,464 | 0.2395 |
| 70' Lot | 18 | 630,000 | 11,340,000 | 16,922 | 304,589 | 1,509 | 27,155 | 0.2395 |
| **Zone 2 Remainder Area Total** | **1000** | | **$ 504,994,000** | | **$ 13,564,000** | | **$ 1,209,284** | **$ 0.2395** |
| **Zone 2 Total** | **1212** | | **$ 617,821,500** | | **$ 26,174,000** | | | |

*Footnotes:*

[a] Based on information provided by the Master Developer.

# EXHIBIT E-3 – ZONE 1 POD ALLOCATION

| Lot Type | Units[a] | Revised Units[b] | Estimated Buildout Value | | 2022 Assessment Ordinance | | | | 2024 Assessment Ordinance | | | | PID TRE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Per Unit | Total | Assessment[c] | | Avg. Annual Installment | | Assessment[c] | | Avg. Annual Installment | | |
| | | | | | Per Unit | Total | Per Unit | Total | Per Unit | Total | Per Unit | Total | |
| **Improvement Area #1** | | | | | | | | | | | | | |
| *Improvement Area #1* | | | | | | | | | | | | | |
| *POD 2A* | | | | | | | | | | | | | |
| Lot Type 6 | 92 | 97 | $ 420,000 | $ 40,740,000 | $ 49,545 | $ 4,805,849 | $ 3,619 | $ 332,944 | | | | | $ 0.8172 |
| Lot Type 7 | 76 | 73 | 490,000 | 35,770,000 | 57,802 | 4,219,568 | 3,846 | 292,327 | | | | | 0.8172 |
| **POD 2A Total** | **168** | **170** | | **$ 76,510,000** | | **$ 9,025,417** | | **$ 625,270** | | | | | **$ 0.8172** |
| *POD 2B-1* | | | | | | | | | | | | | |
| Lot Type 2 | 101 | 103 | $ 280,000 | $ 28,840,000 | $ 33,030 | $ 3,402,078 | $ 2,334 | $ 235,692 | | | | | $ 0.8172 |
| Lot Type 4 | 97 | 96 | 350,000 | 33,600,000 | 41,287 | 3,963,586 | 2,831 | 274,593 | | | | | 0.8172 |
| **POD 2B-1 Total** | **198** | **199** | | **$ 62,440,000** | | **$ 7,365,665** | | **$ 510,285** | | | | | **$ 0.8172** |
| *POD 2C* | | | | | | | | | | | | | |
| Lot Type 2 | 39 | 39 | $ 280,000 | $ 10,920,000 | $ 33,030 | $ 1,288,166 | $ 2,288 | $ 89,243 | | | | | $ 0.8172 |
| Lot Type 3 | 68 | 69 | 325,000 | 22,425,000 | 38,338 | 2,645,340 | 2,695 | 183,266 | | | | | 0.8172 |
| Lot Type 4 | 152 | 151 | 350,000 | 52,850,000 | 41,287 | 6,234,391 | 2,842 | 431,911 | | | | | 0.8172 |
| Lot Type 6 | 51 | 51 | 420,000 | 21,420,000 | 49,545 | 2,526,786 | 3,432 | 175,053 | | | | | 0.8172 |
| **POD 2C Total** | **310** | **310** | | **$ 107,615,000** | | **$ 12,694,683** | | **$ 879,473** | | | | | **$ 0.8172** |
| *POD 2D* | | | | | | | | | | | | | |
| Lot Type 1 | 77 | 76 | $ 233,000 | $ 17,708,000 | $ 27,486 | $ 2,088,904 | $ 1,879 | $ 144,717 | | | | | $ 0.8172 |
| Lot Type 2 | 75 | 75 | 280,000 | 21,000,000 | 33,030 | 2,477,241 | 2,288 | 171,620 | | | | | 0.8172 |
| Lot Type 4 | 63 | 63 | 350,000 | 22,050,000 | 41,287 | 2,601,104 | 2,860 | 180,201 | | | | | 0.8172 |
| Lot Type 5 | 44 | 44 | 210,000 | 9,240,000 | 24,772 | 1,089,986 | 1,716 | 75,513 | | | | | 0.8172 |
| **POD 2D Total** | **259** | **258** | | **$ 69,998,000** | | **$ 8,257,236** | | **$ 572,052** | | | | | **$ 0.8172** |
| **Improvement Area #1 Total** | **935** | **937** | | **$ 316,563,000** | | **$ 37,343,000** | | **$ 2,587,080** | | | | | **$ 0.8172** |
| **Zone 1 Remainder Area/Improvement Area #2A & #2B** | | | | | | | | | | | | | |
| *Improvement Area #2A* | | | | | | | | | | | | | |
| *POD 2E* | | | | | | | | | | | | | |
| Lot Type 8 | 42 | 42 | $ 297,000 | $ 12,474,000 | $ 14,465 | $ 607,540 | $ 1,041 | $ 43,734 | $ 21,580 | $ 906,346 | $ 1,642 | $ 68,975 | $ 0.9035 |
| Lot Type 9 | 61 | 61 | 344,000 | 20,984,000 | 16,754 | 1,022,015 | 1,206 | 73,570 | 24,995 | 1,524,673 | 1,902 | 116,031 | 0.9035 |
| Lot Type 10 | 115 | 115 | 371,000 | 42,665,000 | 18,069 | 2,077,977 | 1,301 | 149,583 | 26,956 | 3,099,988 | 2,051 | 235,916 | 0.9035 |
| Lot Type 11 | 45 | 45 | 445,000 | 20,025,000 | 21,673 | 975,307 | 1,560 | 70,208 | 32,333 | 1,454,993 | 2,461 | 110,728 | 0.9035 |
| **Improvement Area #2A Total** | **263** | **263** | | **$ 96,148,000** | | **$ 4,682,838** | | **$ 337,095** | | **$ 6,986,000** | | **$ 531,650** | **$ 0.9035** |
| *Improvement Area #2B* | | | | | | | | | | | | | |
| *POD 2B-2* | | | | | | | | | | | | | |
| Lot Type 12 | 100 | 101 | $ 297,000 | $ 29,997,000 | $ 14,465 | $ 1,460,988 | $ 1,041 | $ 105,169 | $ 21,572 | $ 2,178,753 | $ 1,638 | $ 165,435 | $ 0.9021 |
| Lot Type 13 | 89 | 89 | 371,000 | 33,019,000 | 18,069 | 1,608,173 | 1,301 | 115,765 | 26,947 | 2,398,247 | 2,046 | 182,102 | 0.9021 |
| **Improvement Area #2B Total** | **189** | **190** | | **$ 63,016,000** | | **$ 3,069,162** | | **$ 220,934** | | **$ 4,577,000** | | **$ 347,537** | **$ 0.9021** |
| **Zone 1 Remainder Area Total+C99** | **452** | **453** | | **$ 159,164,000** | | **$ 7,752,000** | | **$ 558,029** | | **$ 11,563,000** | | **$ 879,187** | |
| **Zone 1 Total** | **1387** | **1390** | | **$ 475,727,000** | | **$ 45,095,000** | | **$ 3,145,109** | | **$ 11,563,000** | | **$ 879,187** | |

***Footnotes:***

[a] Based on information provided by the Master Developer for the Service and Assessment Plan for Improvement Area #1, and in their model dated August 26, 2024 for Improvement Areas #2A and #2B.

[b] Based on final plats.

[c] Represents the currently outstanding Assessment.

# EXHIBIT F-1 – ZONE 1 REMAINDER AREA ASSESSMENT ROLL

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2850231 | Improvement Area #2B Initial Parcel | [d] | $ 3,069,161.57 | $ 232,142.64 |
| 2930953 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930954 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930955 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930956 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930957 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930958 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930959 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930960 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930961 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930962 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930963 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930964 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930965 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930966 | Non-Benefitted | | $ - | $ - |
| 2930967 | Non-Benefitted | | $ - | $ - |
| 2930968 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930969 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930970 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930971 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930972 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2930973 | Non-Benefitted | | $ - | $ - |
| 2930974 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930976 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930977 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930978 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930979 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930980 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930981 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930982 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930983 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930984 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930985 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930986 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930987 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930988 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930989 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930990 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930991 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930992 | 9 | | $ 16,754.34 | $ 1,267.25 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2930993 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930994 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930995 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930996 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930997 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930998 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2930999 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931000 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931001 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931002 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931003 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931004 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931005 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931006 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931007 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931008 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931009 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931010 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931011 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931012 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931013 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931014 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931015 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931016 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931017 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931018 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931019 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931020 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931021 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931022 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931023 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931024 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931025 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931026 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931027 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931028 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931029 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931030 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931031 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931032 | 10 | | $ 18,069.36 | $ 1,366.72 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2931033 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931034 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931035 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931037 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931038 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931039 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931040 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931041 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931042 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931043 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931044 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931045 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931046 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931047 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931048 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931049 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931050 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931051 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931052 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931053 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931055 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931056 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931057 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931058 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931059 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931060 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931061 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931062 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931063 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931064 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931065 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931066 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931067 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931068 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931069 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931070 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931071 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931072 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931073 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931074 | 9 | | $ 16,754.34 | $ 1,267.25 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2931075 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931076 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931077 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931078 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931079 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931080 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931081 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931082 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931083 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931084 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931085 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931086 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931087 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931088 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931089 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931090 | 9 | | $ 16,754.34 | $ 1,267.25 |
| 2931091 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931092 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931093 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931094 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931095 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931096 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931097 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931098 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931099 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931100 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931101 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931102 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931103 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931104 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931105 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931106 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931107 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931108 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931109 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931110 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931111 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931112 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931113 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931114 | 8 | | $ 14,465.23 | $ 1,094.11 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2931115 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931116 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931117 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931118 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931119 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931120 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931121 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931122 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931123 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931124 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931125 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931126 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931127 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931128 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931129 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931130 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931131 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931132 | 8 | | $ 14,465.23 | $ 1,094.11 |
| 2931133 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931135 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931136 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931137 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931138 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931139 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931140 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931141 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931142 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931143 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931144 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931145 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931146 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931147 | Non-Benefitted | | $ - | $ - |
| 2931148 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931149 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931150 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931151 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931152 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931153 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931154 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931155 | 10 | | $ 18,069.36 | $ 1,366.72 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2931156 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931157 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931158 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931159 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931160 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931161 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931162 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931163 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931164 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931165 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931166 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931167 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931168 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931169 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931170 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931171 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931172 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931173 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931174 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931175 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931176 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931177 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931178 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931179 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931180 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931181 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931182 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931183 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931184 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931185 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931186 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931187 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931188 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931190 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931191 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931192 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931193 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931194 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931195 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931196 | 10 | | $ 18,069.36 | $ 1,366.72 |

| Property ID[a] | Lot Type | Notes | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|---|
| 2931197 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931198 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931199 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931200 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931201 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931202 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931203 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931204 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931205 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931206 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931207 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931208 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931209 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931210 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931211 | Non-Benefitted | | $ - | $ - |
| 2931212 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931213 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931214 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931215 | 10 | | $ 18,069.36 | $ 1,366.72 |
| 2931216 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931217 | Non-Benefitted | | $ - | $ - |
| 2931218 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931219 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931220 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931221 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931222 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931223 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931224 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931225 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931226 | 11 | | $ 21,673.49 | $ 1,639.32 |
| 2931227 | Non-Benefitted | | $ - | $ - |
| **Total[c]** | | | **$ 7,752,000.00** | **$ 586,339.20** |

***Footnotes:***

[a] Property IDs per Collin Central Appraisal District and subject to change prior to billing.

[b] Parcels within the Zone 1 Remainder Area are also subject to either the Improvement Area #2A Assessment or the Improvement Area #2B Assessment. See Exhibit A-2 for the Improvement Area #2A Assessment Roll, and Exhibit A-3 for the Improvement Area #2B Assessment Roll.

[c] Total may not match Service Plan or installment schedules due to rounding.

[d] Future allocation of the Assessment will be done in accordance with **Section VI** of the 2024 A&R SAP.

| Property ID[a] | Legal Description[a] | | | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | Phase | Block | Lot | | | |
| TBD | 2B-2 | A | 1 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 2 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 3 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 4 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 5 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 6 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 7 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 8 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 9 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 10 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 11 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 12 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 13 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 14 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 15 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 16 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 17 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 18 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 19 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 20 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 21 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 22 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 23 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 24 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 25 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 26 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 27 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 28 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 29 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 30 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 31 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 32 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 33 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 34 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 35 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 36 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 37 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 38 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | A | 39 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 19 | 13 | $ 18,069.36 | $ 1,366.72 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | D | 20 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 21 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 22 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 23 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 24 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 25 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 26 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 27 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 28 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 29 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 30 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 31 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 32 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | D | 33 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 17 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 18 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 19 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 20 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 21 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 22 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 23 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 24 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 25 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 26 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 27 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 28 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 29 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 30 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 31 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 32 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 33 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 34 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 35 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 36 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 37 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 38 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 39 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 40 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 41 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | E | 42 | 13 | $ 18,069.36 | $ 1,366.72 |

| Property ID[a] | Legal Description[a] | | | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | Phase | Block | Lot | | | |
| TBD | 2B-2 | H | 1 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 2 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 3 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 4 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 5 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 6 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 7 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 8 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 9 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 10 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 11 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 12 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 13 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 14 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 15 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 16 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | H | 17 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 1 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 2 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 3 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 4 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 5 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 6 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 7 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 8 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 9 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 10 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 11 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 12 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 13 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 14 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 15 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 16 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 17 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 18 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 19 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 20 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 21 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 22 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 23 | 12 | $ 14,465.23 | $ 1,094.11 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | I | 24 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 25 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 26 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 27 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 28 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 29 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 30 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 31 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | I | 32X | Non-Benefitted | $ - | $ - |
| TBD | 2B-2 | I | 33X | Non-Benefitted | $ - | $ - |
| TBD | 2B-2 | J | 1 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 2 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 3 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 4 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 5 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | J | 6 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 7 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 8 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 9 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | J | 10 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 11 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 12 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 13 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | J | 14 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 15 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 16 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 17 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 18 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 19 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 20 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 21 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 22 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 23 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 24 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 25 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 26 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 27 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 28 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 29 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | J | 30 | 12 | $ 14,465.23 | $ 1,094.11 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | J | 31 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 1 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 2 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 3 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 4 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 5 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 6 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 7 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 8 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | K | 9 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 10 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 11 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 12 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 13 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | K | 14 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 15 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | K | 16 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 1 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | L | 2 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 3 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | L | 4 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 5 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 6 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 7 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | L | 8 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 9 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 10 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 11 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 12 | 13 | $ 18,069.36 | $ 1,366.72 |
| TBD | 2B-2 | L | 13 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 14 | 12 | $ 14,465.23 | $ 1,094.11 |
| TBD | 2B-2 | L | 15 | 12 | $ 14,465.23 | $ 1,094.11 |
| **Total[c]** | | | | | **$ 3,069,161.27** | **$ 232,143.19** |

***Footnotes:***

[a] Per the Elevon Phase 2B-2 Final Plat to be considered by the City which identifies the block and lot of each Parcel, as shown on **Exhibit C-1**. The Property IDs have not yet been assigned by the Collin Central Appraisal District for Tax Year 2025.

[b] Parcels within the Zone 1 Remainder Area are also subject to either the Improvement Area #2A Assessment or the Improvement Area #2B Assessment. See **Exhibit A-2** for the Improvement Area #2A Assessment Roll, and **Exhibit A-3** for the Improvement Area #2B Assessment Roll.

[c] Total may not match Service Plan or installment schedules due to rounding.

# EXHIBIT F-2 – ZONE 1 REMAINDER AREA ANNUAL INSTALLMENTS

| Due 1/31 | Zone 1 Remainder Area Bonds | | | | |
|---|---|---|---|---|---|
| | Principal | Interest[a] | Additional Interest | Annual Collection Costs | Total Installment[b] |
| 2026 | $ 155,000 | $ 339,889 | $ 38,760 | $ 52,690 | $ 586,339 |
| 2027 | $ 161,000 | $ 334,076 | $ 37,985 | $ 25,900 | $ 558,962 |
| 2028 | $ 167,000 | $ 328,039 | $ 37,180 | $ 26,418 | $ 558,637 |
| 2029 | $ 174,000 | $ 321,150 | $ 36,345 | $ 26,947 | $ 558,442 |
| 2030 | $ 182,000 | $ 313,973 | $ 35,475 | $ 27,486 | $ 558,933 |
| 2031 | $ 189,000 | $ 306,465 | $ 34,565 | $ 28,035 | $ 558,065 |
| 2032 | $ 198,000 | $ 298,669 | $ 33,620 | $ 28,596 | $ 558,885 |
| 2033 | $ 206,000 | $ 290,501 | $ 32,630 | $ 29,168 | $ 558,299 |
| 2034 | $ 215,000 | $ 281,489 | $ 31,600 | $ 29,751 | $ 557,840 |
| 2035 | $ 225,000 | $ 272,083 | $ 30,525 | $ 30,346 | $ 557,954 |
| 2036 | $ 235,000 | $ 262,239 | $ 29,400 | $ 30,953 | $ 557,592 |
| 2037 | $ 246,000 | $ 251,958 | $ 28,225 | $ 31,572 | $ 557,755 |
| 2038 | $ 257,000 | $ 241,195 | $ 26,995 | $ 32,204 | $ 557,394 |
| 2039 | $ 269,000 | $ 229,951 | $ 25,710 | $ 32,848 | $ 557,509 |
| 2040 | $ 281,000 | $ 218,183 | $ 24,365 | $ 33,505 | $ 557,052 |
| 2041 | $ 294,000 | $ 205,889 | $ 22,960 | $ 34,175 | $ 557,024 |
| 2042 | $ 307,000 | $ 193,026 | $ 21,490 | $ 34,859 | $ 556,375 |
| 2043 | $ 321,000 | $ 179,595 | $ 19,955 | $ 35,556 | $ 556,106 |
| 2044 | $ 336,000 | $ 165,150 | $ 18,350 | $ 36,267 | $ 555,767 |
| 2045 | $ 352,000 | $ 150,030 | $ 16,670 | $ 36,992 | $ 555,692 |
| 2046 | $ 369,000 | $ 134,190 | $ 14,910 | $ 37,732 | $ 555,832 |
| 2047 | $ 387,000 | $ 117,585 | $ 13,065 | $ 38,487 | $ 556,137 |
| 2048 | $ 405,000 | $ 100,170 | $ 11,130 | $ 39,256 | $ 555,556 |
| 2049 | $ 424,000 | $ 81,945 | $ 9,105 | $ 40,042 | $ 555,092 |
| 2050 | $ 444,000 | $ 62,865 | $ 6,985 | $ 40,842 | $ 554,692 |
| 2051 | $ 465,000 | $ 42,885 | $ 4,765 | $ 41,659 | $ 554,309 |
| 2052 | $ 488,000 | $ 21,960 | $ 2,440 | $ 42,492 | $ 554,892 |
| **Total** | **$ 7,752,000** | **$ 5,745,148** | **$ 645,205** | **$ 924,781** | **$ 15,067,133** |

***Footnotes:***

[a]Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[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 G-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2886933 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886934 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886935 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886936 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886937 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886938 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886939 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2886940 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2886941 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886942 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886943 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886944 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886945 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886946 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886947 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886948 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886949 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886950 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886951 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886952 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886953 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886954 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2886955 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2886956 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886957 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886958 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886959 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886960 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886961 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886962 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886963 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886964 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886965 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886966 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886967 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886968 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886969 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2886970 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886971 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886972 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2886973 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886974 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886975 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886976 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886977 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886978 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886979 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886980 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886981 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886982 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886983 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886984 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2886985 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886986 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886987 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886988 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886989 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886990 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886991 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886992 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886993 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886994 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886995 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886996 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886997 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886998 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2886999 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887000 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887001 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887002 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887003 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887004 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887005 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887006 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887007 | Non-Benefitted | 2A | | $ - | $ - | $ - |
| 2887008 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887009 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887010 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887011 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887012 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887013 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887014 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887015 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887016 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887017 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887018 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887019 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887020 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887021 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887022 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887023 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887024 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887025 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887026 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887027 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887028 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887029 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887030 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887031 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887032 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887033 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887034 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887035 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887036 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887037 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887038 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887039 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887040 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887041 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887042 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887043 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887044 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887045 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887046 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887047 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887048 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887049 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887050 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887051 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887052 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887053 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887054 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887055 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887056 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887057 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887058 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887059 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887060 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887061 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887062 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887063 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887064 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887065 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887066 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887067 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887068 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887069 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887070 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887071 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887072 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887073 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887074 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887075 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887076 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887077 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887078 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887079 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887080 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887081 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887082 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887083 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887084 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887085 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887086 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887087 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887088 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887089 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887090 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887091 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887092 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887093 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887094 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887095 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887096 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887097 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887098 | 7 | 2A | | $ 45,855.80 | $ 11,946.50 | $ 4,001.03 |
| 2887099 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887100 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887101 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887102 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887103 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887104 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887105 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887106 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887107 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887108 | 6 | 2A | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2887309 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887310 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887311 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887312 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887313 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887314 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887315 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887316 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887317 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887318 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887319 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887320 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887321 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887322 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887323 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887324 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887325 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887326 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887327 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887328 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887329 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887330 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887331 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887332 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887333 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887334 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887335 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887336 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887337 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887338 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887339 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887340 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887341 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887342 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887343 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887344 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887345 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887346 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887347 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887348 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887349 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887350 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887351 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887352 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887353 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887354 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887355 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887356 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887357 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887358 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887359 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887360 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887361 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887362 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887363 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887364 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887365 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887366 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887367 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887368 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887369 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887370 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887371 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887372 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887373 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887374 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887375 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887376 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887377 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887378 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887379 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887380 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887381 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887382 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887383 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887384 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887385 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887386 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887387 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887388 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887389 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887390 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887391 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887392 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887393 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887394 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887395 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887396 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887397 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887398 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887399 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887400 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887401 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887402 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887403 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887404 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887405 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887406 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887407 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887408 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887409 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887410 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887411 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887412 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887413 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887414 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887415 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887416 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887417 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887418 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887419 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887420 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887421 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887422 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887423 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887424 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887425 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887426 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887427 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887428 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887429 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887430 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887431 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887432 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887433 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887434 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887435 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887436 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887437 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887438 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887439 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887440 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887441 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887442 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887443 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887444 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887445 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887446 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887447 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887448 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887449 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887450 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887451 | Non-Benefitted | 2B-1 | | $ - | $ - | $ - |
| 2887452 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887453 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887454 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887455 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887456 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887457 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887458 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887459 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887460 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887461 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887462 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887463 | 4 | 2B-1 | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2887464 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887465 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887466 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887467 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887468 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887469 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887470 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887471 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887472 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887473 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887474 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887475 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887476 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887477 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887478 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887479 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887480 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887481 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887482 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887483 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887484 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887485 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887486 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887487 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887488 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887489 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887490 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887491 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887492 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2887493 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887494 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887495 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887496 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887497 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887498 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887499 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887500 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887501 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887502 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887503 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887504 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887505 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887506 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887507 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887508 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887509 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887510 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887511 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887512 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887513 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887514 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2887515 | 2 | 2B-1 | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889433 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889434 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889436 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889437 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889438 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889439 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889440 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889441 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889442 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889443 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889444 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889445 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889446 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889447 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889448 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889449 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889450 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889451 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889452 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889453 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889454 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889455 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889456 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889457 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889458 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889459 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889460 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889461 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889462 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889463 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889464 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889465 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889466 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889467 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889468 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889469 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889470 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889471 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889472 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889473 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889474 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889475 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889476 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889477 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889478 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889479 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889480 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889481 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889482 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889483 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889484 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889485 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889486 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889487 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889488 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889489 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889490 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889491 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889492 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889493 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889494 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889495 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889496 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889497 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889498 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889499 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889500 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889501 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889502 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889503 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889504 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889505 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889506 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889507 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889508 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889509 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889510 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889511 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889512 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889514 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889515 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889516 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889517 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889518 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889519 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889520 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889521 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889522 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889523 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889524 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889525 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889526 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889527 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889531 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889532 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889533 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889534 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889535 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889536 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889537 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889541 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889542 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889543 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889544 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889545 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889546 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889547 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889548 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889549 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889550 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889551 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889552 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889555 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889556 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889557 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889558 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889559 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889560 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889561 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889562 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889563 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889564 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889565 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889566 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889567 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889568 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889569 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889570 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889571 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889572 | 2 | 2C | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2889573 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889574 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889575 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889576 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889577 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889578 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889579 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889580 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889581 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889582 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889583 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889584 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889585 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889586 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889587 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889588 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889589 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889590 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889591 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889592 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889593 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889594 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889595 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889596 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889597 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889598 | 4 | 2C | [c] | $ - | $ - | $ - |
| 2889599 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889600 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889601 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889602 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889603 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889604 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889605 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889606 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889607 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889608 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889609 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889610 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889611 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889612 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889613 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889614 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889615 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889616 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889617 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889618 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889619 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889620 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889621 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889622 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889623 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889624 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889625 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889626 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889627 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889628 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889629 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889630 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889631 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889632 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889633 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889634 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889635 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889636 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889637 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889638 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889639 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889640 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889641 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889642 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889643 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889644 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889645 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889646 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889647 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889648 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889649 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889650 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889653 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889654 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889655 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889656 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889657 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889658 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889659 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889660 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889661 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889662 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889663 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889664 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889665 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889666 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889667 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889668 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889669 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889670 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889671 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889672 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889673 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889674 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889675 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889676 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889677 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889678 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889679 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889680 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889681 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889682 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889683 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889684 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889685 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889686 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889687 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889688 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889689 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889690 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889691 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889692 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889693 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889694 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889695 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889696 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889697 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889698 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889699 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889700 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889701 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889702 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889703 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889704 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889705 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889706 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889707 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889708 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889709 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889710 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889711 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889712 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889713 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889714 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889715 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889716 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889717 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889718 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889719 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889720 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889721 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889722 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889723 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889724 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889725 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889726 | 6 | 2C | | $ 39,304.97 | $ 10,239.86 | $ 3,429.46 |
| 2889727 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889728 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889729 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889732 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889733 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889734 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889735 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889736 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889737 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889738 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889739 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889740 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889741 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889742 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889743 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2889744 | 4 | 2C | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2889745 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2889746 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889747 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889748 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889749 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889750 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889751 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889752 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889753 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889754 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889755 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889756 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889757 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889758 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889759 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889760 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889761 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889764 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889765 | 3 | 2C | | $ 30,414.56 | $ 7,923.70 | $ 2,653.75 |
| 2889766 | Non-Benefitted | 2C | | $ - | $ - | $ - |
| 2892660 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892661 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892662 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892663 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892664 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892665 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892666 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892667 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892668 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892669 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892670 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892671 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892672 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892673 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892674 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892675 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892676 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892677 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892678 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892679 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892680 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892681 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892682 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892683 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892684 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892685 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892686 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892687 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892688 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892689 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892690 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892691 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892692 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892693 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892694 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892695 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892696 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892697 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892698 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892699 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892700 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892701 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892702 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892703 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892704 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892705 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892706 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892707 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892708 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892709 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892710 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892711 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892712 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892713 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892714 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892715 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892716 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892717 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892718 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892719 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892720 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892721 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892722 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892723 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892724 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892725 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892726 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892727 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892728 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892729 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892733 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892734 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892735 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892736 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892737 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892738 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892739 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892740 | 5 | 2D | | $ 19,652.49 | $ 5,119.93 | $ 1,714.73 |
| 2892741 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892742 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892743 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892744 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892745 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892746 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892747 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892748 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892749 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892750 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892751 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892752 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892753 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892754 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892755 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892756 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892757 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892758 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892759 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892760 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892761 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892762 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892763 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892764 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892765 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892766 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892767 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892768 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892769 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892770 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892771 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892772 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892773 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892774 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892775 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892776 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892777 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892779 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892780 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892781 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892782 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892783 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892784 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892785 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892786 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892787 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892788 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892789 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892790 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892791 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892792 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892793 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892794 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892795 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892796 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892797 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892798 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892799 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892800 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892801 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892802 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892803 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892804 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892805 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892806 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892807 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892808 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892809 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892810 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892811 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892812 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892813 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892814 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892815 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892816 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892817 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892818 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892821 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892822 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892823 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892824 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892825 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892826 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892827 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892828 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892829 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892830 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892831 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892832 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892833 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892834 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892835 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892836 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892838 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892839 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892840 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892841 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892842 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892843 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892844 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892845 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892847 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892848 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892851 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892852 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892853 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892854 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892855 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892856 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892857 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892858 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892859 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892860 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892861 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892862 | Non-Benefitted | 2D | | $ - | $ - | $ - |
| 2892863 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892864 | 1 | 2D | | $ 21,804.90 | $ 5,680.68 | $ 1,902.53 |
| 2892865 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892866 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892867 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892868 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892869 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892870 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892871 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892872 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892874 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892875 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892876 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892877 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892880 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892881 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892882 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892883 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892884 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892885 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892886 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892887 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892888 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892889 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892890 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892891 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892892 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892893 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892894 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892895 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892896 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892897 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892898 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892899 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892900 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892901 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892902 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892903 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892904 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892905 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892906 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892907 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892908 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892909 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892910 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892911 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892912 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892913 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892914 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892915 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892916 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892917 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892918 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892919 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892920 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892921 | 2 | 2D | | $ 26,203.31 | $ 6,826.57 | $ 2,286.30 |
| 2892922 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892923 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892924 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892925 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892926 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892928 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892929 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892930 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892931 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892932 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |

| Property ID[a] | Lot Type | POD | Notes | Outstanding Assessment | | Annual Installment due 1/31/2026[b] |
|---|---|---|---|---|---|---|
| | | | | Improvement Area #1 Initial Bonds | Improvement Area #1 Additional Bonds | |
| 2892933 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892934 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892935 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892936 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892937 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| 2892938 | 4 | 2D | | $ 32,754.14 | $ 8,533.21 | $ 2,857.88 |
| **Total[b]** | | | | **$ 29,592,243.09** | **$ 7,709,465.26** | **$ 2,581,996.44** |

***Footnotes:***

[a] Property IDs per Collin Central Appraisal District and subject to change prior to billing.

[b] Totals may not match Service Plan and Installment Schedule due to rounding.

[c] Property ID has paid their Assessment in full.

# EXHIBIT G-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 603,000 | $ 1,193,298 | $ 140,000 | $ 391,941 | $ 186,715 | $ 69,901 | $ 2,584,855 |
| 2027 | $ 626,000 | $ 1,172,193 | $ 146,000 | $ 385,991 | $ 183,000 | $ 70,024 | $ 2,583,207 |
| 2028 | $ 650,000 | $ 1,150,283 | $ 153,000 | $ 379,786 | $ 179,140 | $ 71,424 | $ 2,583,633 |
| 2029 | $ 678,000 | $ 1,125,095 | $ 160,000 | $ 373,284 | $ 175,125 | $ 72,853 | $ 2,584,356 |
| 2030 | $ 706,000 | $ 1,098,823 | $ 167,000 | $ 366,484 | $ 170,935 | $ 74,310 | $ 2,583,551 |
| 2031 | $ 736,000 | $ 1,071,465 | $ 174,000 | $ 359,386 | $ 166,570 | $ 75,796 | $ 2,583,217 |
| 2032 | $ 767,000 | $ 1,042,945 | $ 182,000 | $ 351,991 | $ 162,020 | $ 77,312 | $ 2,583,268 |
| 2033 | $ 800,000 | $ 1,013,224 | $ 192,000 | $ 342,891 | $ 157,275 | $ 78,858 | $ 2,584,248 |
| 2034 | $ 835,000 | $ 981,224 | $ 202,000 | $ 333,291 | $ 152,315 | $ 80,435 | $ 2,584,265 |
| 2035 | $ 871,000 | $ 947,824 | $ 213,000 | $ 323,191 | $ 147,130 | $ 82,044 | $ 2,584,189 |
| 2036 | $ 909,000 | $ 912,984 | $ 224,000 | $ 312,541 | $ 141,710 | $ 83,685 | $ 2,583,920 |
| 2037 | $ 949,000 | $ 876,624 | $ 236,000 | $ 301,341 | $ 136,045 | $ 85,358 | $ 2,584,368 |
| 2038 | $ 990,000 | $ 838,664 | $ 248,000 | $ 289,541 | $ 130,120 | $ 87,065 | $ 2,583,391 |
| 2039 | $ 1,034,000 | $ 799,064 | $ 261,000 | $ 277,141 | $ 123,930 | $ 88,807 | $ 2,583,942 |
| 2040 | $ 1,079,000 | $ 757,704 | $ 275,000 | $ 264,091 | $ 117,455 | $ 90,583 | $ 2,583,833 |
| 2041 | $ 1,126,000 | $ 714,544 | $ 290,000 | $ 250,341 | $ 110,685 | $ 92,395 | $ 2,583,965 |
| 2042 | $ 1,175,000 | $ 669,504 | $ 305,000 | $ 235,841 | $ 103,605 | $ 94,242 | $ 2,583,193 |
| 2043 | $ 1,227,000 | $ 622,504 | $ 321,000 | $ 220,591 | $ 96,205 | $ 96,127 | $ 2,583,427 |
| 2044 | $ 1,282,000 | $ 571,890 | $ 338,000 | $ 204,541 | $ 88,465 | $ 98,050 | $ 2,582,946 |
| 2045 | $ 1,340,000 | $ 519,008 | $ 356,000 | $ 187,641 | $ 80,365 | $ 100,011 | $ 2,583,025 |
| 2046 | $ 1,401,000 | $ 463,733 | $ 377,000 | $ 168,506 | $ 71,885 | $ 102,011 | $ 2,584,135 |
| 2047 | $ 1,464,000 | $ 405,941 | $ 398,000 | $ 148,243 | $ 62,995 | $ 104,051 | $ 2,583,230 |
| 2048 | $ 1,530,000 | $ 345,551 | $ 421,000 | $ 126,850 | $ 53,685 | $ 106,132 | $ 2,583,219 |
| 2049 | $ 1,600,000 | $ 282,439 | $ 445,000 | $ 104,221 | $ 43,930 | $ 108,255 | $ 2,583,845 |
| 2050 | $ 1,672,000 | $ 216,439 | $ 471,000 | $ 80,303 | $ 33,705 | $ 110,420 | $ 2,583,866 |
| 2051 | $ 1,748,000 | $ 147,469 | $ 497,000 | $ 54,986 | $ 22,990 | $ 112,629 | $ 2,583,074 |
| 2052 | $ 1,827,000 | $ 75,364 | $ 526,000 | $ 28,273 | $ 11,765 | $ 114,881 | $ 680,919 |
| **Total** | **$ 29,625,000** | **$ 20,015,794** | **$ 7,718,000** | **$ 6,863,231** | **$ 3,109,765** | **$ 2,427,658** | **$ 67,857,084** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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 #2A ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2930953 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930954 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930955 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930956 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930957 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930958 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930959 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930960 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930961 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930962 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930963 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930964 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930965 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930966 | Non-Benefitted | $ - | $ - |
| 2930967 | Non-Benefitted | $ - | $ - |
| 2930968 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930969 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930970 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930971 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930972 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2930973 | Non-Benefitted | $ - | $ - |
| 2930974 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930976 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930977 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930978 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930979 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930980 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930981 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930982 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930983 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930984 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930985 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930986 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930987 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930988 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930989 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930990 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930991 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930992 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930993 | 9 | $ 24,994.63 | $ 1,897.70 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2930994 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930995 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930996 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930997 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930998 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2930999 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931000 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931001 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931002 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931003 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931004 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931005 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931006 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931007 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931008 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931009 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931010 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931011 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931012 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931013 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931014 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931015 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931016 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931017 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931018 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931019 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931020 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931021 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931022 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931023 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931024 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931025 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931026 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931027 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931028 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931029 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931030 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931031 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931032 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931033 | 10 | $ 26,956.42 | $ 2,046.65 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2931034 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931035 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931037 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931038 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931039 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931040 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931041 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931042 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931043 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931044 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931045 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931046 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931047 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931048 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931049 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931050 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931051 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931052 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931053 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931055 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931056 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931057 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931058 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931059 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931060 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931061 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931062 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931063 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931064 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931065 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931066 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931067 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931068 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931069 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931070 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931071 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931072 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931073 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931074 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931075 | 9 | $ 24,994.63 | $ 1,897.70 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2931076 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931077 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931078 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931079 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931080 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931081 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931082 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931083 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931084 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931085 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931086 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931087 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931088 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931089 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931090 | 9 | $ 24,994.63 | $ 1,897.70 |
| 2931091 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931092 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931093 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931094 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931095 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931096 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931097 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931098 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931099 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931100 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931101 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931102 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931103 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931104 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931105 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931106 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931107 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931108 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931109 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931110 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931111 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931112 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931113 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931114 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931115 | 8 | $ 21,579.67 | $ 1,638.42 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2931116 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931117 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931118 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931119 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931120 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931121 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931122 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931123 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931124 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931125 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931126 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931127 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931128 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931129 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931130 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931131 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931132 | 8 | $ 21,579.67 | $ 1,638.42 |
| 2931133 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931135 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931136 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931137 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931138 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931139 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931140 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931141 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931142 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931143 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931144 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931145 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931146 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931147 | Non-Benefitted | $ - | $ - |
| 2931148 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931149 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931150 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931151 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931152 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931153 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931154 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931155 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931156 | 10 | $ 26,956.42 | $ 2,046.65 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2931157 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931158 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931159 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931160 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931161 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931162 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931163 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931164 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931165 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931166 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931167 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931168 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931169 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931170 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931171 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931172 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931173 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931174 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931175 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931176 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931177 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931178 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931179 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931180 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931181 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931182 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931183 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931184 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931185 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931186 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931187 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931188 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931190 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931191 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931192 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931193 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931194 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931195 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931196 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931197 | 10 | $ 26,956.42 | $ 2,046.65 |

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 2931198 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931199 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931200 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931201 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931202 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931203 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931204 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931205 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931206 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931207 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931208 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931209 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931210 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931211 | Non-Benefitted | $ - | $ - |
| 2931212 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931213 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931214 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931215 | 10 | $ 26,956.42 | $ 2,046.65 |
| 2931216 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931217 | Non-Benefitted | $ - | $ - |
| 2931218 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931219 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931220 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931221 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931222 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931223 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931224 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931225 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931226 | 11 | $ 32,333.17 | $ 2,454.88 |
| 2931227 | Non-Benefitted | $ - | $ - |
| **Total[c]** | | **$ 6,985,999.52** | **$ 530,408.01** |

***Footnotes:***

[a] Property IDs per Collin Central Appraisal District and subject to change prior to billing.

[b] Parcels within Improvement Area #2A are also subject to the Zone 1 Remainder Area Assessment. See **Exhibit A-5** for the Zone 1 Remainder Area Assessment Roll.

[c] Total may not match Service Plan or installment schedules due to rounding.

# EXHIBIT H-2 –IMPROVEMENT AREA #2A ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #2A-2B Bonds[a] | | | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|
| | Principal | Interest[b] | Additional Interest | | |
| 2026 | $ 109,000.00 | $ 366,301.26 | $ 34,930.00 | $ 20,176.75 | $ 530,408.01 |
| 2027 | $ 114,000.00 | $ 361,532.50 | $ 34,385.00 | $ 21,325.89 | $ 531,243.39 |
| 2028 | $ 119,000.00 | $ 356,545.00 | $ 33,815.00 | $ 21,752.41 | $ 531,112.41 |
| 2029 | $ 125,000.00 | $ 351,338.76 | $ 33,220.00 | $ 22,187.46 | $ 531,746.22 |
| 2030 | $ 130,000.00 | $ 345,870.00 | $ 32,595.00 | $ 22,631.21 | $ 531,096.21 |
| 2031 | $ 136,000.00 | $ 340,182.50 | $ 31,945.00 | $ 23,083.83 | $ 531,211.33 |
| 2032 | $ 143,000.00 | $ 334,232.50 | $ 31,265.00 | $ 23,545.51 | $ 532,043.01 |
| 2033 | $ 150,000.00 | $ 326,903.76 | $ 30,550.00 | $ 24,016.42 | $ 531,470.18 |
| 2034 | $ 158,000.00 | $ 319,216.26 | $ 29,800.00 | $ 24,496.75 | $ 531,513.01 |
| 2035 | $ 167,000.00 | $ 311,118.76 | $ 29,010.00 | $ 24,986.68 | $ 532,115.44 |
| 2036 | $ 175,000.00 | $ 302,560.00 | $ 28,175.00 | $ 25,486.42 | $ 531,221.42 |
| 2037 | $ 185,000.00 | $ 293,591.26 | $ 27,300.00 | $ 25,996.15 | $ 531,887.41 |
| 2038 | $ 195,000.00 | $ 284,110.00 | $ 26,375.00 | $ 26,516.07 | $ 532,001.07 |
| 2039 | $ 205,000.00 | $ 274,116.26 | $ 25,400.00 | $ 27,046.39 | $ 531,562.65 |
| 2040 | $ 216,000.00 | $ 263,610.00 | $ 24,375.00 | $ 27,587.32 | $ 531,572.32 |
| 2041 | $ 228,000.00 | $ 252,540.00 | $ 23,295.00 | $ 28,139.07 | $ 531,974.07 |
| 2042 | $ 240,000.00 | $ 240,855.00 | $ 22,155.00 | $ 28,701.85 | $ 531,711.85 |
| 2043 | $ 253,000.00 | $ 228,555.00 | $ 20,955.00 | $ 29,275.88 | $ 531,785.88 |
| 2044 | $ 267,000.00 | $ 215,588.76 | $ 19,690.00 | $ 29,861.40 | $ 532,140.16 |
| 2045 | $ 281,000.00 | $ 201,905.00 | $ 18,355.00 | $ 30,458.63 | $ 531,718.63 |
| 2046 | $ 297,000.00 | $ 186,450.00 | $ 16,950.00 | $ 31,067.80 | $ 531,467.80 |
| 2047 | $ 315,000.00 | $ 170,115.00 | $ 15,465.00 | $ 31,689.16 | $ 532,269.16 |
| 2048 | $ 333,000.00 | $ 152,790.00 | $ 13,890.00 | $ 32,322.94 | $ 532,002.94 |
| 2049 | $ 352,000.00 | $ 134,475.00 | $ 12,225.00 | $ 32,969.40 | $ 531,669.40 |
| 2050 | $ 373,000.00 | $ 115,115.00 | $ 10,465.00 | $ 33,628.79 | $ 532,208.79 |
| 2051 | $ 394,000.00 | $ 94,600.00 | $ 8,600.00 | $ 34,301.36 | $ 531,501.36 |
| 2052 | $ 417,000.00 | $ 72,930.00 | $ 6,630.00 | $ 34,987.39 | $ 531,547.39 |
| 2053 | $ 442,000.00 | $ 49,995.00 | $ 4,545.00 | $ 35,687.14 | $ 532,227.14 |
| 2054 | $ 467,000.00 | $ 25,685.00 | $ 2,335.00 | $ 36,400.88 | $ 531,420.88 |
| **Total** | **$ 6,986,000.00** | **$ 6,972,827.58** | **$ 648,695.00** | **$ 810,326.96** | **$ 15,417,849.54** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B Bonds allocable to Improvement Area #2A.

[b] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[c] This portion of the installment is not being considered for the calculation of the Debt Service Reserve Requirement.

[d] 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 –IMPROVEMENT AREA #2B ASSESSMENT ROLL

| Property ID[a] | POD | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|
| 2850231 | 2B-2[c] | $ 4,577,000.00 | $ 348,949.41 |
| **Total** | | **$ 4,577,000.00** | **$ 348,949.41** |

***Footnotes:***

[a] The entirety of Improvement Area #2B is contained within Property ID 2850231 per Collin Central Appraisal District. Property IDs subject to change prior to billing.

[b] Parcels within Improvement Area #2B are also subject to the Zone 1 Remainder Area Assessment. See **Exhibit A-5** for the Zone 1 Remainder Area Assessment Roll.

[c] Future allocation of the Assessment will be done in accordance with **Section VI** of the 2024 A&R SAP.

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | A | 1 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 2 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 3 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 4 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 5 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 6 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 7 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 8 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 9 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 10 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 11 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 12 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 13 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 14 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 15 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 16 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 17 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 18 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 19 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 20 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 21 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 22 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 23 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 24 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 25 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 26 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 27 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 28 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 29 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 30 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 31 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 32 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 33 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 34 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 35 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 36 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 37 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 38 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | A | 39 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 19 | 13 | $ 26,946.60 | $ 2,054.40 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | D | 20 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 21 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 22 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 23 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 24 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 25 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 26 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 27 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 28 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 29 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 30 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 31 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 32 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | D | 33 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 17 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 18 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 19 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 20 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 21 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 22 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 23 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 24 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 25 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 26 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 27 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 28 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 29 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 30 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 31 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 32 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 33 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 34 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 35 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 36 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 37 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 38 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 39 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 40 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 41 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | E | 42 | 13 | $ 26,946.60 | $ 2,054.40 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | H | 1 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 2 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 3 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 4 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 5 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 6 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 7 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 8 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 9 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 10 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 11 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 12 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 13 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 14 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 15 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 16 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | H | 17 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 1 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 2 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 3 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 4 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 5 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 6 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 7 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 8 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 9 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 10 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 11 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 12 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 13 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 14 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 15 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 16 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 17 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 18 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 19 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 20 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 21 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 22 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 23 | 12 | $ 21,571.81 | $ 1,644.63 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | I | 24 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 25 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 26 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 27 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 28 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 29 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 30 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 31 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | I | 32X | Non-Benefitted | $ - | $ - |
| TBD | 2B-2 | I | 33X | Non-Benefitted | $ - | $ - |
| TBD | 2B-2 | J | 1 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 2 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 3 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 4 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 5 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | J | 6 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 7 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 8 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 9 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | J | 10 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 11 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 12 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 13 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | J | 14 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 15 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 16 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 17 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 18 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 19 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 20 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 21 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 22 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 23 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 24 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 25 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 26 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 27 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 28 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 29 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | J | 30 | 12 | $ 21,571.81 | $ 1,644.63 |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2B-2 | J | 31 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 1 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 2 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 3 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 4 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 5 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 6 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 7 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 8 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | K | 9 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 10 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 11 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 12 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 13 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | K | 14 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 15 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | K | 16 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 1 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | L | 2 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 3 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | L | 4 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 5 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 6 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 7 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | L | 8 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 9 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 10 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 11 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 12 | 13 | $ 26,946.60 | $ 2,054.40 |
| TBD | 2B-2 | L | 13 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 14 | 12 | $ 21,571.81 | $ 1,644.63 |
| TBD | 2B-2 | L | 15 | 12 | $ 21,571.81 | $ 1,644.63 |
| **Total[c]** | | | | | **$ 4,577,000.21** | **$ 348,949.41** |

***Footnotes:***

[a] Per the Elevon Phase 2B-2 Final Plat to be considered by the City which identifies the block and lot of each Parcel, as shown on **Exhibit C-1**. The Property IDs have not yet been assigned by the Collin Central Appraisal District for Tax Year 2025.

[b] Parcels within Improvement Area #2B are also subject to the Zone 1 Remainder Area Assessment. See **Exhibit A-5** for the Zone 1 Remainder Area Assessment Roll.

[c] Total may not match Service Plan or installment schedules due to rounding.

# EXHIBIT I-2 –IMPROVEMENT AREA #2B ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #2A-2B Bonds[a] | | | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|
| | Principal | Interest[b] | Additional Interest | | |
| 2026 | $ 73,000.00 | $ 239,840.00 | $ 22,885.00 | $ 13,224.41 | $ 348,949.41 |
| 2027 | $ 77,000.00 | $ 236,646.26 | $ 22,520.00 | $ 13,977.58 | $ 350,143.84 |
| 2028 | $ 80,000.00 | $ 233,277.50 | $ 22,135.00 | $ 14,257.13 | $ 349,669.63 |
| 2029 | $ 83,000.00 | $ 229,777.50 | $ 21,735.00 | $ 14,542.27 | $ 349,054.77 |
| 2030 | $ 87,000.00 | $ 226,146.26 | $ 21,320.00 | $ 14,833.12 | $ 349,299.38 |
| 2031 | $ 91,000.00 | $ 222,340.00 | $ 20,885.00 | $ 15,129.78 | $ 349,354.78 |
| 2032 | $ 95,000.00 | $ 218,358.76 | $ 20,430.00 | $ 15,432.38 | $ 349,221.14 |
| 2033 | $ 100,000.00 | $ 213,490.00 | $ 19,955.00 | $ 15,741.03 | $ 349,186.03 |
| 2034 | $ 105,000.00 | $ 208,365.00 | $ 19,455.00 | $ 16,055.85 | $ 348,875.85 |
| 2035 | $ 110,000.00 | $ 202,983.76 | $ 18,930.00 | $ 16,376.96 | $ 348,290.72 |
| 2036 | $ 116,000.00 | $ 197,346.26 | $ 18,380.00 | $ 16,704.50 | $ 348,430.76 |
| 2037 | $ 122,000.00 | $ 191,401.26 | $ 17,800.00 | $ 17,038.59 | $ 348,239.85 |
| 2038 | $ 128,000.00 | $ 185,148.76 | $ 17,190.00 | $ 17,379.36 | $ 347,718.12 |
| 2039 | $ 135,000.00 | $ 178,588.76 | $ 16,550.00 | $ 17,726.95 | $ 347,865.71 |
| 2040 | $ 142,000.00 | $ 171,670.00 | $ 15,875.00 | $ 18,081.49 | $ 347,626.49 |
| 2041 | $ 149,000.00 | $ 164,392.50 | $ 15,165.00 | $ 18,443.12 | $ 347,000.62 |
| 2042 | $ 157,000.00 | $ 156,756.26 | $ 14,420.00 | $ 18,811.98 | $ 346,988.24 |
| 2043 | $ 166,000.00 | $ 148,710.00 | $ 13,635.00 | $ 19,188.22 | $ 347,533.22 |
| 2044 | $ 174,000.00 | $ 140,202.50 | $ 12,805.00 | $ 19,571.99 | $ 346,579.49 |
| 2045 | $ 184,000.00 | $ 131,285.00 | $ 11,935.00 | $ 19,963.43 | $ 347,183.43 |
| 2046 | $ 194,000.00 | $ 121,165.00 | $ 11,015.00 | $ 20,362.70 | $ 346,542.70 |
| 2047 | $ 205,000.00 | $ 110,495.00 | $ 10,045.00 | $ 20,769.95 | $ 346,309.95 |
| 2048 | $ 217,000.00 | $ 99,220.00 | $ 9,020.00 | $ 21,185.35 | $ 346,425.35 |
| 2049 | $ 229,000.00 | $ 87,285.00 | $ 7,935.00 | $ 21,609.05 | $ 345,829.05 |
| 2050 | $ 242,000.00 | $ 74,690.00 | $ 6,790.00 | $ 22,041.24 | $ 345,521.24 |
| 2051 | $ 256,000.00 | $ 61,380.00 | $ 5,580.00 | $ 22,482.06 | $ 345,442.06 |
| 2052 | $ 271,000.00 | $ 47,300.00 | $ 4,300.00 | $ 22,931.70 | $ 345,531.70 |
| 2053 | $ 286,000.00 | $ 32,395.00 | $ 2,945.00 | $ 23,390.34 | $ 344,730.34 |
| 2054 | $ 303,000.00 | $ 16,665.00 | $ 1,515.00 | $ 23,858.14 | $ 345,038.14 |
| **Total** | **$ 4,577,000.00** | **$ 4,547,321.34** | **$ 423,150.00** | **$ 531,110.67** | **$ 10,078,582.01** |

***Footnotes:***

[a] Represents the portion of Improvement Area #2A-2B Bonds allocable to Improvement Area #2B.

[b] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[c] This portion of the installment is not being considered for the calculation of the Debt Service Reserve Requirement.

[d] 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 J-1 - IMPROVEMENT AREA #3 ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|
| 2850242 | Improvement Area #3 Initial Parcel | $ 8,950,000.00 | $ - |
| **Total** | | **$ 8,950,000.00** | **$ -** |

***Footnotes:***

[a] The entirety of Improvement Area #3 is contained within Property ID 2850242 per Collin Central Appraisal District. Property IDs subject to change prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R SAP.

[b] Totals may not sum due to rounding.

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2F | A | 1 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | A | 2 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | A | 3 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | A | 4 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 5 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 6 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 7 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 8 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | A | 9 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | A | 10 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 11 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 12 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 13 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 14 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 15 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | A | 16X | Non-Benefitted | $ - | $ - |
| TBD | 2F | A | 17X | Non-Benefitted | $ - | $ - |
| TBD | 2F | B | 1 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 2 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 3 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 4 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 5 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 6 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 7 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 8 | 14 | $ 86,278.92 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2F | B | 9 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 10 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 11 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 12 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 13 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 14 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 15 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 16 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 17 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 18 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 19 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 20 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 21 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 22 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 23 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 24 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 25 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 26 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 27 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 28 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 29 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 30 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 31 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 32 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | B | 33 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 34 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 35 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | B | 36X | Non-Benefitted | $ - | $ - |
| TBD | 2F | C | 1 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | C | 2 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | C | 3 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | C | 4 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | C | 5 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | C | 6 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | C | 7 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | C | 8X | Non-Benefitted | $ - | $ - |
| TBD | 2F | D | 1 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 2 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 3 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 4 | 14 | $ 86,278.92 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 2F | D | 5 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 6 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 7 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 8 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | D | 9 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | D | 10 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 11 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | D | 12 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | E | 1 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 2 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 3 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 4 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 5 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 6 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 7 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 8 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 9 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 10 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | E | 11 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | E | 12 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 13 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 14 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 15 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 16 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 17 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | E | 18X | Non-Benefitted | $ - | $ - |
| TBD | 2F | E | 19X | Non-Benefitted | $ - | $ - |
| TBD | 2F | F | 1 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 2 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 3 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | F | 4 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | F | 5 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 6 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 7 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 8 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 9 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | F | 10 | 14 | $ 86,278.92 | $ - |
| TBD | 2F | F | 11 | 15 | $ 97,782.78 | $ - |
| TBD | 2F | F | 12 | 15 | $ 97,782.78 | $ - |
| **Total[b]** | | | | | **$ 8,950,000.14** | **$ -** |

***Footnotes:***

[a] Per the Elevon Phase 2F Preliminary Plat to be considered by the City which identifies the block and lot of each Parcel. The Property IDs have not yet been assigned by the Collin Central Appraisal District.

[b] Total may not match Service Plan or Annual Installment schedules due to rounding.

# EXHIBIT J-2 - IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | Reserve Fund[c] | | |
| 2026 | $ - | $ 431,464.58 | $ (431,464.58) | $ - | $ - | $ - | $ - |
| 2027 | $ 112,000.00 | $ 581,750.00 | $ - | $ 44,750.00 | $ - | $ 40,800.00 | $ 779,300.00 |
| 2028 | $ 118,000.00 | $ 574,470.00 | $ - | $ 44,190.00 | $ - | $ 41,616.00 | $ 778,276.00 |
| 2029 | $ 126,000.00 | $ 566,800.00 | $ - | $ 43,600.00 | $ - | $ 42,448.32 | $ 778,848.32 |
| 2030 | $ 134,000.00 | $ 558,610.00 | $ - | $ 42,970.00 | $ - | $ 43,297.29 | $ 778,877.29 |
| 2031 | $ 142,000.00 | $ 549,900.00 | $ - | $ 42,300.00 | $ - | $ 44,163.23 | $ 778,363.23 |
| 2032 | $ 152,000.00 | $ 540,670.00 | $ - | $ 41,590.00 | $ - | $ 45,046.50 | $ 779,306.50 |
| 2033 | $ 161,000.00 | $ 530,790.00 | $ - | $ 40,830.00 | $ - | $ 45,947.43 | $ 778,567.43 |
| 2034 | $ 172,000.00 | $ 520,325.00 | $ - | $ 40,025.00 | $ - | $ 46,866.38 | $ 779,216.38 |
| 2035 | $ 183,000.00 | $ 509,145.00 | $ - | $ 39,165.00 | $ - | $ 47,803.70 | $ 779,113.70 |
| 2036 | $ 195,000.00 | $ 497,250.00 | $ - | $ 38,250.00 | $ - | $ 48,759.78 | $ 779,259.78 |
| 2037 | $ 207,000.00 | $ 484,575.00 | $ - | $ 37,275.00 | $ - | $ 49,734.97 | $ 778,584.97 |
| 2038 | $ 221,000.00 | $ 471,120.00 | $ - | $ 36,240.00 | $ - | $ 50,729.67 | $ 779,089.67 |
| 2039 | $ 235,000.00 | $ 456,755.00 | $ - | $ 35,135.00 | $ - | $ 51,744.27 | $ 778,634.27 |
| 2040 | $ 251,000.00 | $ 441,480.00 | $ - | $ 33,960.00 | $ - | $ 52,779.15 | $ 779,219.15 |
| 2041 | $ 267,000.00 | $ 425,165.00 | $ - | $ 32,705.00 | $ - | $ 53,834.73 | $ 778,704.73 |
| 2042 | $ 285,000.00 | $ 407,810.00 | $ - | $ 31,370.00 | $ - | $ 54,911.43 | $ 779,091.43 |
| 2043 | $ 303,000.00 | $ 389,285.00 | $ - | $ 29,945.00 | $ - | $ 56,009.66 | $ 778,239.66 |
| 2044 | $ 324,000.00 | $ 369,590.00 | $ - | $ 28,430.00 | $ - | $ 57,129.85 | $ 779,149.85 |
| 2045 | $ 345,000.00 | $ 348,530.00 | $ - | $ 26,810.00 | $ - | $ 58,272.45 | $ 778,612.45 |
| 2046 | $ 368,000.00 | $ 326,105.00 | $ - | $ 25,085.00 | $ - | $ 59,437.90 | $ 778,627.90 |
| 2047 | $ 393,000.00 | $ 302,185.00 | $ - | $ 23,245.00 | $ - | $ 60,626.65 | $ 779,056.65 |
| 2048 | $ 419,000.00 | $ 276,640.00 | $ - | $ 21,280.00 | $ - | $ 61,839.19 | $ 778,759.19 |
| 2049 | $ 447,000.00 | $ 249,405.00 | $ - | $ 19,185.00 | $ - | $ 63,075.97 | $ 778,665.97 |
| 2050 | $ 477,000.00 | $ 220,350.00 | $ - | $ 16,950.00 | $ - | $ 64,337.49 | $ 778,637.49 |
| 2051 | $ 509,000.00 | $ 189,345.00 | $ - | $ 14,565.00 | $ - | $ 65,624.24 | $ 778,534.24 |
| 2052 | $ 544,000.00 | $ 156,260.00 | $ - | $ 12,020.00 | $ - | $ 66,936.72 | $ 779,216.72 |
| 2053 | $ 580,000.00 | $ 120,900.00 | $ - | $ 9,300.00 | $ - | $ 68,275.46 | $ 778,475.46 |
| 2054 | $ 619,000.00 | $ 83,200.00 | $ - | $ 6,400.00 | $ - | $ 69,640.97 | $ 778,240.97 |
| 2055 | $ 661,000.00 | $ 42,965.00 | $ - | $ 3,305.00 | $ (703,965.00) | $ 71,033.79 | $ 74,338.79 |
| **Total** | **$ 8,950,000.00** | **$ 11,622,839.58** | **$ (431,464.58)** | **$ 860,875.00** | **$ (703,965.00)** | **$ 1,582,723.17** | **$ 21,881,008.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #3.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[c] Assumes Reserve Fund is fully funded and available to reduce the Annual Installments in the final year.

[d] 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 K-1 – ZONE 2 REMAINDER AREA ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b],[c] |
|---|---|---|---|
| 1290034 | Zone 2 Remainder Area Initial Parcel | $ 8,655,418.04 | $ - |
| 1290132 | Zone 2 Remainder Area Initial Parcel | $ 2,362,927.13 | $ - |
| 1290169 | Zone 2 Remainder Area Initial Parcel | $ 1,551,389.39 | $ - |
| 1290203 | Zone 2 Remainder Area Initial Parcel | $ 994,265.45 | $ - |
| **Total** | | **$ 13,564,000.00** | **$ -** |

***Footnotes:***

[a] The entirety of the Zone 2 Remainder Area is contained within Property IDs 1290034, 1290132, 1290169, and 1290203 per Collin Central Appraisal District and shall be allocated pro rata based on acreage. Property IDs subject to change prior to billing. Future allocation of the Assessment will be done in accordance with Section VI of this 2025 A&R SAP.

[b] Totals may not sum due to rounding.

[c] Includes 12 months of capitalized interest.

# EXHIBIT K-2 - ZONE 2 REMAINDER AREA ANNUAL INSTALLMENTS

| Due 1/31 | Zone 2 Remainder Area Bonds | | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | Reserve Fund[c] | | |
| 2026 | $ - | $ 704,197.67 | $ (704,197.67) | $ - | $ - | $ - | $ - |
| 2027 | $ 151,000.00 | $ 949,480.00 | $ - | $ 67,820.00 | $ - | $ 40,800.00 | $ 1,209,100.00 |
| 2028 | $ 162,000.00 | $ 938,910.00 | $ - | $ 67,065.00 | $ - | $ 41,616.00 | $ 1,209,591.00 |
| 2029 | $ 173,000.00 | $ 927,570.00 | $ - | $ 66,255.00 | $ - | $ 42,448.32 | $ 1,209,273.32 |
| 2030 | $ 185,000.00 | $ 915,460.00 | $ - | $ 65,390.00 | $ - | $ 43,297.29 | $ 1,209,147.29 |
| 2031 | $ 198,000.00 | $ 902,510.00 | $ - | $ 64,465.00 | $ - | $ 44,163.23 | $ 1,209,138.23 |
| 2032 | $ 212,000.00 | $ 888,650.00 | $ - | $ 63,475.00 | $ - | $ 45,046.50 | $ 1,209,171.50 |
| 2033 | $ 227,000.00 | $ 873,810.00 | $ - | $ 62,415.00 | $ - | $ 45,947.43 | $ 1,209,172.43 |
| 2034 | $ 243,000.00 | $ 857,920.00 | $ - | $ 61,280.00 | $ - | $ 46,866.38 | $ 1,209,066.38 |
| 2035 | $ 261,000.00 | $ 840,910.00 | $ - | $ 60,065.00 | $ - | $ 47,803.70 | $ 1,209,778.70 |
| 2036 | $ 279,000.00 | $ 822,640.00 | $ - | $ 58,760.00 | $ - | $ 48,759.78 | $ 1,209,159.78 |
| 2037 | $ 299,000.00 | $ 803,110.00 | $ - | $ 57,365.00 | $ - | $ 49,734.97 | $ 1,209,209.97 |
| 2038 | $ 321,000.00 | $ 782,180.00 | $ - | $ 55,870.00 | $ - | $ 50,729.67 | $ 1,209,779.67 |
| 2039 | $ 344,000.00 | $ 759,710.00 | $ - | $ 54,265.00 | $ - | $ 51,744.27 | $ 1,209,719.27 |
| 2040 | $ 368,000.00 | $ 735,630.00 | $ - | $ 52,545.00 | $ - | $ 52,779.15 | $ 1,208,954.15 |
| 2041 | $ 395,000.00 | $ 709,870.00 | $ - | $ 50,705.00 | $ - | $ 53,834.73 | $ 1,209,409.73 |
| 2042 | $ 424,000.00 | $ 682,220.00 | $ - | $ 48,730.00 | $ - | $ 54,911.43 | $ 1,209,861.43 |
| 2043 | $ 454,000.00 | $ 652,540.00 | $ - | $ 46,610.00 | $ - | $ 56,009.66 | $ 1,209,159.66 |
| 2044 | $ 487,000.00 | $ 620,760.00 | $ - | $ 44,340.00 | $ - | $ 57,129.85 | $ 1,209,229.85 |
| 2045 | $ 522,000.00 | $ 586,670.00 | $ - | $ 41,905.00 | $ - | $ 58,272.45 | $ 1,208,847.45 |
| 2046 | $ 561,000.00 | $ 550,130.00 | $ - | $ 39,295.00 | $ - | $ 59,437.90 | $ 1,209,862.90 |
| 2047 | $ 601,000.00 | $ 510,860.00 | $ - | $ 36,490.00 | $ - | $ 60,626.65 | $ 1,208,976.65 |
| 2048 | $ 645,000.00 | $ 468,790.00 | $ - | $ 33,485.00 | $ - | $ 61,839.19 | $ 1,209,114.19 |
| 2049 | $ 692,000.00 | $ 423,640.00 | $ - | $ 30,260.00 | $ - | $ 63,075.97 | $ 1,208,975.97 |
| 2050 | $ 743,000.00 | $ 375,200.00 | $ - | $ 26,800.00 | $ - | $ 64,337.49 | $ 1,209,337.49 |
| 2051 | $ 797,000.00 | $ 323,190.00 | $ - | $ 23,085.00 | $ - | $ 65,624.24 | $ 1,208,899.24 |
| 2052 | $ 856,000.00 | $ 267,400.00 | $ - | $ 19,100.00 | $ - | $ 66,936.72 | $ 1,209,436.72 |
| 2053 | $ 919,000.00 | $ 207,480.00 | $ - | $ 14,820.00 | $ - | $ 68,275.46 | $ 1,209,575.46 |
| 2054 | $ 986,000.00 | $ 143,150.00 | $ - | $ 10,225.00 | $ - | $ 69,640.97 | $ 1,209,015.97 |
| 2055 | $ 1,059,000.00 | $ 74,130.00 | $ - | $ 5,295.00 | $ (1,133,130.00) | $ 71,033.79 | $ 76,328.79 |
| **Total** | **$ 13,564,000.00** | **$ 19,298,717.67** | **$ (704,197.67)** | **$ 1,328,180.00** | **$ (1,133,130.00)** | **$ 1,582,723.17** | **$ 33,936,293.17** |

***Footnotes:***

[a] Interest on the Zone 2 Remainder Area Bonds is calculated at 7.00% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

[c] Assumes Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

# EXHIBIT L-1 - IMPROVEMENT AREA #4 ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|
| 1290169 | Improvement Area #4 Initial Parcel | $ 4,789,482.45 | $ - |
| 1290203 | Improvement Area #4 Initial Parcel | $ 3,069,517.55 | $ - |
| **Total** | | **$ 7,859,000.00** | **$ -** |

***Footnotes:***

[a] The entirety of Improvement Area #4 is contained within Property IDs 1290169 and 1290203 per Collin Central Appraisal District, and the Improvement Area #4 Annual Installment due 1/31/2026 shall be allocated pro rata based on acreage. Property IDs subject to change prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R SAP.

[b] Totals may not sum due to rounding.

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3A-1 | B | 6 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 7 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 8 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 9 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 10 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 11 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 12 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 13 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 14 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 15 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 16 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 17 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 18 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 19 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 20 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 21 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 22 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 23 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | B | 24 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | B | 25 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | B | CA26 | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | B | CA27 | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | C | 1 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | C | 2 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | C | 3 | 16 | $ 65,505.91 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3A-1 | C | 4 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | C | 5 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | C | 6 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | C | 7 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | C | 8 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | C | 9 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | C | 10 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | E | 1 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | E | 2 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | E | CA3 | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | F | 20 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 21 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 22 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 23 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 24 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 25 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | F | 26 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 1 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 2 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 3 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 4 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 5 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 6 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | G | 7 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | G | 8 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | G | 9 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | G | 10 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | G | 11 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | G | 12 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 24 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 25 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 26 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 27 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 28 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 29 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 30 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 31 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 32 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | H | 33 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 20 | 16 | $ 65,505.91 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3A-1 | I | 21 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 22 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 23 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 24 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 25 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 26 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 27 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 28 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 29 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 30 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 31 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | I | 32 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 1 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 2 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 3 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 4 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 5 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 6 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 7 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 8 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 9 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | J | 10 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 11 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 12 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 13 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 14 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 15 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 16 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 17 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 18 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 19 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | J | 20 | 16 | $ 65,505.91 | $ - |
| TBD | 3A-1 | K | CA19 | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | P | 10 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 11 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 12 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 13 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 14 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 15 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 16 | 17 | $ 71,771.69 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3A-1 | P | 17 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 18 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 19 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 20 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 21 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 22 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 23 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 24 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 25 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 26 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 27 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 28 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 29 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | 30 | 17 | $ 71,771.69 | $ - |
| TBD | 3A-1 | P | CA46 | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | S | 123X | Non-Benefitted | $ - | $ - |
| TBD | 3A-1 | S | CA125 | Non-Benefitted | $ - | $ - |
| **Total[b]** | | | | | **$ 7,859,000.21** | **$ -** |

***Footnotes:***

[a] Per the Elevon Phase 3A-1 Final Plat to be considered by the City which identifies the block and lot of each Parcel. The Property IDs have not yet been assigned by the Collin Central Appraisal District.

[b] Total may not match Service Plan or Annual Installment schedules due to rounding.

# EXHIBIT L-2 - IMPROVEMENT AREA #4 ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | Reserve Fund[c] | | |
| 2026 | $ - | $ 378,869.29 | $ (378,869.29) | $ - | $ - | $ - | $ - |
| 2027 | $ 99,000.00 | $ 510,835.00 | $ - | $ 39,295.00 | $ - | $ 40,800.00 | $ 689,930.00 |
| 2028 | $ 105,000.00 | $ 504,400.00 | $ - | $ 38,800.00 | $ - | $ 41,616.00 | $ 689,816.00 |
| 2029 | $ 112,000.00 | $ 497,575.00 | $ - | $ 38,275.00 | $ - | $ 42,448.32 | $ 690,298.32 |
| 2030 | $ 119,000.00 | $ 490,295.00 | $ - | $ 37,715.00 | $ - | $ 43,297.29 | $ 690,307.29 |
| 2031 | $ 126,000.00 | $ 482,560.00 | $ - | $ 37,120.00 | $ - | $ 44,163.23 | $ 689,843.23 |
| 2032 | $ 134,000.00 | $ 474,370.00 | $ - | $ 36,490.00 | $ - | $ 45,046.50 | $ 689,906.50 |
| 2033 | $ 142,000.00 | $ 465,660.00 | $ - | $ 35,820.00 | $ - | $ 45,947.43 | $ 689,427.43 |
| 2034 | $ 152,000.00 | $ 456,430.00 | $ - | $ 35,110.00 | $ - | $ 46,866.38 | $ 690,406.38 |
| 2035 | $ 161,000.00 | $ 446,550.00 | $ - | $ 34,350.00 | $ - | $ 47,803.70 | $ 689,703.70 |
| 2036 | $ 172,000.00 | $ 436,085.00 | $ - | $ 33,545.00 | $ - | $ 48,759.78 | $ 690,389.78 |
| 2037 | $ 183,000.00 | $ 424,905.00 | $ - | $ 32,685.00 | $ - | $ 49,734.97 | $ 690,324.97 |
| 2038 | $ 194,000.00 | $ 413,010.00 | $ - | $ 31,770.00 | $ - | $ 50,729.67 | $ 689,509.67 |
| 2039 | $ 207,000.00 | $ 400,400.00 | $ - | $ 30,800.00 | $ - | $ 51,744.27 | $ 689,944.27 |
| 2040 | $ 220,000.00 | $ 386,945.00 | $ - | $ 29,765.00 | $ - | $ 52,779.15 | $ 689,489.15 |
| 2041 | $ 235,000.00 | $ 372,645.00 | $ - | $ 28,665.00 | $ - | $ 53,834.73 | $ 690,144.73 |
| 2042 | $ 250,000.00 | $ 357,370.00 | $ - | $ 27,490.00 | $ - | $ 54,911.43 | $ 689,771.43 |
| 2043 | $ 267,000.00 | $ 341,120.00 | $ - | $ 26,240.00 | $ - | $ 56,009.66 | $ 690,369.66 |
| 2044 | $ 284,000.00 | $ 323,765.00 | $ - | $ 24,905.00 | $ - | $ 57,129.85 | $ 689,799.85 |
| 2045 | $ 303,000.00 | $ 305,305.00 | $ - | $ 23,485.00 | $ - | $ 58,272.45 | $ 690,062.45 |
| 2046 | $ 323,000.00 | $ 285,610.00 | $ - | $ 21,970.00 | $ - | $ 59,437.90 | $ 690,017.90 |
| 2047 | $ 344,000.00 | $ 264,615.00 | $ - | $ 20,355.00 | $ - | $ 60,626.65 | $ 689,596.65 |
| 2048 | $ 367,000.00 | $ 242,255.00 | $ - | $ 18,635.00 | $ - | $ 61,839.19 | $ 689,729.19 |
| 2049 | $ 392,000.00 | $ 218,400.00 | $ - | $ 16,800.00 | $ - | $ 63,075.97 | $ 690,275.97 |
| 2050 | $ 418,000.00 | $ 192,920.00 | $ - | $ 14,840.00 | $ - | $ 64,337.49 | $ 690,097.49 |
| 2051 | $ 446,000.00 | $ 165,750.00 | $ - | $ 12,750.00 | $ - | $ 65,624.24 | $ 690,124.24 |
| 2052 | $ 476,000.00 | $ 136,760.00 | $ - | $ 10,520.00 | $ - | $ 66,936.72 | $ 690,216.72 |
| 2053 | $ 508,000.00 | $ 105,820.00 | $ - | $ 8,140.00 | $ - | $ 68,275.46 | $ 690,235.46 |
| 2054 | $ 542,000.00 | $ 72,800.00 | $ - | $ 5,600.00 | $ - | $ 69,640.97 | $ 690,040.97 |
| 2055 | $ 578,000.00 | $ 37,570.00 | $ - | $ 2,890.00 | $ (615,570.00) | $ 71,033.79 | $ 73,923.79 |
| **Total** | **$ 7,859,000.00** | **$ 10,191,594.29** | **$ (378,869.29)** | **$ 754,825.00** | **$ (615,570.00)** | **$ 1,582,723.17** | **$ 19,393,703.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #4.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[c] Assumes Reserve Fund is fully funded and available to reduce the Annual Installments in the final year.

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

# EXHIBIT M-1 - IMPROVEMENT AREA #5 ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
|---|---|---|---|
| 1290132 | Improvement Area #5 Initial Parcel | $ 3,410,980.27 | $ - |
| 2032794 | Improvement Area #5 Initial Parcel | $ 1,340,019.73 | $ - |
| **Total** | | **$ 4,751,000.00** | **$ -** |

***Footnotes:***

[a] The entirety of Improvement Area #5 is contained within Property IDs 1290132 and 2032794 per Collin Central Appraisal District and shall be allocated pro rata based on acreage. Property IDs subject to change prior to billing. Future allocation of the Assessment will be done in accordance with **Section VI** of the 2025 A&R SAP.

[b] Totals may not sum due to rounding.

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3B-1 | A | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 2 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 3 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 4 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 5 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 6 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 7 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 8 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 9 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 10 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 11 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 12 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 13 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 14 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 15 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 16 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 17 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 18 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 19 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 20 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 21 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | A | 22 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | A | 23 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 24 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 25 | 19 | $ 53,857.49 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3B-1 | A | 26 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | A | 38 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | A | 50 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | B | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | B | 2 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 3 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 4 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 5 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 6 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | B | 7 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | B | 8 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 9 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 10 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 11 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | B | 12 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 2 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 3 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 4 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 5 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 6 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 7 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 8 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 9 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 10 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 11 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 12 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 13 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 14 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 15 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | C | 24 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | C | 25 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | D | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 2 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 3 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 4 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 5 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | D | 6 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | D | 7 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | D | 8 | 18 | $ 42,316.60 | $ - |

| | Legal Description[a] | | | | | |
|---|---|---|---|---|---|---|
| Property ID[a] | Phase | Block | Lot | Lot Type | Outstanding Assessment | Installment Due 1/31/2026[b] |
| TBD | 3B-1 | D | 9 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | D | 10 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | D | 11 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 12 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | D | 13 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | E | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | E | 2 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 3 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 4 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 5 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 6 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 7 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 8 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 9 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 10 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 11 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | E | 12 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | E | 13 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | E | 14 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | E | 15 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | F | 1 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | F | 2 | 19 | $ 53,857.49 | $ - |
| TBD | 3B-1 | F | 3 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | F | 4 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 1 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 2 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 3 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 4 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 5 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 6 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 7 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 8 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 9 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 10 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 11 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 12 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 13 | 18 | $ 42,316.60 | $ - |
| TBD | 3B-1 | G | 14 | Non-Benefitted | $ - | $ - |
| TBD | 3B-1 | L | 1 | Non-Benefitted | $ - | $ - |
| **Total[c]** | | | | | **$ 4,751,000.04** | **$ -** |

***Footnotes:***

[a] Per the Elevon Phase 3B-1 Final Plat to be considered by the City which identifies the block and lot of each Parcel. The Property IDs have not yet been assigned by the Collin Central Appraisal District.

[b] Total may not match Service Plan or Annual Installment schedules due to rounding.

# EXHIBIT M-2 - IMPROVEMENT AREA #5 ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | Reserve Fund[c] | | |
| 2026 | $ - | $ 229,037.79 | $ (229,037.79) | $ - | $ - | $ - | $ - |
| 2027 | $ 63,000.00 | $ 308,815.00 | $ - | $ 23,755.00 | $ - | $ 40,800.00 | $ 436,370.00 |
| 2028 | $ 67,000.00 | $ 304,720.00 | $ - | $ 23,440.00 | $ - | $ 41,616.00 | $ 436,776.00 |
| 2029 | $ 71,000.00 | $ 300,365.00 | $ - | $ 23,105.00 | $ - | $ 42,448.32 | $ 436,918.32 |
| 2030 | $ 75,000.00 | $ 295,750.00 | $ - | $ 22,750.00 | $ - | $ 43,297.29 | $ 436,797.29 |
| 2031 | $ 79,000.00 | $ 290,875.00 | $ - | $ 22,375.00 | $ - | $ 44,163.23 | $ 436,413.23 |
| 2032 | $ 84,000.00 | $ 285,740.00 | $ - | $ 21,980.00 | $ - | $ 45,046.50 | $ 436,766.50 |
| 2033 | $ 89,000.00 | $ 280,280.00 | $ - | $ 21,560.00 | $ - | $ 45,947.43 | $ 436,787.43 |
| 2034 | $ 94,000.00 | $ 274,495.00 | $ - | $ 21,115.00 | $ - | $ 46,866.38 | $ 436,476.38 |
| 2035 | $ 100,000.00 | $ 268,385.00 | $ - | $ 20,645.00 | $ - | $ 47,803.70 | $ 436,833.70 |
| 2036 | $ 106,000.00 | $ 261,885.00 | $ - | $ 20,145.00 | $ - | $ 48,759.78 | $ 436,789.78 |
| 2037 | $ 113,000.00 | $ 254,995.00 | $ - | $ 19,615.00 | $ - | $ 49,734.97 | $ 437,344.97 |
| 2038 | $ 120,000.00 | $ 247,650.00 | $ - | $ 19,050.00 | $ - | $ 50,729.67 | $ 437,429.67 |
| 2039 | $ 127,000.00 | $ 239,850.00 | $ - | $ 18,450.00 | $ - | $ 51,744.27 | $ 437,044.27 |
| 2040 | $ 135,000.00 | $ 231,595.00 | $ - | $ 17,815.00 | $ - | $ 52,779.15 | $ 437,189.15 |
| 2041 | $ 143,000.00 | $ 222,820.00 | $ - | $ 17,140.00 | $ - | $ 53,834.73 | $ 436,794.73 |
| 2042 | $ 152,000.00 | $ 213,525.00 | $ - | $ 16,425.00 | $ - | $ 54,911.43 | $ 436,861.43 |
| 2043 | $ 162,000.00 | $ 203,645.00 | $ - | $ 15,665.00 | $ - | $ 56,009.66 | $ 437,319.66 |
| 2044 | $ 172,000.00 | $ 193,115.00 | $ - | $ 14,855.00 | $ - | $ 57,129.85 | $ 437,099.85 |
| 2045 | $ 183,000.00 | $ 181,935.00 | $ - | $ 13,995.00 | $ - | $ 58,272.45 | $ 437,202.45 |
| 2046 | $ 194,000.00 | $ 170,040.00 | $ - | $ 13,080.00 | $ - | $ 59,437.90 | $ 436,557.90 |
| 2047 | $ 207,000.00 | $ 157,430.00 | $ - | $ 12,110.00 | $ - | $ 60,626.65 | $ 437,166.65 |
| 2048 | $ 220,000.00 | $ 143,975.00 | $ - | $ 11,075.00 | $ - | $ 61,839.19 | $ 436,889.19 |
| 2049 | $ 234,000.00 | $ 129,675.00 | $ - | $ 9,975.00 | $ - | $ 63,075.97 | $ 436,725.97 |
| 2050 | $ 249,000.00 | $ 114,465.00 | $ - | $ 8,805.00 | $ - | $ 64,337.49 | $ 436,607.49 |
| 2051 | $ 265,000.00 | $ 98,280.00 | $ - | $ 7,560.00 | $ - | $ 65,624.24 | $ 436,464.24 |
| 2052 | $ 283,000.00 | $ 81,055.00 | $ - | $ 6,235.00 | $ - | $ 66,936.72 | $ 437,226.72 |
| 2053 | $ 301,000.00 | $ 62,660.00 | $ - | $ 4,820.00 | $ - | $ 68,275.46 | $ 436,755.46 |
| 2054 | $ 321,000.00 | $ 43,095.00 | $ - | $ 3,315.00 | $ - | $ 69,640.97 | $ 437,050.97 |
| 2055 | $ 342,000.00 | $ 22,230.00 | $ - | $ 1,710.00 | $ (371,815.00) | $ 71,033.79 | $ 65,158.79 |
| **Total** | **$ 4,751,000.00** | **$ 6,112,382.79** | **$ (229,037.79)** | **$ 452,565.00** | **$ (371,815.00)** | **$ 1,582,723.17** | **$ 12,297,818.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #4.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[c] Assumes Reserve Fund is fully funded and available to reduce the Annual Installments in the final year.

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

# EXHIBIT N-1 –POD 2A ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 145,739 | $ 288,408 | $ 33,837 | $ 94,728 | $ 45,127 | $ 16,894 | $ 624,733 |
| 2027 | $ 151,298 | $ 283,307 | $ 35,287 | $ 93,290 | $ 44,229 | $ 16,924 | $ 624,334 |
| 2028 | $ 157,098 | $ 278,011 | $ 36,979 | $ 91,790 | $ 43,296 | $ 17,262 | $ 624,437 |
| 2029 | $ 163,866 | $ 271,924 | $ 38,670 | $ 90,219 | $ 42,326 | $ 17,608 | $ 624,612 |
| 2030 | $ 170,633 | $ 265,574 | $ 40,362 | $ 88,575 | $ 41,313 | $ 17,960 | $ 624,417 |
| 2031 | $ 177,884 | $ 258,962 | $ 42,054 | $ 86,860 | $ 40,258 | $ 18,319 | $ 624,337 |
| 2032 | $ 185,376 | $ 252,069 | $ 43,988 | $ 85,073 | $ 39,159 | $ 18,685 | $ 624,349 |
| 2033 | $ 193,352 | $ 244,886 | $ 46,404 | $ 82,873 | $ 38,012 | $ 19,059 | $ 624,586 |
| 2034 | $ 201,811 | $ 237,152 | $ 48,821 | $ 80,553 | $ 36,813 | $ 19,440 | $ 624,590 |
| 2035 | $ 210,512 | $ 229,079 | $ 51,480 | $ 78,112 | $ 35,560 | $ 19,829 | $ 624,572 |
| 2036 | $ 219,696 | $ 220,659 | $ 54,138 | $ 75,538 | $ 34,250 | $ 20,226 | $ 624,507 |
| 2037 | $ 229,363 | $ 211,871 | $ 57,039 | $ 72,831 | $ 32,881 | $ 20,630 | $ 624,615 |
| 2038 | $ 239,273 | $ 202,696 | $ 59,939 | $ 69,979 | $ 31,449 | $ 21,043 | $ 624,379 |
| 2039 | $ 249,907 | $ 193,125 | $ 63,081 | $ 66,982 | $ 29,953 | $ 21,464 | $ 624,512 |
| 2040 | $ 260,783 | $ 183,129 | $ 66,465 | $ 63,828 | $ 28,388 | $ 21,893 | $ 624,486 |
| 2041 | $ 272,143 | $ 172,698 | $ 70,090 | $ 60,505 | $ 26,751 | $ 22,331 | $ 624,517 |
| 2042 | $ 283,985 | $ 161,812 | $ 73,715 | $ 57,000 | $ 25,040 | $ 22,777 | $ 624,331 |
| 2043 | $ 296,553 | $ 150,453 | $ 77,582 | $ 53,315 | $ 23,252 | $ 23,233 | $ 624,388 |
| 2044 | $ 309,846 | $ 138,220 | $ 81,691 | $ 49,436 | $ 21,381 | $ 23,698 | $ 624,271 |
| 2045 | $ 323,864 | $ 125,439 | $ 86,042 | $ 45,351 | $ 19,423 | $ 24,172 | $ 624,290 |
| 2046 | $ 338,607 | $ 112,079 | $ 91,117 | $ 40,726 | $ 17,374 | $ 24,655 | $ 624,559 |
| 2047 | $ 353,834 | $ 98,112 | $ 96,192 | $ 35,829 | $ 15,225 | $ 25,148 | $ 624,340 |
| 2048 | $ 369,785 | $ 83,516 | $ 101,751 | $ 30,658 | $ 12,975 | $ 25,651 | $ 624,337 |
| 2049 | $ 386,703 | $ 68,263 | $ 107,552 | $ 25,189 | $ 10,617 | $ 26,164 | $ 624,489 |
| 2050 | $ 404,105 | $ 52,311 | $ 113,836 | $ 19,408 | $ 8,146 | $ 26,687 | $ 624,494 |
| 2051 | $ 422,474 | $ 35,642 | $ 120,120 | $ 13,290 | $ 5,556 | $ 27,221 | $ 624,302 |
| 2052 | $ 441,567 | $ 18,215 | $ 127,129 | $ 6,833 | $ 2,843 | $ 27,766 | $ 164,571 |
| **Total** | **$ 7,160,056** | **$ 4,837,610** | **$ 1,865,361** | **$ 1,658,772** | **$ 751,598** | **$ 586,740** | **$ 16,400,355** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

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

# EXHIBIT N-2 –POD 2B-1 ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 118,938 | $ 235,370 | $ 27,614 | $ 77,308 | $ 36,828 | $ 13,788 | $ 509,846 |
| 2027 | $ 123,474 | $ 231,207 | $ 28,798 | $ 76,134 | $ 36,096 | $ 13,812 | $ 509,521 |
| 2028 | $ 128,208 | $ 226,886 | $ 30,178 | $ 74,910 | $ 35,334 | $ 14,088 | $ 509,605 |
| 2029 | $ 133,731 | $ 221,918 | $ 31,559 | $ 73,628 | $ 34,542 | $ 14,370 | $ 509,748 |
| 2030 | $ 139,254 | $ 216,736 | $ 32,940 | $ 72,287 | $ 33,716 | $ 14,657 | $ 509,589 |
| 2031 | $ 145,171 | $ 211,340 | $ 34,320 | $ 70,887 | $ 32,855 | $ 14,950 | $ 509,523 |
| 2032 | $ 151,286 | $ 205,714 | $ 35,898 | $ 69,428 | $ 31,957 | $ 15,249 | $ 509,533 |
| 2033 | $ 157,795 | $ 199,852 | $ 37,871 | $ 67,633 | $ 31,021 | $ 15,554 | $ 509,726 |
| 2034 | $ 164,698 | $ 193,540 | $ 39,843 | $ 65,740 | $ 30,043 | $ 15,865 | $ 509,730 |
| 2035 | $ 171,799 | $ 186,952 | $ 42,013 | $ 63,747 | $ 29,020 | $ 16,183 | $ 509,714 |
| 2036 | $ 179,294 | $ 180,080 | $ 44,183 | $ 61,647 | $ 27,951 | $ 16,506 | $ 509,661 |
| 2037 | $ 187,184 | $ 172,908 | $ 46,549 | $ 59,438 | $ 26,834 | $ 16,836 | $ 509,750 |
| 2038 | $ 195,271 | $ 165,421 | $ 48,916 | $ 57,110 | $ 25,665 | $ 17,173 | $ 509,557 |
| 2039 | $ 203,950 | $ 157,610 | $ 51,481 | $ 54,664 | $ 24,444 | $ 17,517 | $ 509,666 |
| 2040 | $ 212,826 | $ 149,452 | $ 54,242 | $ 52,090 | $ 23,167 | $ 17,867 | $ 509,644 |
| 2041 | $ 222,096 | $ 140,939 | $ 57,201 | $ 49,378 | $ 21,832 | $ 18,224 | $ 509,670 |
| 2042 | $ 231,761 | $ 132,055 | $ 60,159 | $ 46,518 | $ 20,435 | $ 18,589 | $ 509,518 |
| 2043 | $ 242,018 | $ 122,785 | $ 63,315 | $ 43,510 | $ 18,976 | $ 18,960 | $ 509,564 |
| 2044 | $ 252,866 | $ 112,802 | $ 66,668 | $ 40,344 | $ 17,449 | $ 19,340 | $ 509,469 |
| 2045 | $ 264,306 | $ 102,371 | $ 70,219 | $ 37,011 | $ 15,851 | $ 19,726 | $ 509,485 |
| 2046 | $ 276,338 | $ 91,468 | $ 74,361 | $ 33,237 | $ 14,179 | $ 20,121 | $ 509,704 |
| 2047 | $ 288,765 | $ 80,069 | $ 78,503 | $ 29,240 | $ 12,425 | $ 20,523 | $ 509,525 |
| 2048 | $ 301,783 | $ 68,158 | $ 83,040 | $ 25,020 | $ 10,589 | $ 20,934 | $ 509,523 |
| 2049 | $ 315,590 | $ 55,709 | $ 87,773 | $ 20,557 | $ 8,665 | $ 21,353 | $ 509,647 |
| 2050 | $ 329,791 | $ 42,691 | $ 92,902 | $ 15,839 | $ 6,648 | $ 21,780 | $ 509,651 |
| 2051 | $ 344,782 | $ 29,087 | $ 98,030 | $ 10,846 | $ 4,535 | $ 22,215 | $ 509,495 |
| 2052 | $ 360,364 | $ 14,865 | $ 103,750 | $ 5,577 | $ 2,321 | $ 22,660 | $ 134,307 |
| **Total** | **$ 5,843,339** | **$ 3,947,986** | **$ 1,522,325** | **$ 1,353,728** | **$ 613,381** | **$ 478,840** | **$ 13,384,370** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

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

# EXHIBIT N-3 –POD 2B-2 ANNUAL INSTALLMENTS

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Additional | Annual Collection | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | Interest | Costs | Installment[d] |
| 2026 | $ 61,367 | $ 134,568 | $ 73,000 | $ 239,840 | $ 38,231 | $ 34,086 | $ 581,092 |
| 2027 | $ 63,743 | $ 132,267 | $ 77,000 | $ 236,646 | $ 37,559 | $ 24,232 | $ 571,447 |
| 2028 | $ 66,118 | $ 129,877 | $ 80,000 | $ 233,278 | $ 36,855 | $ 24,717 | $ 570,845 |
| 2029 | $ 68,890 | $ 127,149 | $ 83,000 | $ 229,778 | $ 36,125 | $ 25,211 | $ 570,152 |
| 2030 | $ 72,057 | $ 124,308 | $ 87,000 | $ 226,146 | $ 35,365 | $ 25,715 | $ 570,591 |
| 2031 | $ 74,829 | $ 121,335 | $ 91,000 | $ 222,340 | $ 34,570 | $ 26,230 | $ 570,303 |
| 2032 | $ 78,392 | $ 118,249 | $ 95,000 | $ 218,359 | $ 33,741 | $ 26,754 | $ 570,494 |
| 2033 | $ 81,559 | $ 115,015 | $ 100,000 | $ 213,490 | $ 32,874 | $ 27,289 | $ 570,227 |
| 2034 | $ 85,123 | $ 111,447 | $ 105,000 | $ 208,365 | $ 31,966 | $ 27,835 | $ 569,735 |
| 2035 | $ 89,082 | $ 107,723 | $ 110,000 | $ 202,984 | $ 31,015 | $ 28,392 | $ 569,195 |
| 2036 | $ 93,041 | $ 103,825 | $ 116,000 | $ 197,346 | $ 30,020 | $ 28,960 | $ 569,192 |
| 2037 | $ 97,396 | $ 99,755 | $ 122,000 | $ 191,401 | $ 28,975 | $ 29,539 | $ 569,065 |
| 2038 | $ 101,751 | $ 95,494 | $ 128,000 | $ 185,149 | $ 27,878 | $ 30,129 | $ 568,401 |
| 2039 | $ 106,502 | $ 91,042 | $ 135,000 | $ 178,589 | $ 26,729 | $ 30,732 | $ 568,594 |
| 2040 | $ 111,253 | $ 86,383 | $ 142,000 | $ 171,670 | $ 25,522 | $ 31,347 | $ 568,174 |
| 2041 | $ 116,400 | $ 81,515 | $ 149,000 | $ 164,393 | $ 24,255 | $ 31,974 | $ 567,537 |
| 2042 | $ 121,547 | $ 76,423 | $ 157,000 | $ 156,756 | $ 22,928 | $ 32,613 | $ 567,267 |
| 2043 | $ 127,090 | $ 71,105 | $ 166,000 | $ 148,710 | $ 21,536 | $ 33,265 | $ 567,706 |
| 2044 | $ 133,029 | $ 65,386 | $ 174,000 | $ 140,203 | $ 20,070 | $ 33,931 | $ 566,618 |
| 2045 | $ 139,363 | $ 59,400 | $ 184,000 | $ 131,285 | $ 18,535 | $ 34,609 | $ 567,192 |
| 2046 | $ 146,094 | $ 53,128 | $ 194,000 | $ 121,165 | $ 16,918 | $ 35,302 | $ 566,607 |
| 2047 | $ 153,221 | $ 46,554 | $ 205,000 | $ 110,495 | $ 15,218 | $ 36,008 | $ 566,495 |
| 2048 | $ 160,347 | $ 39,659 | $ 217,000 | $ 99,220 | $ 13,427 | $ 36,728 | $ 566,380 |
| 2049 | $ 167,870 | $ 32,444 | $ 229,000 | $ 87,285 | $ 11,540 | $ 37,462 | $ 565,600 |
| 2050 | $ 175,788 | $ 24,889 | $ 242,000 | $ 74,690 | $ 9,555 | $ 38,211 | $ 565,134 |
| 2051 | $ 184,102 | $ 16,979 | $ 256,000 | $ 61,380 | $ 7,467 | $ 38,976 | $ 564,903 |
| 2052 | $ 193,208 | $ 8,694 | $ 271,000 | $ 47,300 | $ 5,266 | $ 39,755 | $ 565,224 |
| 2053 | $ - | $ - | $ 286,000 | $ 32,395 | $ 2,945 | $ 23,390 | $ 344,730 |
| 2054 | $ - | $ - | $ 303,000 | $ 16,665 | $ 1,515 | $ 23,858 | $ 345,038 |
| **Total** | **$ 3,069,162** | **$ 2,274,611** | **$ 4,577,000** | **$ 4,547,321** | **$ 678,599** | **$ 897,249** | **$ 16,043,941** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2B.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

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

# EXHIBIT N-4 –POD 2C ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 204,989 | $ 405,659 | $ 47,593 | $ 133,240 | $ 63,473 | $ 23,763 | $ 878,717 |
| 2027 | $ 212,808 | $ 398,485 | $ 49,632 | $ 131,217 | $ 62,211 | $ 23,804 | $ 878,156 |
| 2028 | $ 220,966 | $ 391,036 | $ 52,012 | $ 129,108 | $ 60,898 | $ 24,280 | $ 878,301 |
| 2029 | $ 230,485 | $ 382,474 | $ 54,392 | $ 126,897 | $ 59,533 | $ 24,766 | $ 878,547 |
| 2030 | $ 240,003 | $ 373,543 | $ 56,771 | $ 124,585 | $ 58,109 | $ 25,261 | $ 878,273 |
| 2031 | $ 250,202 | $ 364,243 | $ 59,151 | $ 122,173 | $ 56,625 | $ 25,767 | $ 878,160 |
| 2032 | $ 260,740 | $ 354,547 | $ 61,871 | $ 119,659 | $ 55,078 | $ 26,282 | $ 878,177 |
| 2033 | $ 271,959 | $ 344,444 | $ 65,270 | $ 116,565 | $ 53,465 | $ 26,808 | $ 878,510 |
| 2034 | $ 283,857 | $ 333,565 | $ 68,670 | $ 113,302 | $ 51,779 | $ 27,344 | $ 878,516 |
| 2035 | $ 296,095 | $ 322,211 | $ 72,409 | $ 109,868 | $ 50,017 | $ 27,891 | $ 878,490 |
| 2036 | $ 309,013 | $ 310,367 | $ 76,148 | $ 106,248 | $ 48,174 | $ 28,448 | $ 878,399 |
| 2037 | $ 322,611 | $ 298,007 | $ 80,228 | $ 102,440 | $ 46,248 | $ 29,017 | $ 878,551 |
| 2038 | $ 336,549 | $ 285,102 | $ 84,307 | $ 98,429 | $ 44,234 | $ 29,598 | $ 878,219 |
| 2039 | $ 351,506 | $ 271,640 | $ 88,726 | $ 94,214 | $ 42,130 | $ 30,190 | $ 878,406 |
| 2040 | $ 366,804 | $ 257,580 | $ 93,486 | $ 89,777 | $ 39,929 | $ 30,794 | $ 878,369 |
| 2041 | $ 382,782 | $ 242,908 | $ 98,585 | $ 85,103 | $ 37,627 | $ 31,409 | $ 878,414 |
| 2042 | $ 399,439 | $ 227,597 | $ 103,684 | $ 80,174 | $ 35,220 | $ 32,038 | $ 878,151 |
| 2043 | $ 417,116 | $ 211,619 | $ 109,123 | $ 74,990 | $ 32,705 | $ 32,678 | $ 878,231 |
| 2044 | $ 435,814 | $ 194,413 | $ 114,902 | $ 69,533 | $ 30,074 | $ 33,332 | $ 878,068 |
| 2045 | $ 455,530 | $ 176,436 | $ 121,022 | $ 63,788 | $ 27,320 | $ 33,999 | $ 878,094 |
| 2046 | $ 476,267 | $ 157,645 | $ 128,160 | $ 57,283 | $ 24,437 | $ 34,678 | $ 878,472 |
| 2047 | $ 497,684 | $ 137,999 | $ 135,299 | $ 50,395 | $ 21,415 | $ 35,372 | $ 878,164 |
| 2048 | $ 520,121 | $ 117,470 | $ 143,118 | $ 43,122 | $ 18,250 | $ 36,079 | $ 878,160 |
| 2049 | $ 543,917 | $ 96,015 | $ 151,277 | $ 35,430 | $ 14,934 | $ 36,801 | $ 878,373 |
| 2050 | $ 568,393 | $ 73,578 | $ 160,116 | $ 27,299 | $ 11,458 | $ 37,537 | $ 878,381 |
| 2051 | $ 594,229 | $ 50,132 | $ 168,954 | $ 18,692 | $ 7,815 | $ 38,288 | $ 878,111 |
| 2052 | $ 621,085 | $ 25,620 | $ 178,813 | $ 9,611 | $ 3,999 | $ 39,054 | $ 231,477 |
| **Total** | **$ 10,070,963** | **$ 6,804,332** | **$ 2,623,720** | **$ 2,333,143** | **$ 1,057,159** | **$ 825,278** | **$ 23,067,889** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

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

# EXHIBIT N-5 – POD 2D ANNUAL INSTALLMENTS

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 133,335 | $ 263,860 | $ 30,957 | $ 86,666 | $ 41,286 | $ 15,456 | $ 571,560 |
| 2027 | $ 138,420 | $ 259,194 | $ 32,283 | $ 85,350 | $ 40,465 | $ 15,484 | $ 571,195 |
| 2028 | $ 143,727 | $ 254,349 | $ 33,831 | $ 83,978 | $ 39,611 | $ 15,793 | $ 571,290 |
| 2029 | $ 149,918 | $ 248,780 | $ 35,379 | $ 82,540 | $ 38,723 | $ 16,109 | $ 571,450 |
| 2030 | $ 156,110 | $ 242,970 | $ 36,927 | $ 81,036 | $ 37,797 | $ 16,431 | $ 571,271 |
| 2031 | $ 162,743 | $ 236,921 | $ 38,475 | $ 79,467 | $ 36,832 | $ 16,760 | $ 571,198 |
| 2032 | $ 169,598 | $ 230,615 | $ 40,244 | $ 77,832 | $ 35,826 | $ 17,095 | $ 571,209 |
| 2033 | $ 176,895 | $ 224,043 | $ 42,455 | $ 75,820 | $ 34,776 | $ 17,437 | $ 571,426 |
| 2034 | $ 184,634 | $ 216,967 | $ 44,666 | $ 73,697 | $ 33,680 | $ 17,786 | $ 571,429 |
| 2035 | $ 192,594 | $ 209,582 | $ 47,098 | $ 71,464 | $ 32,533 | $ 18,141 | $ 571,412 |
| 2036 | $ 200,997 | $ 201,878 | $ 49,531 | $ 69,109 | $ 31,335 | $ 18,504 | $ 571,353 |
| 2037 | $ 209,842 | $ 193,838 | $ 52,184 | $ 66,632 | $ 30,082 | $ 18,874 | $ 571,452 |
| 2038 | $ 218,908 | $ 185,444 | $ 54,837 | $ 64,023 | $ 28,772 | $ 19,252 | $ 571,236 |
| 2039 | $ 228,637 | $ 176,688 | $ 57,712 | $ 61,281 | $ 27,403 | $ 19,637 | $ 571,358 |
| 2040 | $ 238,587 | $ 167,542 | $ 60,808 | $ 58,396 | $ 25,971 | $ 20,030 | $ 571,334 |
| 2041 | $ 248,980 | $ 157,999 | $ 64,124 | $ 55,355 | $ 24,475 | $ 20,430 | $ 571,363 |
| 2042 | $ 259,814 | $ 148,040 | $ 67,441 | $ 52,149 | $ 22,909 | $ 20,839 | $ 571,192 |
| 2043 | $ 271,313 | $ 137,647 | $ 70,979 | $ 48,777 | $ 21,273 | $ 21,256 | $ 571,244 |
| 2044 | $ 283,474 | $ 126,456 | $ 74,738 | $ 45,228 | $ 19,561 | $ 21,681 | $ 571,138 |
| 2045 | $ 296,299 | $ 114,762 | $ 78,718 | $ 41,491 | $ 17,770 | $ 22,114 | $ 571,155 |
| 2046 | $ 309,787 | $ 102,540 | $ 83,362 | $ 37,260 | $ 15,895 | $ 22,557 | $ 571,401 |
| 2047 | $ 323,718 | $ 89,761 | $ 88,005 | $ 32,779 | $ 13,929 | $ 23,008 | $ 571,200 |
| 2048 | $ 338,312 | $ 76,408 | $ 93,091 | $ 28,049 | $ 11,871 | $ 23,468 | $ 571,198 |
| 2049 | $ 353,790 | $ 62,452 | $ 98,398 | $ 23,045 | $ 9,714 | $ 23,937 | $ 571,336 |
| 2050 | $ 369,710 | $ 47,859 | $ 104,147 | $ 17,756 | $ 7,453 | $ 24,416 | $ 571,341 |
| 2051 | $ 386,515 | $ 32,608 | $ 109,896 | $ 12,158 | $ 5,084 | $ 24,904 | $ 571,166 |
| 2052 | $ 403,984 | $ 16,664 | $ 116,308 | $ 6,252 | $ 2,601 | $ 25,402 | $ 150,564 |
| **Total** | **$ 6,550,642** | **$ 4,425,866** | **$ 1,706,594** | **$ 1,517,589** | **$ 687,627** | **$ 536,801** | **$ 15,004,470** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

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

# EXHIBIT N-6 – POD 2E ANNUAL INSTALLMENTS

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Total Additional | Annual Collection | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | Interest | Costs | Installment[d] |
| 2026 | $ 93,633 | $ 205,320 | $ 109,000 | $ 366,301 | $ 58,344 | $ 52,006 | $ 884,605 |
| 2027 | $ 97,257 | $ 201,809 | $ 114,000 | $ 361,533 | $ 57,331 | $ 36,972 | $ 868,902 |
| 2028 | $ 100,882 | $ 198,162 | $ 119,000 | $ 356,545 | $ 56,275 | $ 37,711 | $ 868,575 |
| 2029 | $ 105,110 | $ 194,001 | $ 125,000 | $ 351,339 | $ 55,175 | $ 38,466 | $ 869,090 |
| 2030 | $ 109,943 | $ 189,665 | $ 130,000 | $ 345,870 | $ 54,025 | $ 39,235 | $ 868,737 |
| 2031 | $ 114,171 | $ 185,130 | $ 136,000 | $ 340,183 | $ 52,825 | $ 40,020 | $ 868,328 |
| 2032 | $ 119,608 | $ 180,420 | $ 143,000 | $ 334,233 | $ 51,574 | $ 40,820 | $ 869,655 |
| 2033 | $ 124,441 | $ 175,486 | $ 150,000 | $ 326,904 | $ 50,261 | $ 41,636 | $ 868,728 |
| 2034 | $ 129,877 | $ 170,042 | $ 158,000 | $ 319,216 | $ 48,889 | $ 42,469 | $ 868,494 |
| 2035 | $ 135,918 | $ 164,360 | $ 167,000 | $ 311,119 | $ 47,450 | $ 43,318 | $ 869,165 |
| 2036 | $ 141,959 | $ 158,414 | $ 175,000 | $ 302,560 | $ 45,935 | $ 44,185 | $ 868,052 |
| 2037 | $ 148,604 | $ 152,203 | $ 185,000 | $ 293,591 | $ 44,350 | $ 45,068 | $ 868,817 |
| 2038 | $ 155,249 | $ 145,701 | $ 195,000 | $ 284,110 | $ 42,682 | $ 45,970 | $ 868,712 |
| 2039 | $ 162,498 | $ 138,909 | $ 205,000 | $ 274,116 | $ 40,931 | $ 46,889 | $ 868,344 |
| 2040 | $ 169,747 | $ 131,800 | $ 216,000 | $ 263,610 | $ 39,093 | $ 47,827 | $ 868,077 |
| 2041 | $ 177,600 | $ 124,374 | $ 228,000 | $ 252,540 | $ 37,165 | $ 48,784 | $ 868,462 |
| 2042 | $ 185,453 | $ 116,604 | $ 240,000 | $ 240,855 | $ 35,137 | $ 49,759 | $ 867,807 |
| 2043 | $ 193,910 | $ 108,490 | $ 253,000 | $ 228,555 | $ 33,009 | $ 50,754 | $ 867,719 |
| 2044 | $ 202,971 | $ 99,764 | $ 267,000 | $ 215,589 | $ 30,775 | $ 51,770 | $ 867,869 |
| 2045 | $ 212,637 | $ 90,630 | $ 281,000 | $ 201,905 | $ 28,425 | $ 52,805 | $ 867,402 |
| 2046 | $ 222,906 | $ 81,062 | $ 297,000 | $ 186,450 | $ 25,957 | $ 53,861 | $ 867,236 |
| 2047 | $ 233,779 | $ 71,031 | $ 315,000 | $ 170,115 | $ 23,357 | $ 54,938 | $ 868,221 |
| 2048 | $ 244,653 | $ 60,511 | $ 333,000 | $ 152,790 | $ 20,613 | $ 56,037 | $ 867,604 |
| 2049 | $ 256,130 | $ 49,501 | $ 352,000 | $ 134,475 | $ 17,725 | $ 57,158 | $ 866,990 |
| 2050 | $ 268,212 | $ 37,976 | $ 373,000 | $ 115,115 | $ 14,685 | $ 58,301 | $ 867,288 |
| 2051 | $ 280,898 | $ 25,906 | $ 394,000 | $ 94,600 | $ 11,478 | $ 59,467 | $ 866,349 |
| 2052 | $ 294,792 | $ 13,266 | $ 417,000 | $ 72,930 | $ 8,104 | $ 60,656 | $ 866,748 |
| 2053 | $ - | $ - | $ 442,000 | $ 49,995 | $ 4,545 | $ 35,687 | $ 532,227 |
| 2054 | $ - | $ - | $ 467,000 | $ 25,685 | $ 2,335 | $ 36,401 | $ 531,421 |
| **Total** | **$ 4,682,838** | **$ 3,470,536** | **$ 6,986,000** | **$ 6,972,828** | **$ 1,038,451** | **$ 1,368,970** | **$ 24,519,623** |

***Footnotes:***

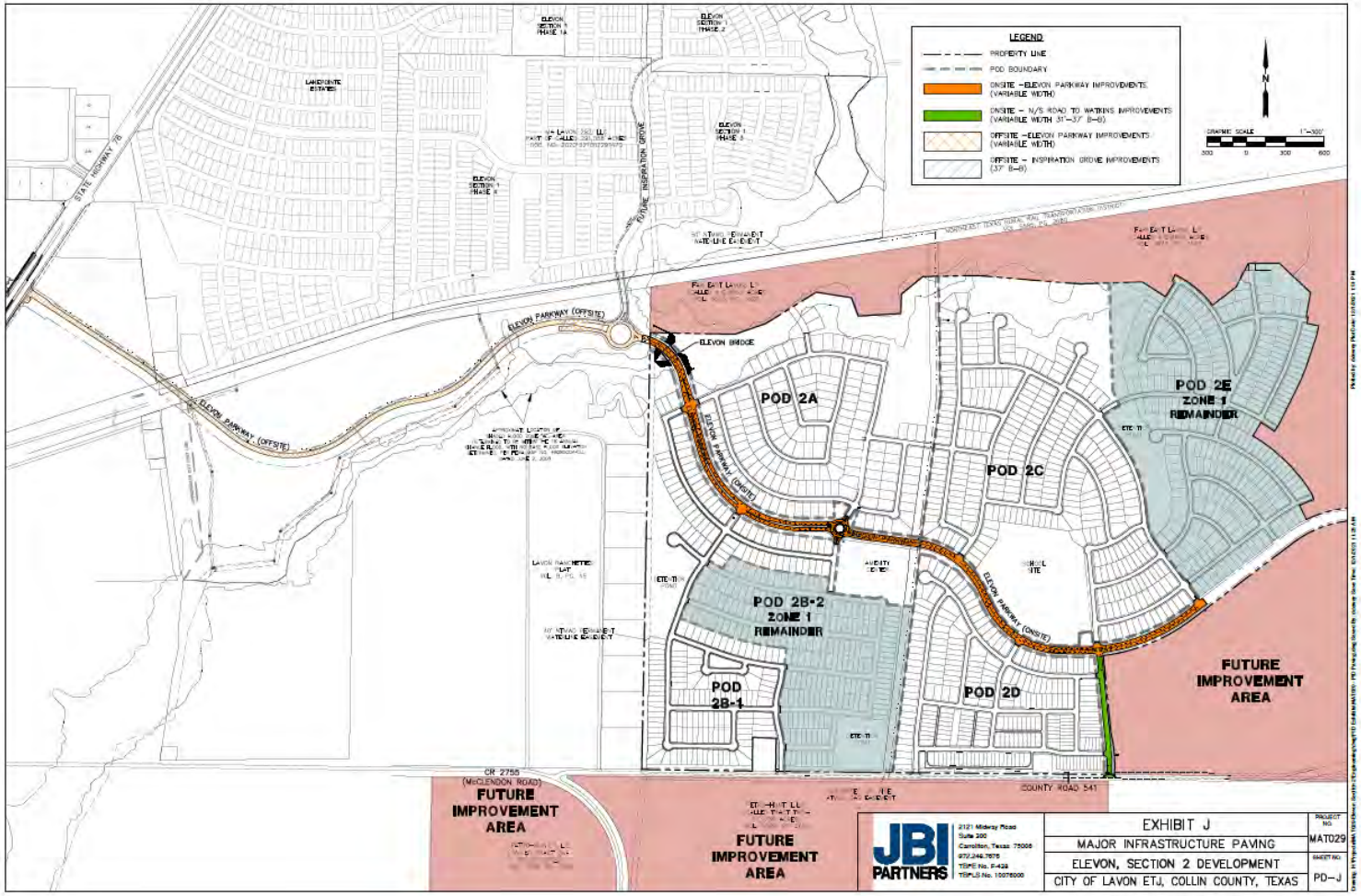
[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2A.

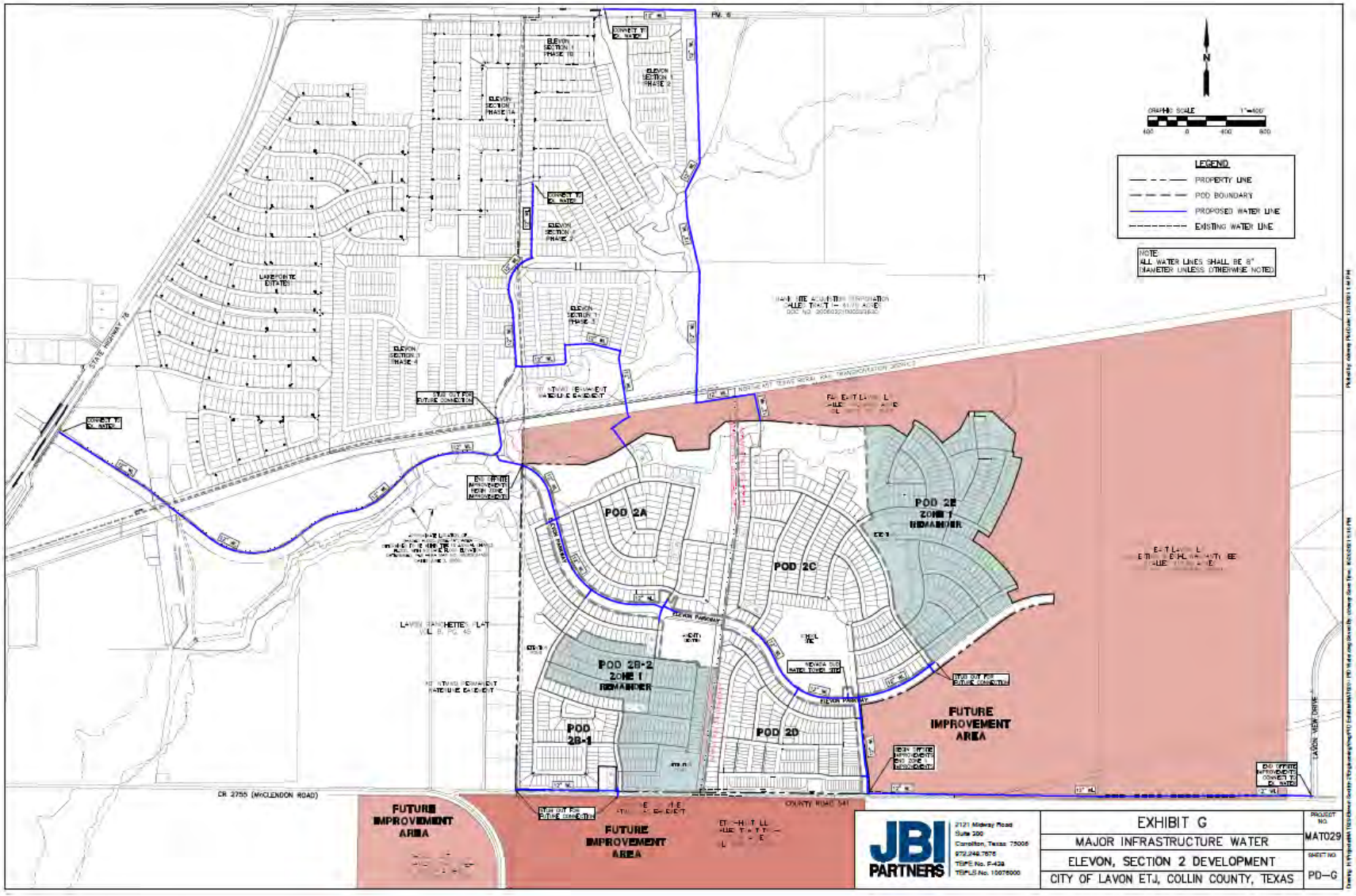
[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

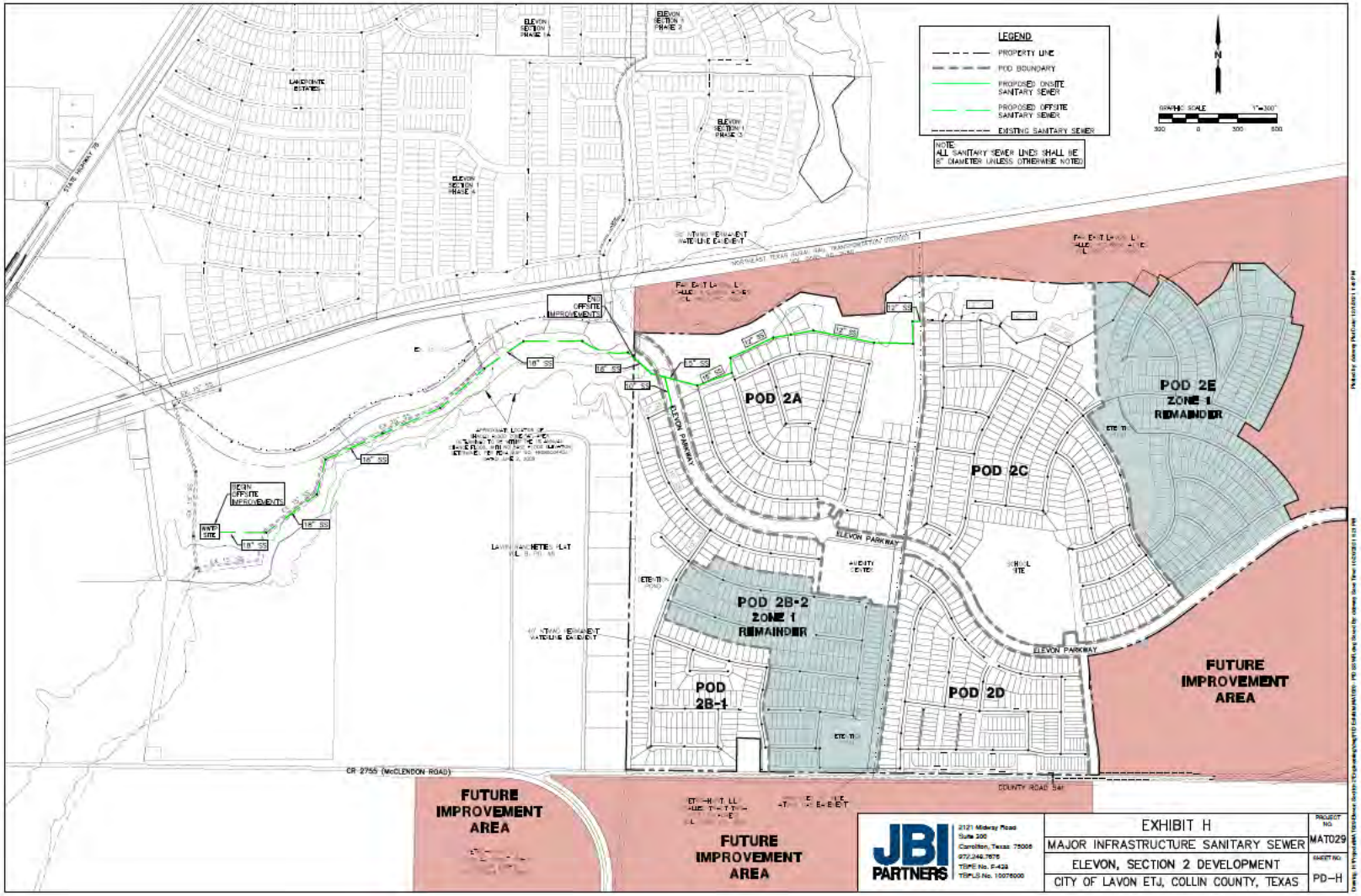
[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

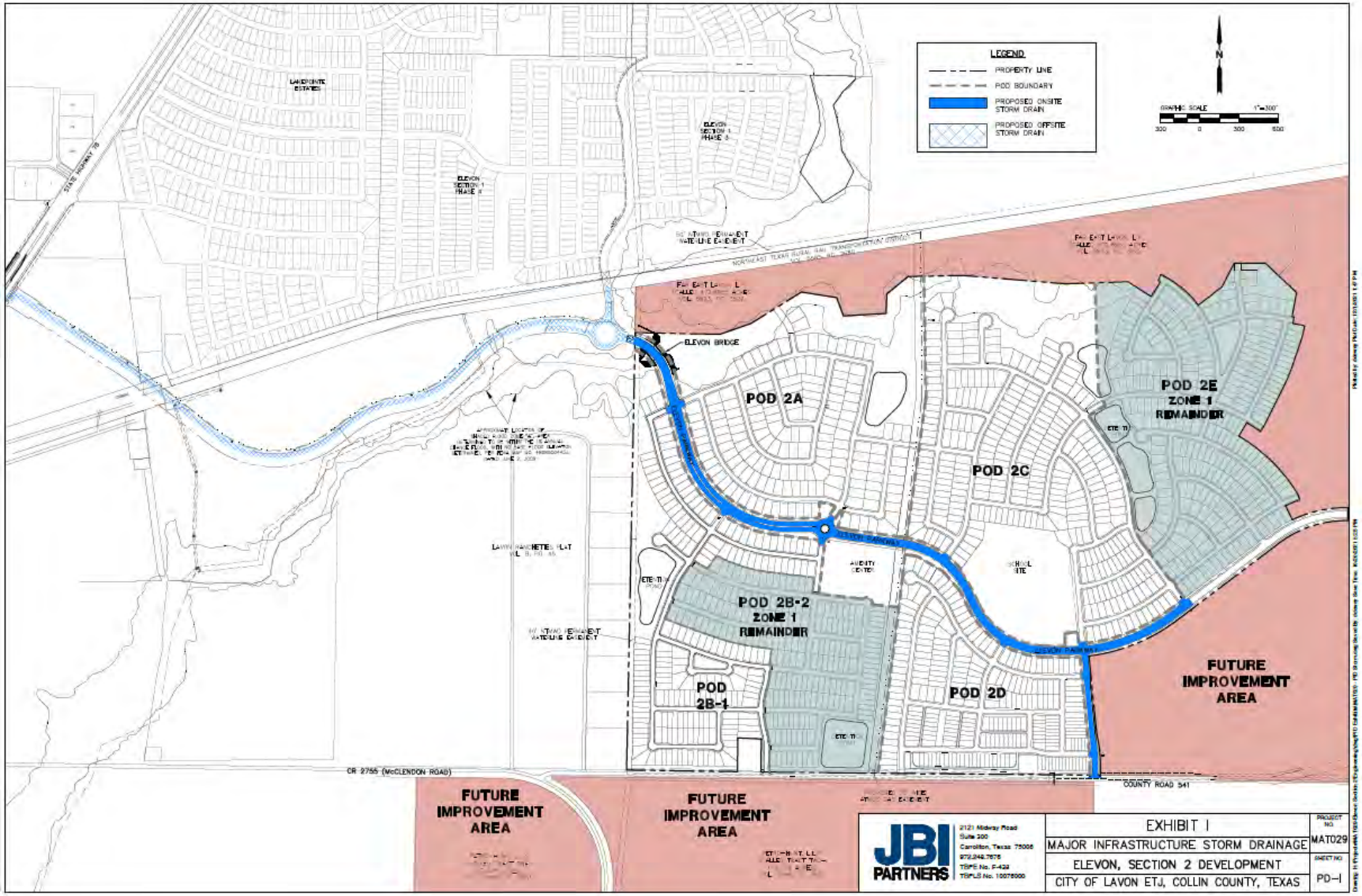
[d] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT O-1 – MAPS OF ZONE 1 IMPROVEMENTS AND ZONE 1 OFFSITE IMPROVEMENTS

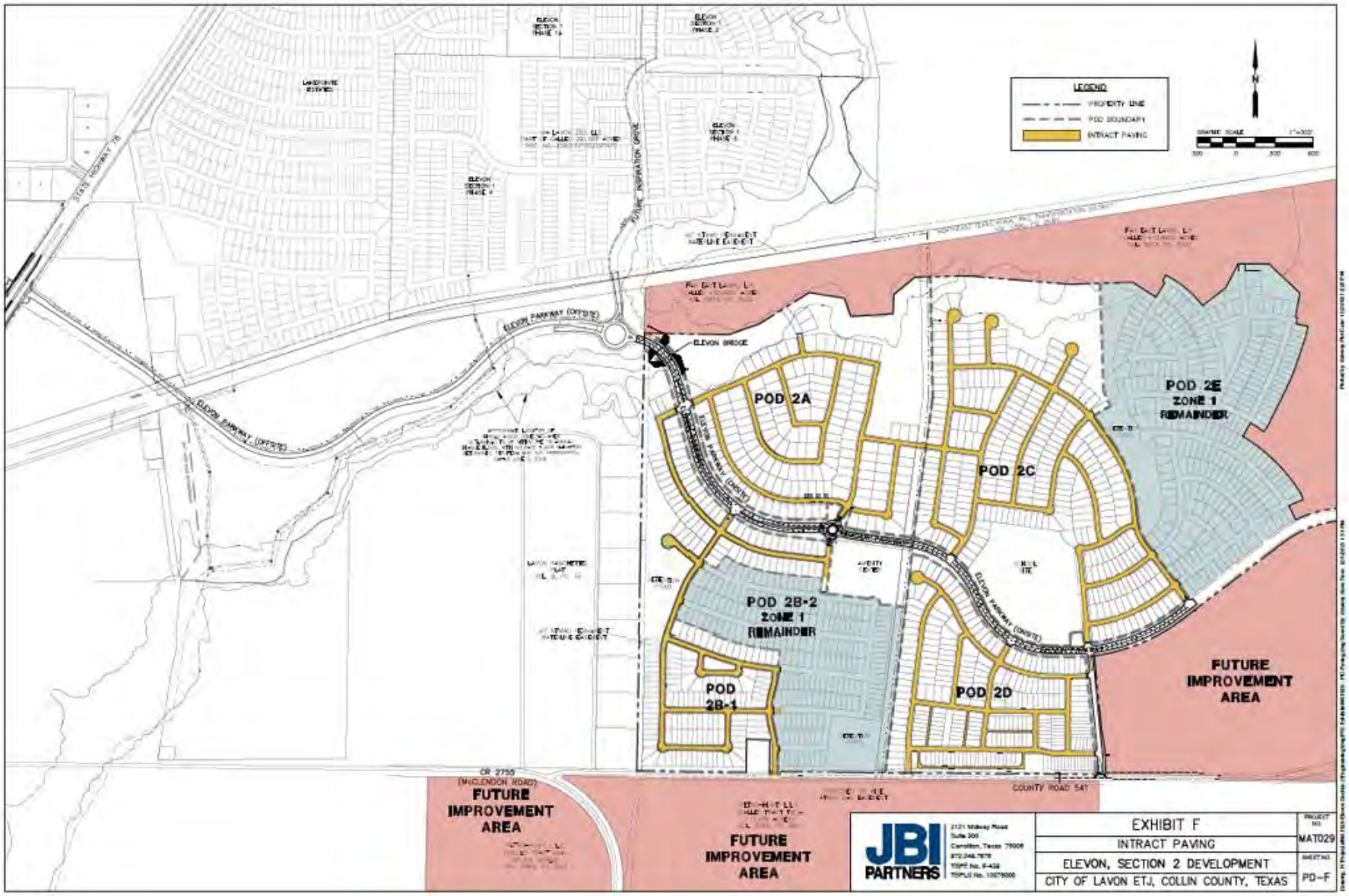


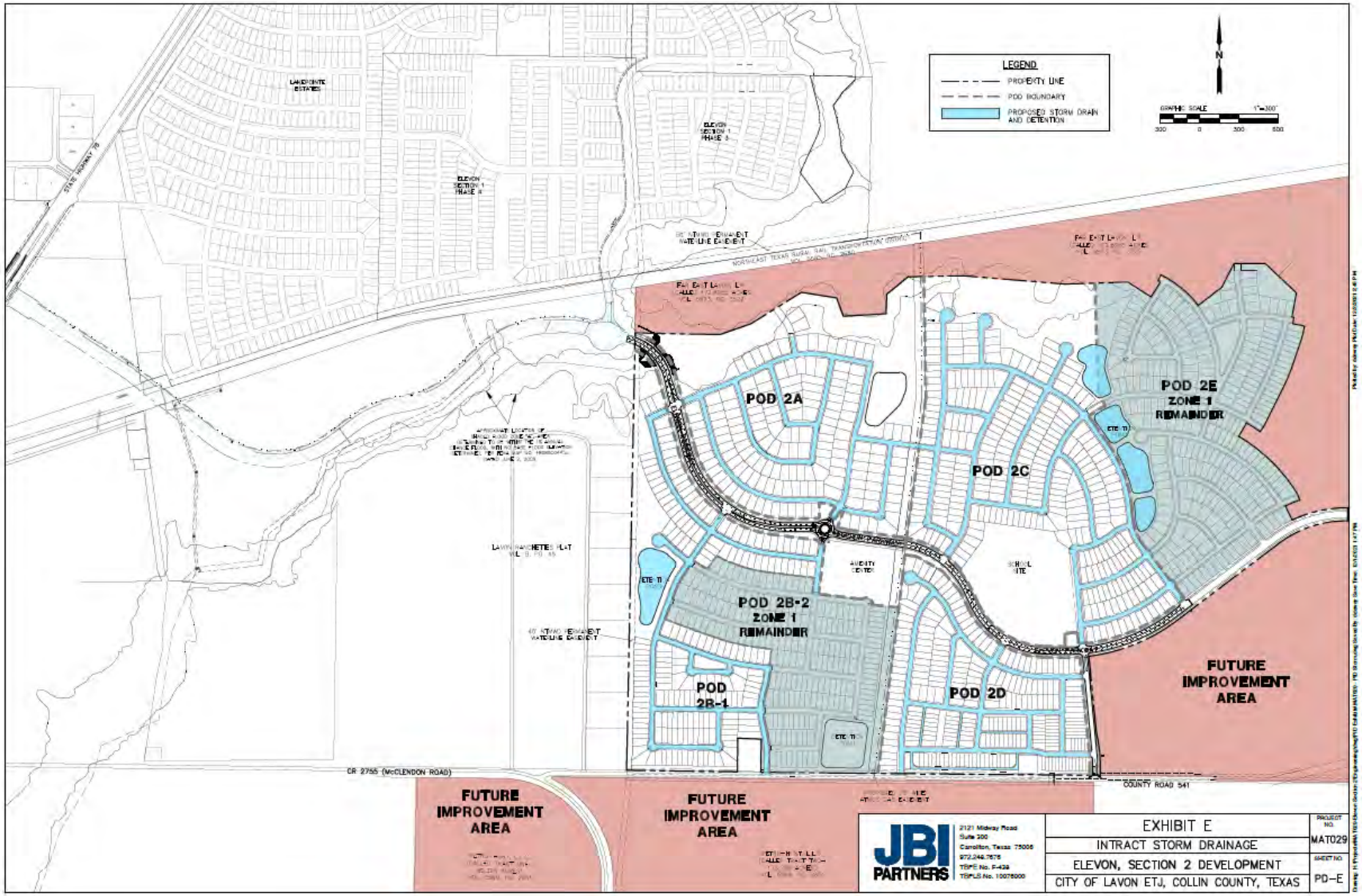

N
LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED WATER LINE
EXISTING WATER LINE
NOTE:
ALL WATER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
POD 2A
POD 2B-1
POD 2B-2
ZONE 1
REMAINDER
POD 2C
POD 2D
POD 2E
ZONE 1
REMAINDER
FUTURE
IMPROVEMENT
AREA
FUTURE
IMPROVEMENT
AREA
FUTURE
IMPROVEMENT
AREA
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI
PARTNERS
EXHIBIT G
MAJOR INFRASTRUCTURE WATER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD–G

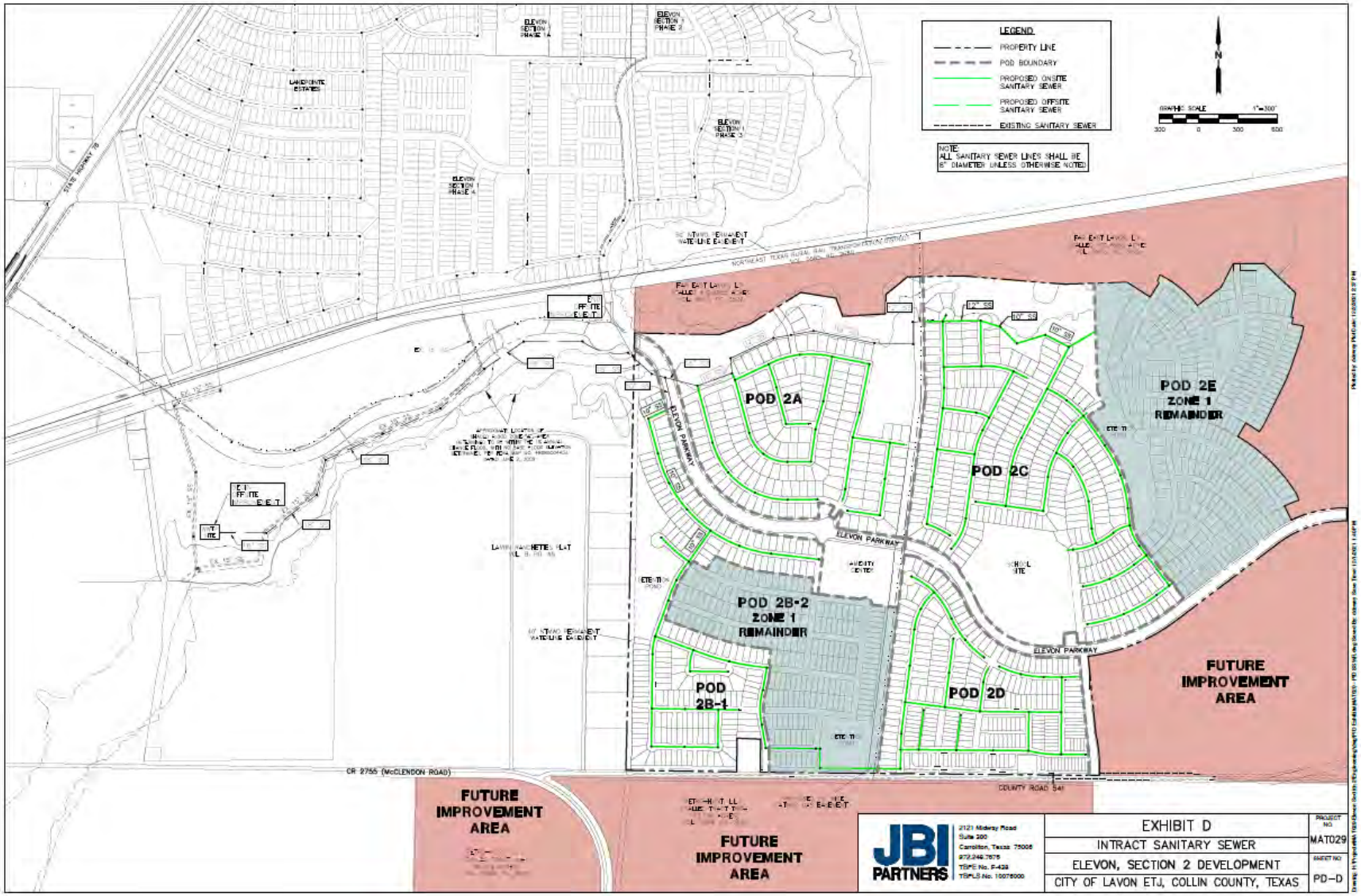

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED ONSITE SANITARY SEWER
PROPOSED OFFSITE SANITARY SEWER
EXISTING SANITARY SEWER
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
N
GRAPHIC SCALE
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
ELEVON PARKWAY
ELEVON PARKWAY
ELEVON PARKWAY
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI PARTNERS
EXHIBIT H
MAJOR INFRASTRUCTURE SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD-H

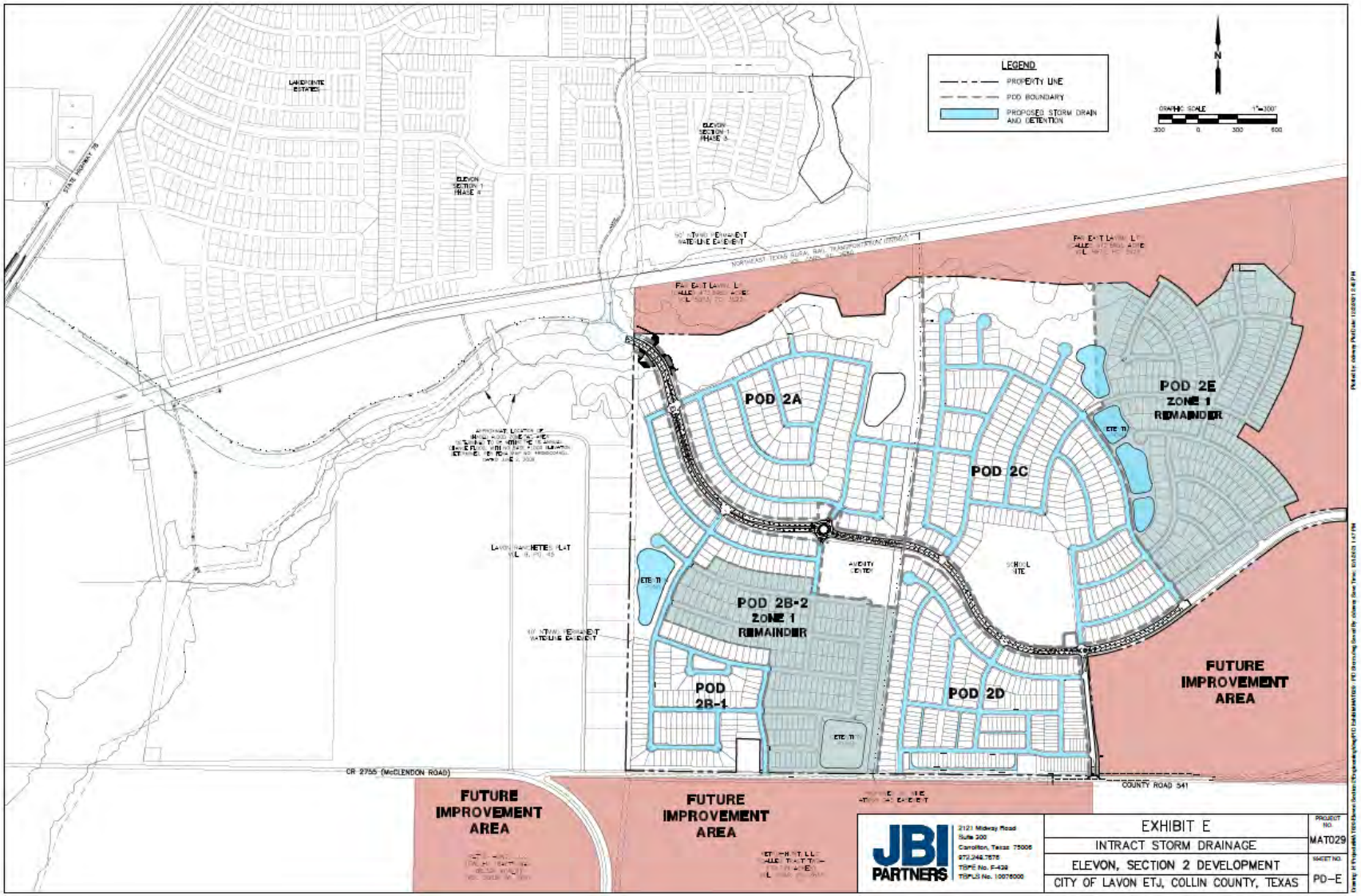

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED ONSITE STORM DRAIN
PROPOSED OFFSITE STORM DRAIN
N
GRAPHIC SCALE
ELEVON BRIDGE
POD 2A
POD 2C
POD 2E ZONE 1 REMAINDER
POD 2B-2 ZONE 1 REMAINDER
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI PARTNERS
2121 Midway Road Suite 200 Carrollton, Texas 75006
TBPE No. F-439
TBPLS No. 10076000
EXHIBIT I
MAJOR INFRASTRUCTURE STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-I

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

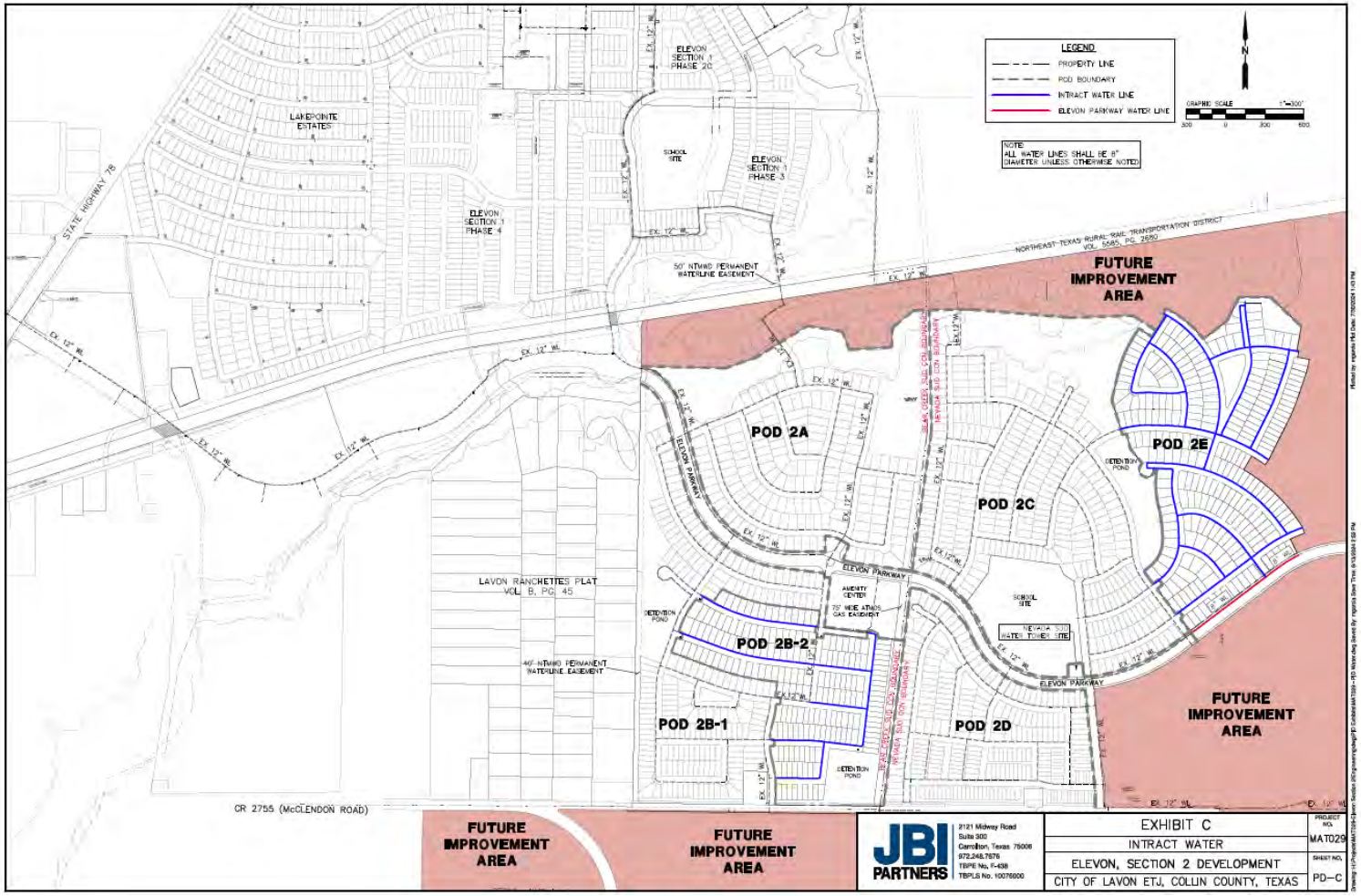


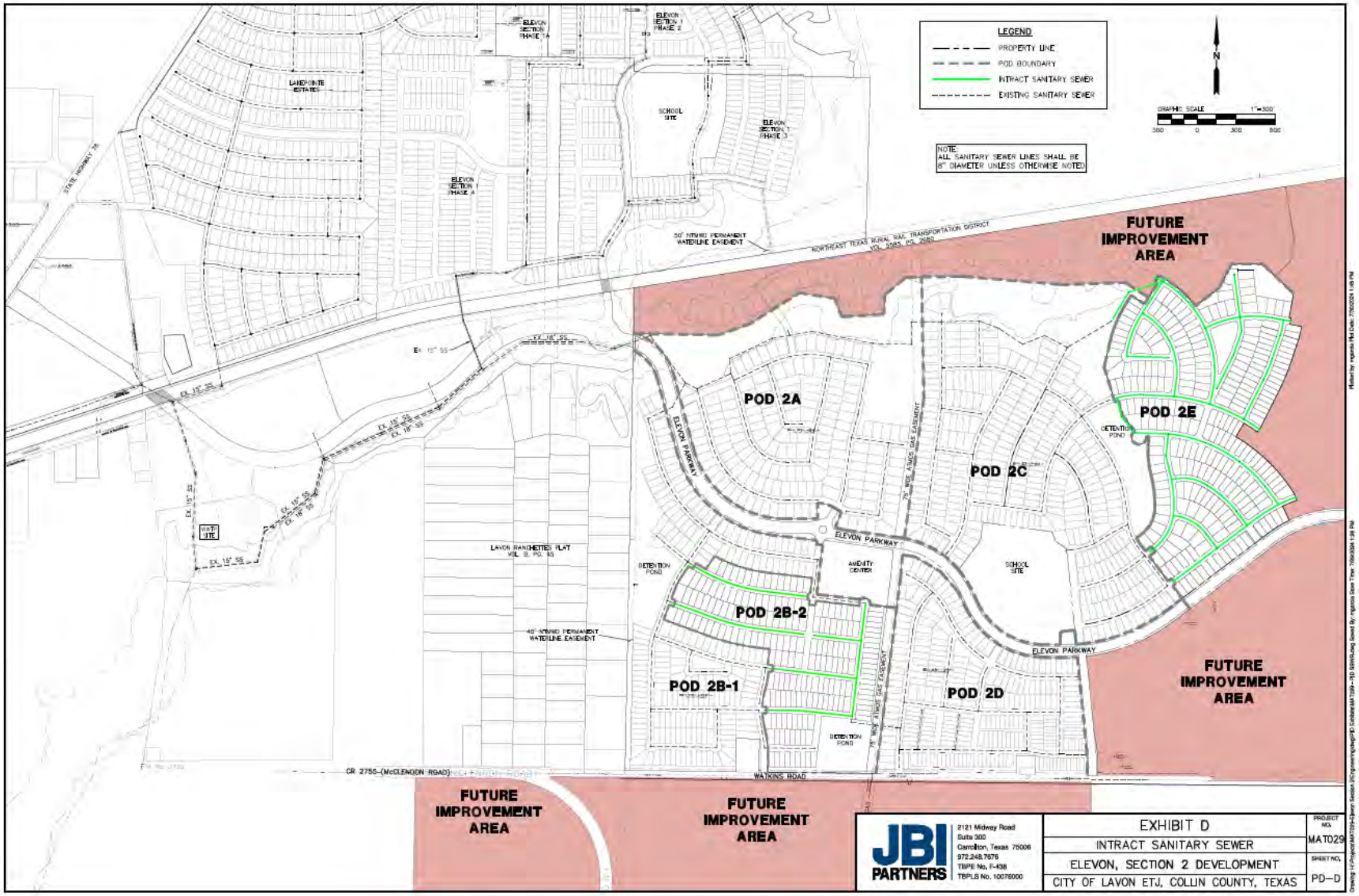

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED STORM DRAIN AND DETENTION
N
GRAPHIC SCALE
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI PARTNERS
2121 Midway Road
Suite 200
Carrollton, Texas 75006
972.248.7676
TBPE No. F-439
TBPLS No. 10076000
EXHIBIT E
INTRACT STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD-E

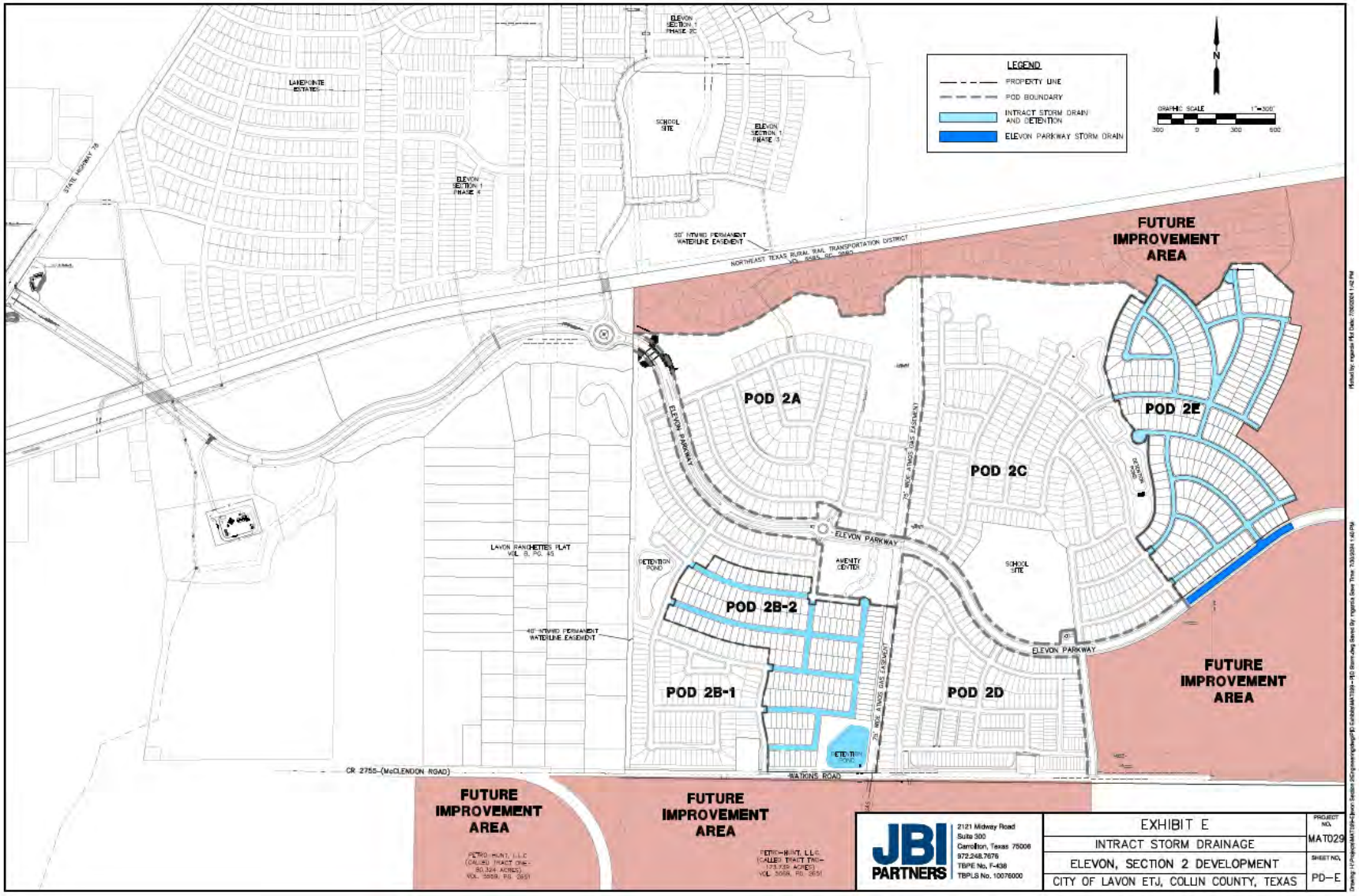

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED ONSITE SANITARY SEWER
PROPOSED OFFSITE SANITARY SEWER
EXISTING SANITARY SEWER
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
GRAPHIC SCALE
POD 2A
POD 2B-1
POD 2B-2
ZONE 1
REMAINDER
POD 2C
POD 2D
POD 2E
ZONE 1
REMAINDER
FUTURE
IMPROVEMENT
AREA
FUTURE
IMPROVEMENT
AREA
FUTURE
IMPROVEMENT
AREA
ELEVON PARKWAY
ELEVON PARKWAY
ELEVON PARKWAY
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI
PARTNERS
2121 Midway Road
Suite 200
Carrollton, Texas 75006
972.248.7676
TBPE No. F-439
TBPLS No. 10075000
EXHIBIT D
INTRACT SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD-D

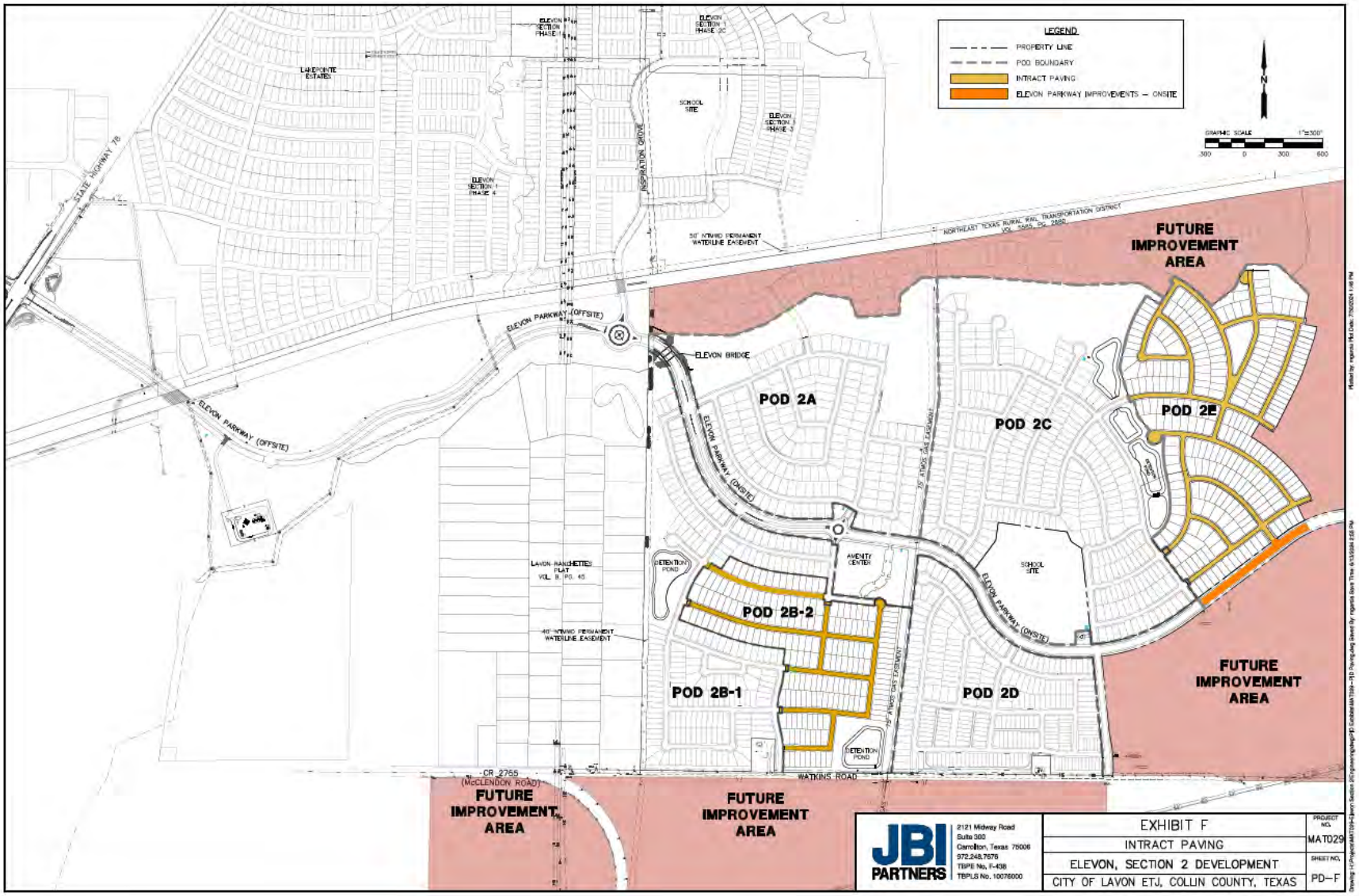

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED STORM DRAIN AND DETENTION
GRAPHIC SCALE
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
JBI PARTNERS
EXHIBIT E
INTRACT STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
MAT029
PD-E

## EXHIBIT O-3 – MAPS OF IMPROVEMENT AREA #2A IMPROVEMENTS AND IMPROVEMENT AREA #2B IMPROVEMENTS

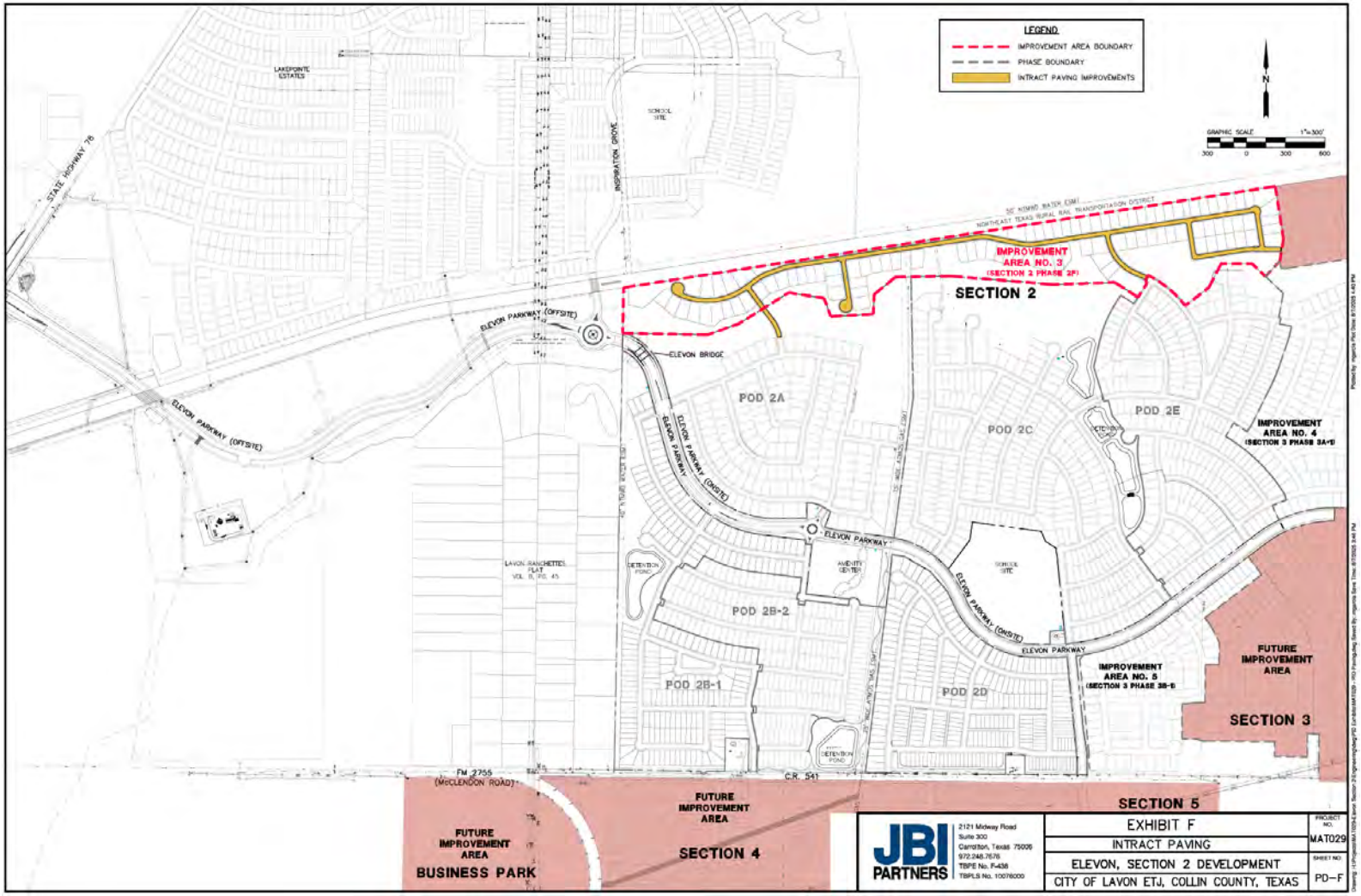


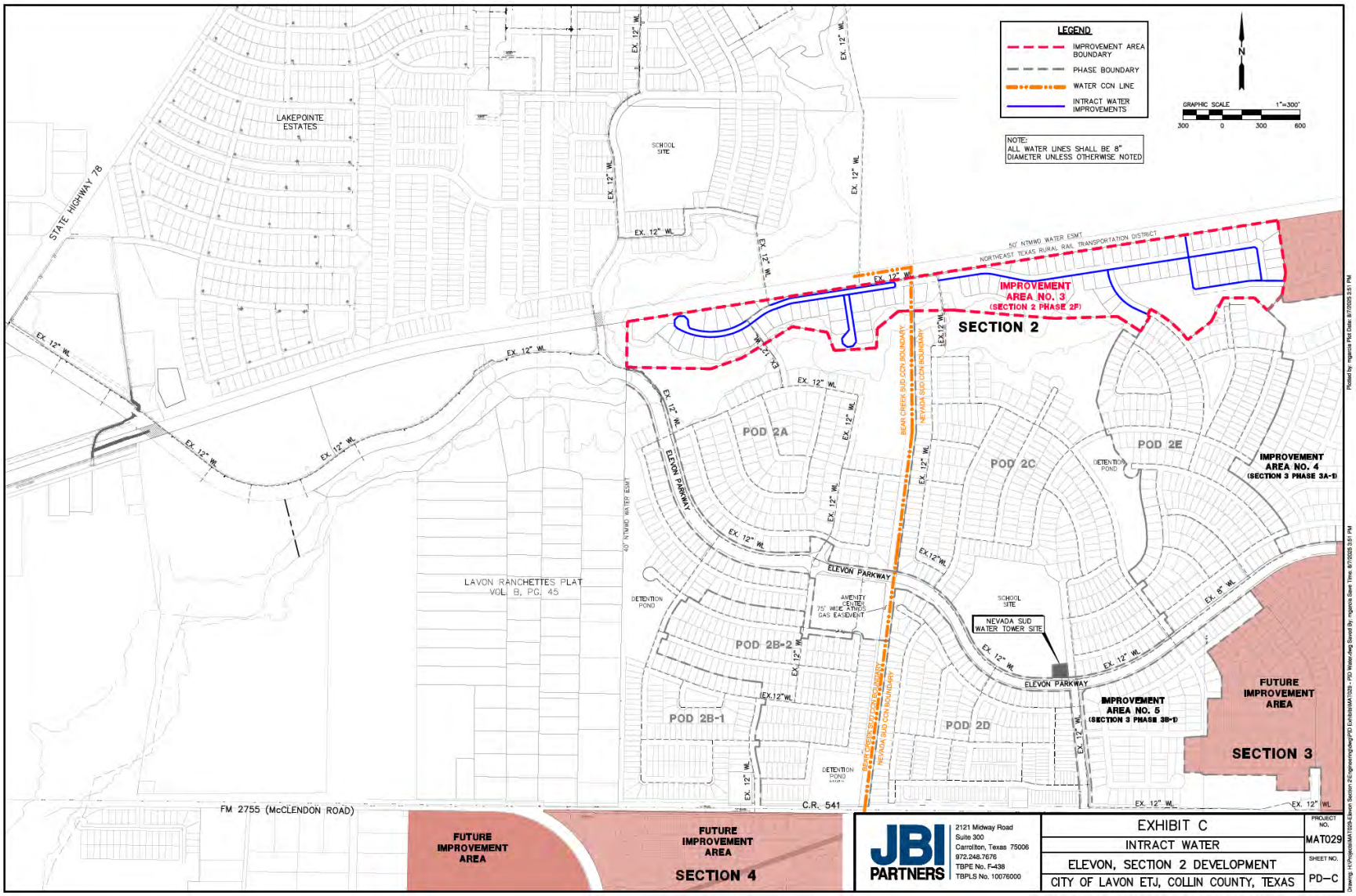

LEGEND
PROPERTY LINE
POD BOUNDARY
INTRACT SANITARY SEWER
EXISTING SANITARY SEWER
GRAPHIC SCALE
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
FUTURE IMPROVEMENT AREA
POD 2A
POD 2B-1
POD 2B-2
POD 2C
POD 2D
POD 2E
ELEVON PARKWAY
AMENITY CENTER
SCHOOL SITE
DETENTION POND
WATT SITE
LAVON RANCHETTES PLAT
WATKINS ROAD
CR 2756-(McCLENDON ROAD)
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 1A
ELEVON SECTION 1 PHASE 2
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 1 PHASE 4
STATE HIGHWAY 78
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT D
INTRACT SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD-D

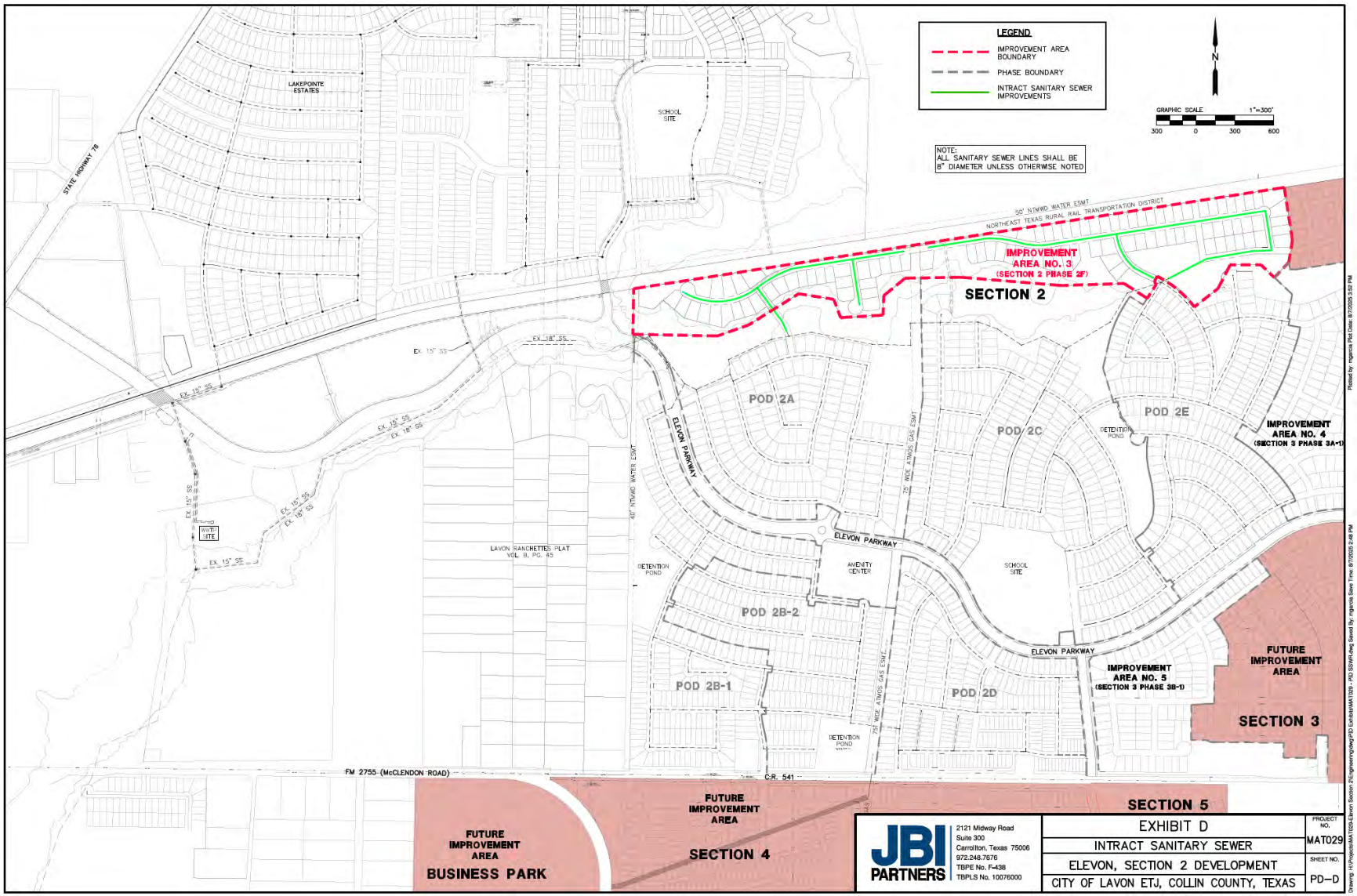

LEGEND
PROPERTY LINE
POD BOUNDARY
INTRACT STORM DRAIN AND DETENTION
ELEVON PARKWAY STORM DRAIN
GRAPHIC SCALE
FUTURE IMPROVEMENT AREA
POD 2A
POD 2B-1
POD 2B-2
POD 2C
POD 2D
POD 2E
ELEVON PARKWAY
WATKINS ROAD
CR 2755-(McCLENDON ROAD)
LAKEPOINTE ESTATES
LAVON RANCHETTES PLAT
AMENITY CENTER
SCHOOL SITE
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT E
INTRACT STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT029
SHEET NO.
PD-E

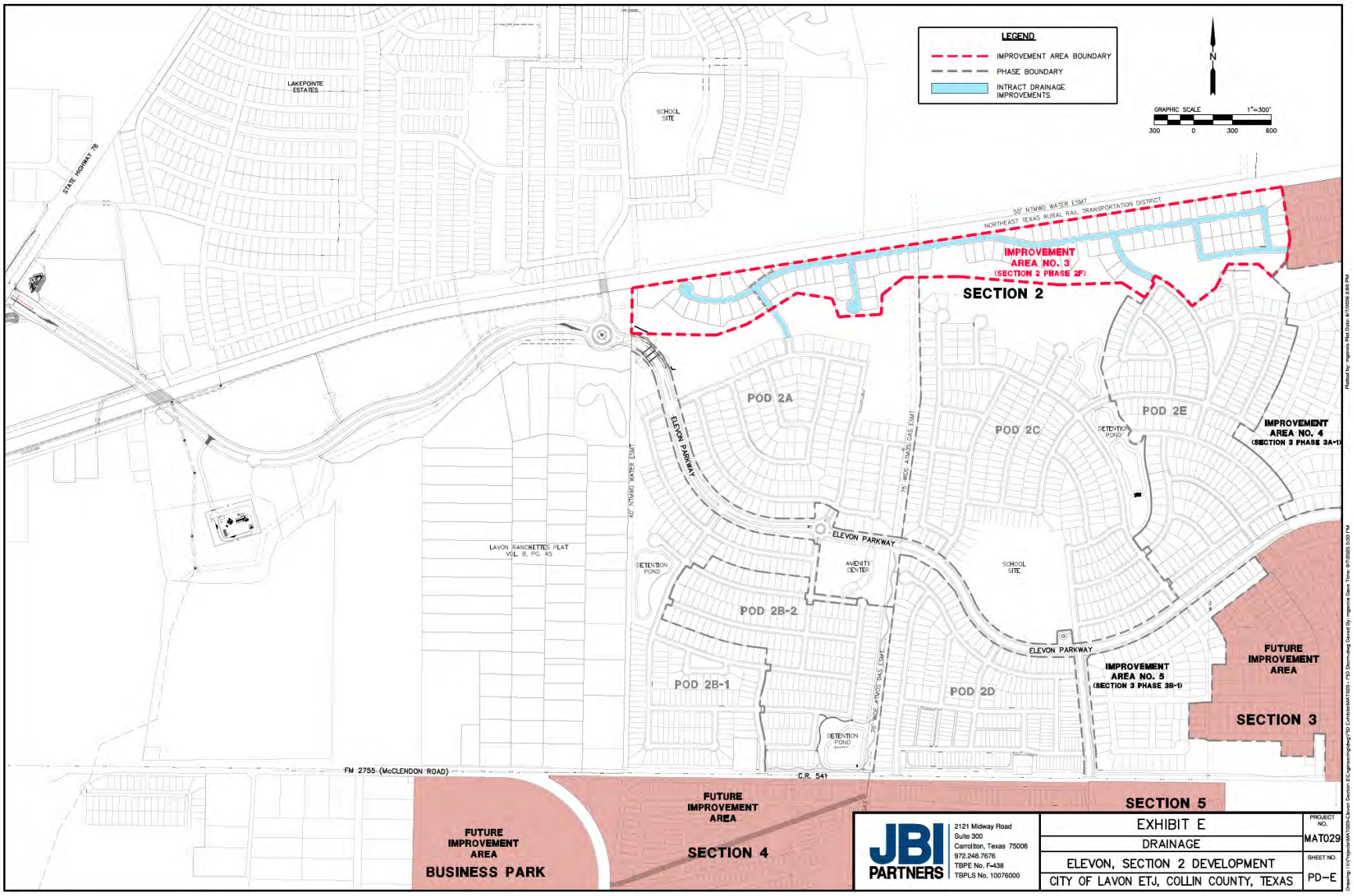

LEGEND
PROPERTY LINE
POD BOUNDARY
INTRACT PAVING
ELEVON PARKWAY IMPROVEMENTS – ONSITE
GRAPHIC SCALE
FUTURE IMPROVEMENT AREA
POD 2A
POD 2C
POD 2E
POD 2B-2
POD 2B-1
POD 2D
ELEVON BRIDGE
ELEVON PARKWAY (OFFSITE)
ELEVON PARKWAY (ONSITE)
INSPIRATION GROVE
STATE HIGHWAY 78
LAKEPOINTE ESTATES
SCHOOL SITE
AMENITY CENTER
DETENTION POND
WATKINS ROAD
CR 2765 (McCLENDON ROAD)
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT F
INTRACT PAVING
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD–F

# EXHIBIT O-4 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS

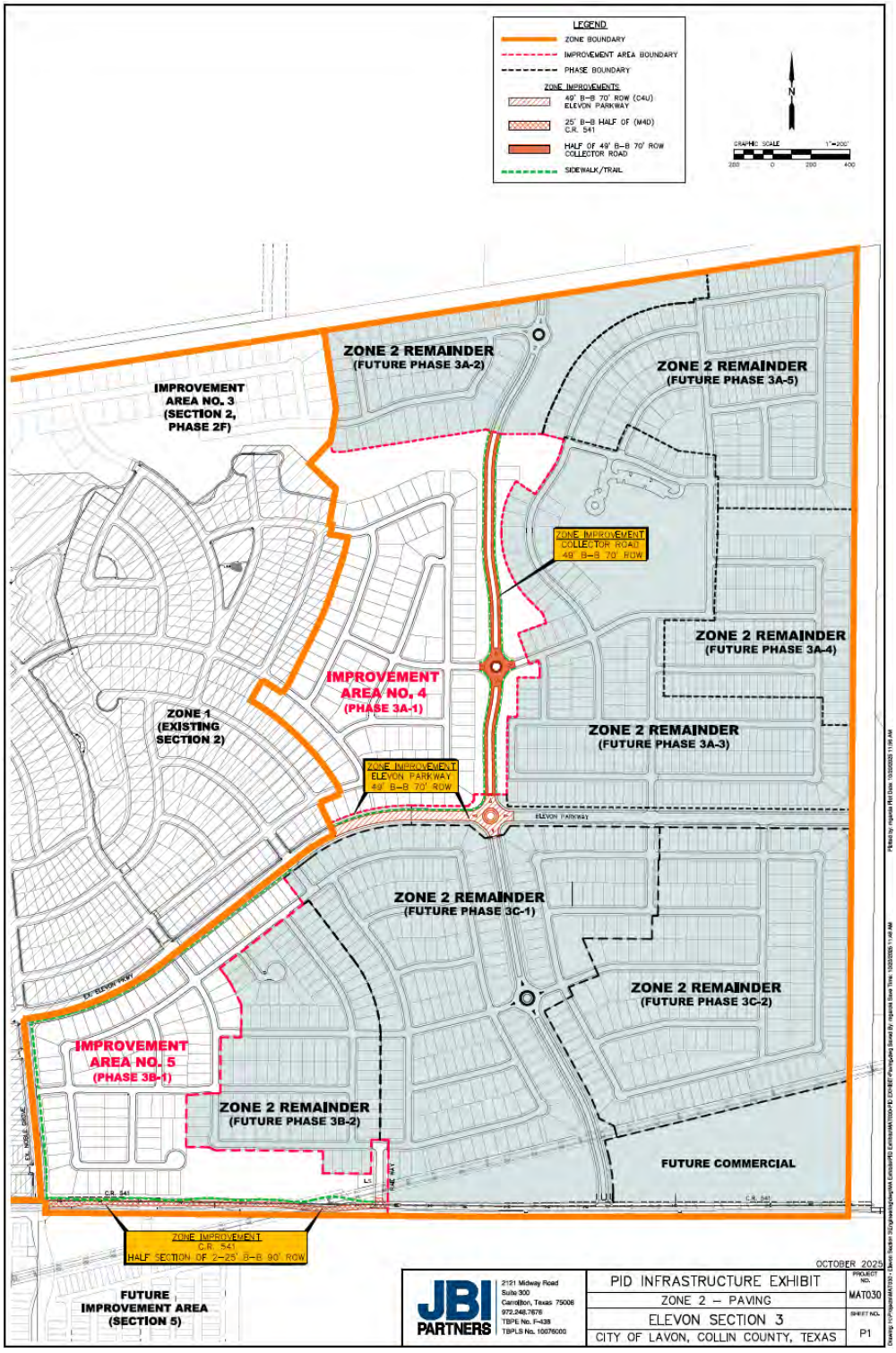


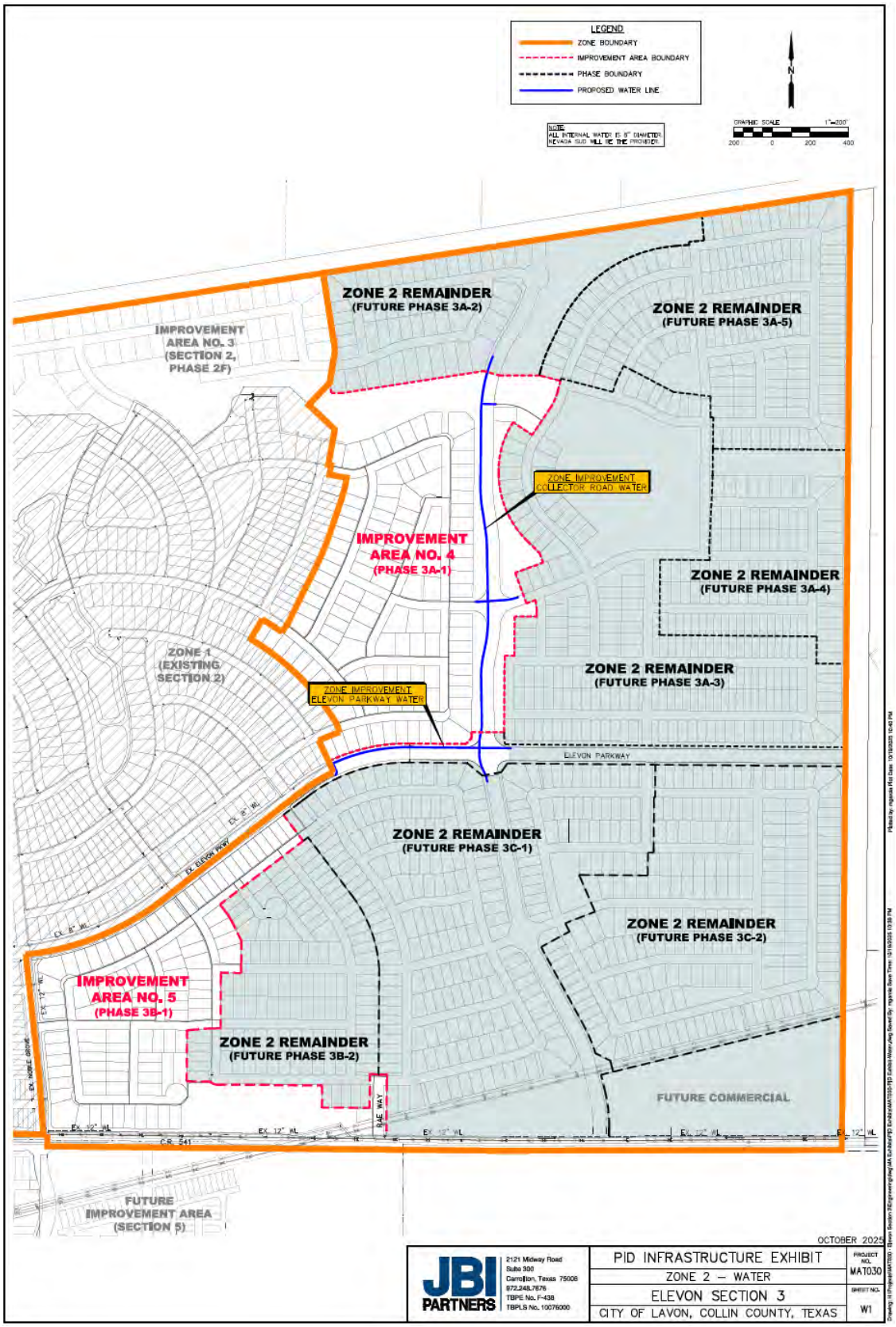

LEGEND
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
WATER CON LINE
INTRACT WATER IMPROVEMENTS
NOTE:
ALL WATER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
GRAPHIC SCALE 1"=300'
300 0 300 600
N
LAKEPOINTE ESTATES
SCHOOL SITE
STATE HIGHWAY 78
EX. 12" WL
50' NTMWD WATER ESMT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
IMPROVEMENT AREA NO. 3
(SECTION 2 PHASE 2F)
SECTION 2
REAR CREEK SUD CCN BOUNDARY
NEVADA SUD CCN BOUNDARY
POD 2A
POD 2C
POD 2E
DETENTION POND
IMPROVEMENT AREA NO. 4
(SECTION 3 PHASE 3A-1)
ELEVON PARKWAY
40' NTMWD WATER ESMT
LAVON RANCHETTES PLAT
VOL. B, PG. 45
AMENITY CENTER
75' WIDE ATMOS GAS EASEMENT
NEVADA SUD WATER TOWER SITE
POD 2B-2
POD 2B-1
POD 2D
IMPROVEMENT AREA NO. 5
(SECTION 3 PHASE 3B-1)
FUTURE IMPROVEMENT AREA
SECTION 3
FM 2755 (McCLENDON ROAD)
C.R. 541
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
SECTION 4
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT C
INTRACT WATER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-C

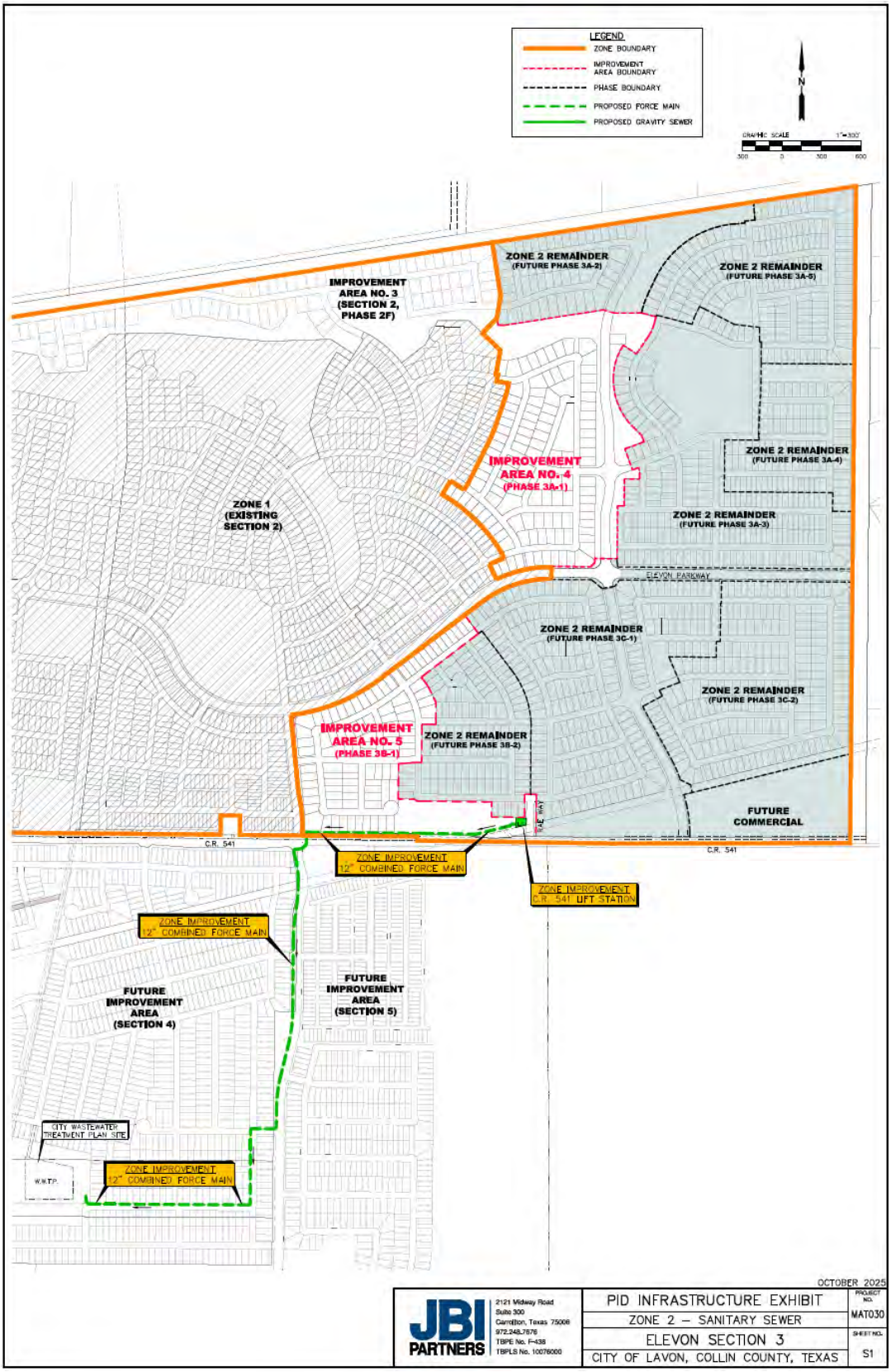

LEGEND
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
INTRACT SANITARY SEWER IMPROVEMENTS
N
GRAPHIC SCALE 1"=300'
300 0 300 600
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
LAKEPOINTE ESTATES
SCHOOL SITE
STATE HIGHWAY 78
50' NTMWD WATER ESMT.
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
IMPROVEMENT AREA NO. 3
(SECTION 2 PHASE 2F)
SECTION 2
POD 2A
POD 2C
POD 2E
DETENTION POND
IMPROVEMENT AREA NO. 4
(SECTION 3 PHASE 3A-1)
ELEVON PARKWAY
AMENITY CENTER
SCHOOL SITE
POD 2B-2
POD 2B-1
POD 2D
IMPROVEMENT AREA NO. 5
(SECTION 3 PHASE 3B-1)
FUTURE IMPROVEMENT AREA
SECTION 3
LAVON RANCHETTES PLAT VOL. B, PG. 45
FM 2755 (McCLENDON ROAD)
C.R. 541
FUTURE IMPROVEMENT AREA
BUSINESS PARK
FUTURE IMPROVEMENT AREA
SECTION 4
SECTION 5
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT D
INTRACT SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-D

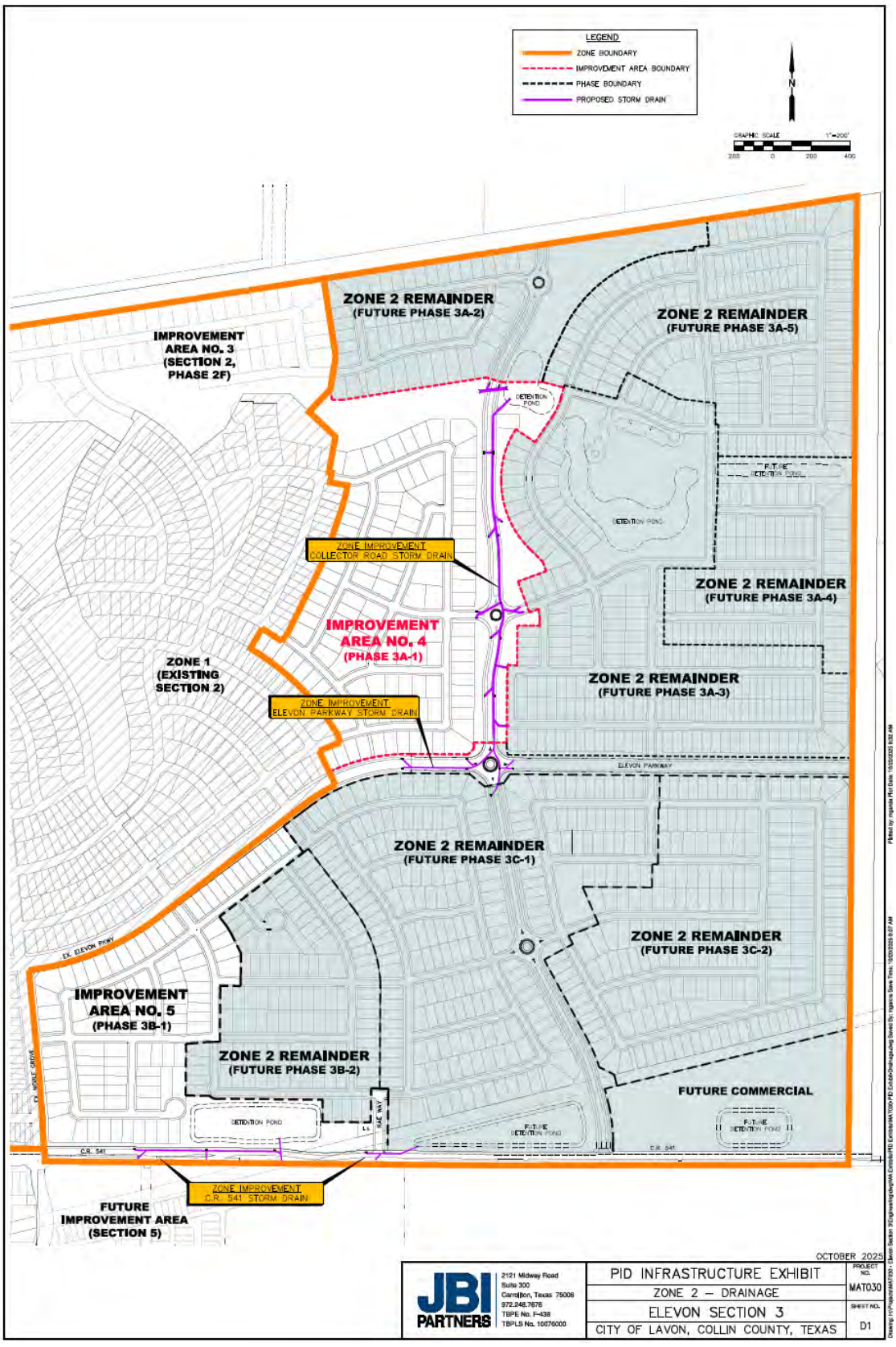

LEGEND
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
INTRACT DRAINAGE IMPROVEMENTS
N
GRAPHIC SCALE 1"=300'
300 0 300 600
LAKEPOINTE ESTATES
SCHOOL SITE
STATE HIGHWAY 78
50' NTMWD WATER ESMT.
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
IMPROVEMENT AREA NO. 3 (SECTION 2 PHASE 2F)
SECTION 2
POD 2A
POD 2C
POD 2E
DETENTION POND
IMPROVEMENT AREA NO. 4 (SECTION 3 PHASE 3A-1)
ELEVON PARKWAY
75' WIDE ATMOS GAS ESMT
40' NTMWD WATER ESMT
LAVON RANCHETTES PLAT VOL. B, PG. 45
DETENTION POND
AMENITY CENTER
SCHOOL SITE
POD 2B-2
POD 2B-1
POD 2D
IMPROVEMENT AREA NO. 5 (SECTION 3 PHASE 3B-1)
FUTURE IMPROVEMENT AREA
SECTION 3
FM 2755 (McCLENDON ROAD)
C.R. 541
FUTURE IMPROVEMENT AREA
BUSINESS PARK
FUTURE IMPROVEMENT AREA
SECTION 4
SECTION 5
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT E
DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-E

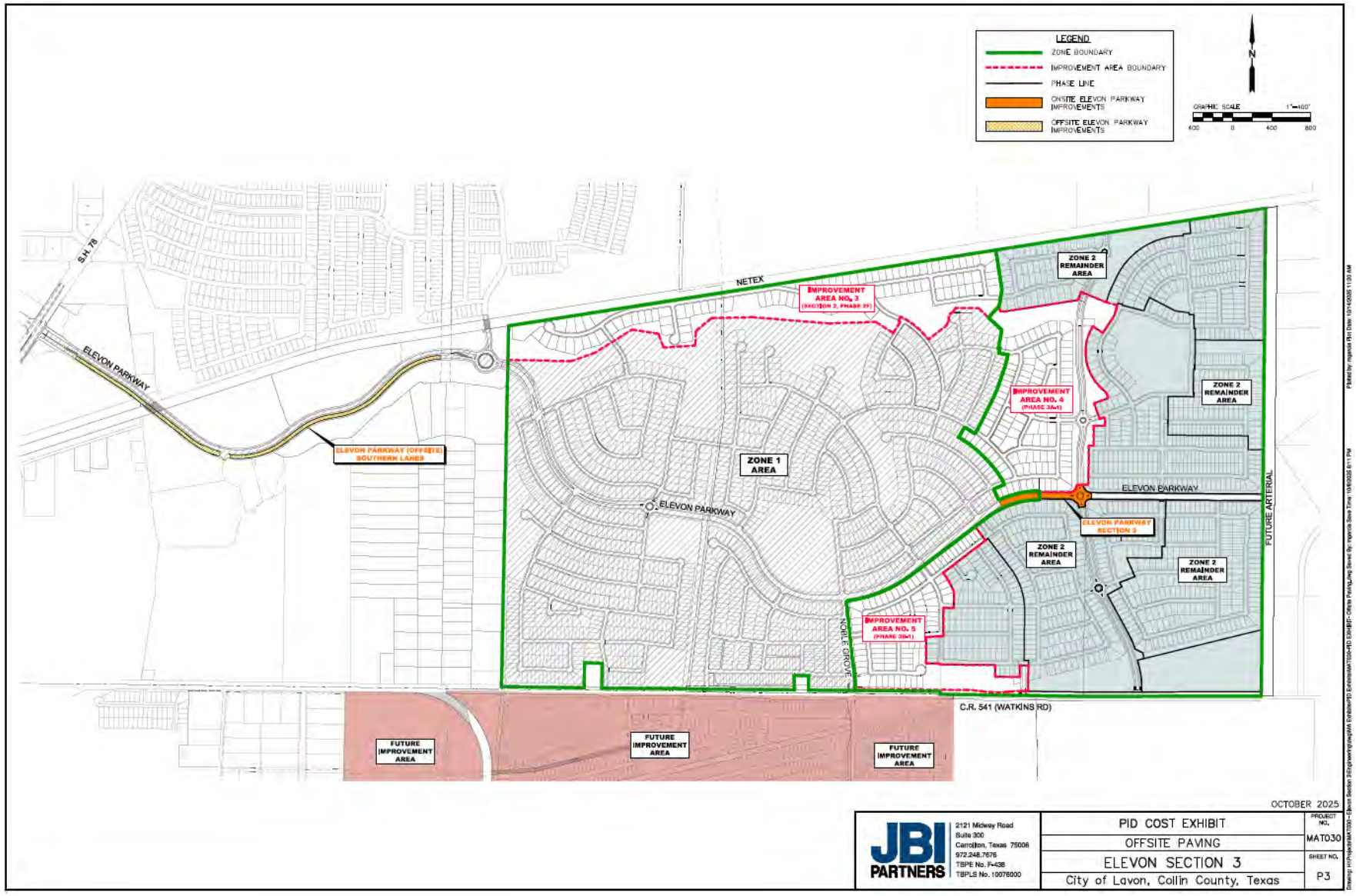
# EXHIBIT O-5 – MAPS OF ZONE 2 IMPROVEMENTS, ZONE 2 SHARED IMPROVEMENTS, AND ZONE 2 OFFSITE IMPROVEMENTS

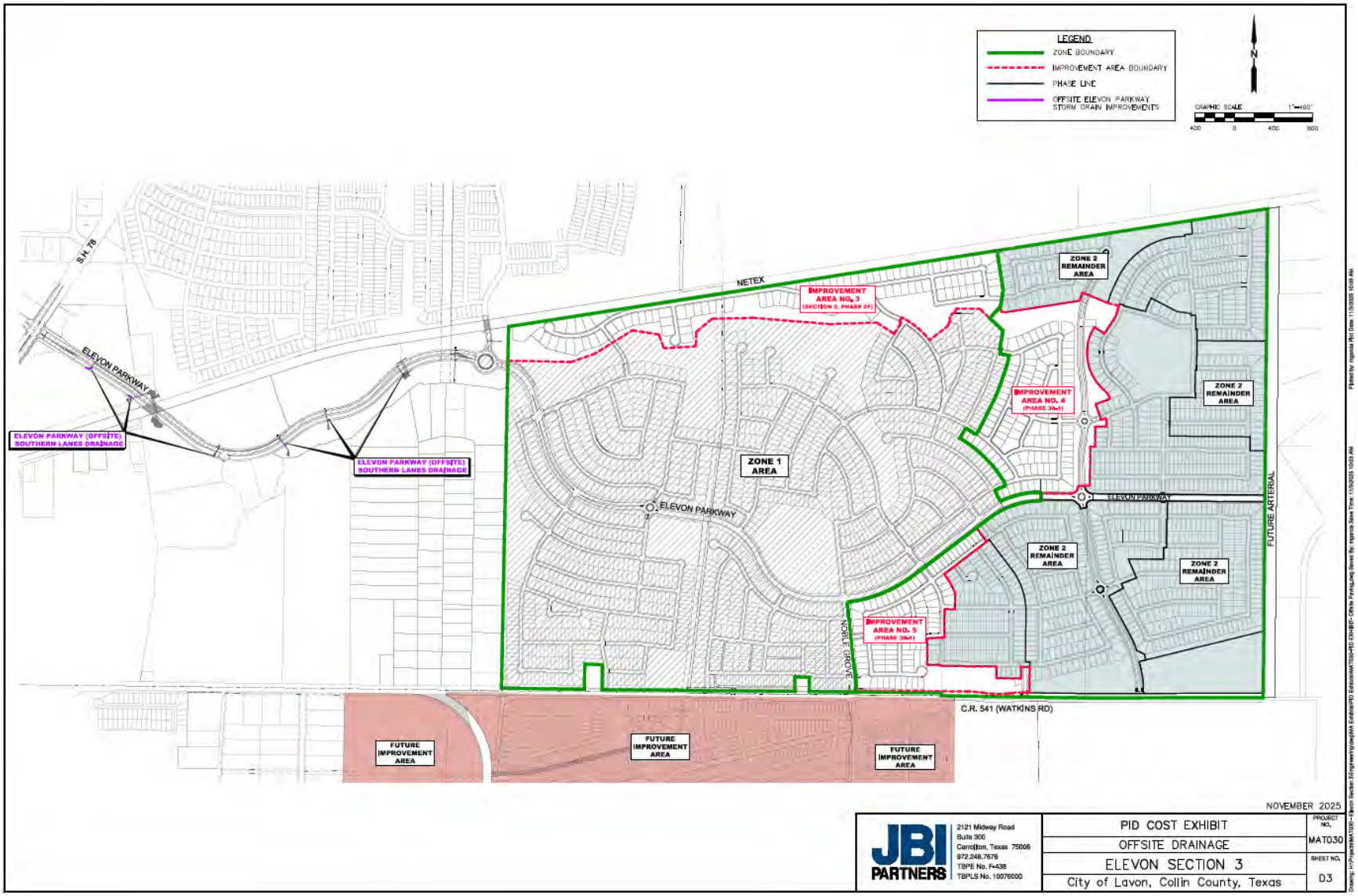



LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED WATER LINE
NOTE:
ALL INTERNAL WATER IS 8" DIAMETER.
NEVADA SUD WILL BE THE PROVIDER.
N
GRAPHIC SCALE
1"=200'
200 0 200 400
ZONE 2 REMAINDER
(FUTURE PHASE 3A-2)
ZONE 2 REMAINDER
(FUTURE PHASE 3A-5)
IMPROVEMENT
AREA NO. 3
(SECTION 2,
PHASE 2F)
ZONE IMPROVEMENT
COLLECTOR ROAD WATER
IMPROVEMENT
AREA NO. 4
(PHASE 3A-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3A-4)
ZONE 1
(EXISTING
SECTION 2)
ZONE IMPROVEMENT
ELEVON PARKWAY WATER
ZONE 2 REMAINDER
(FUTURE PHASE 3A-3)
ELEVON PARKWAY
ZONE 2 REMAINDER
(FUTURE PHASE 3C-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3C-2)
IMPROVEMENT
AREA NO. 5
(PHASE 3B-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3B-2)
FUTURE COMMERCIAL
CR 541
FUTURE
IMPROVEMENT AREA
(SECTION 5)
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID INFRASTRUCTURE EXHIBIT
ZONE 2 – WATER
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MA1030
SHEET NO.
W1

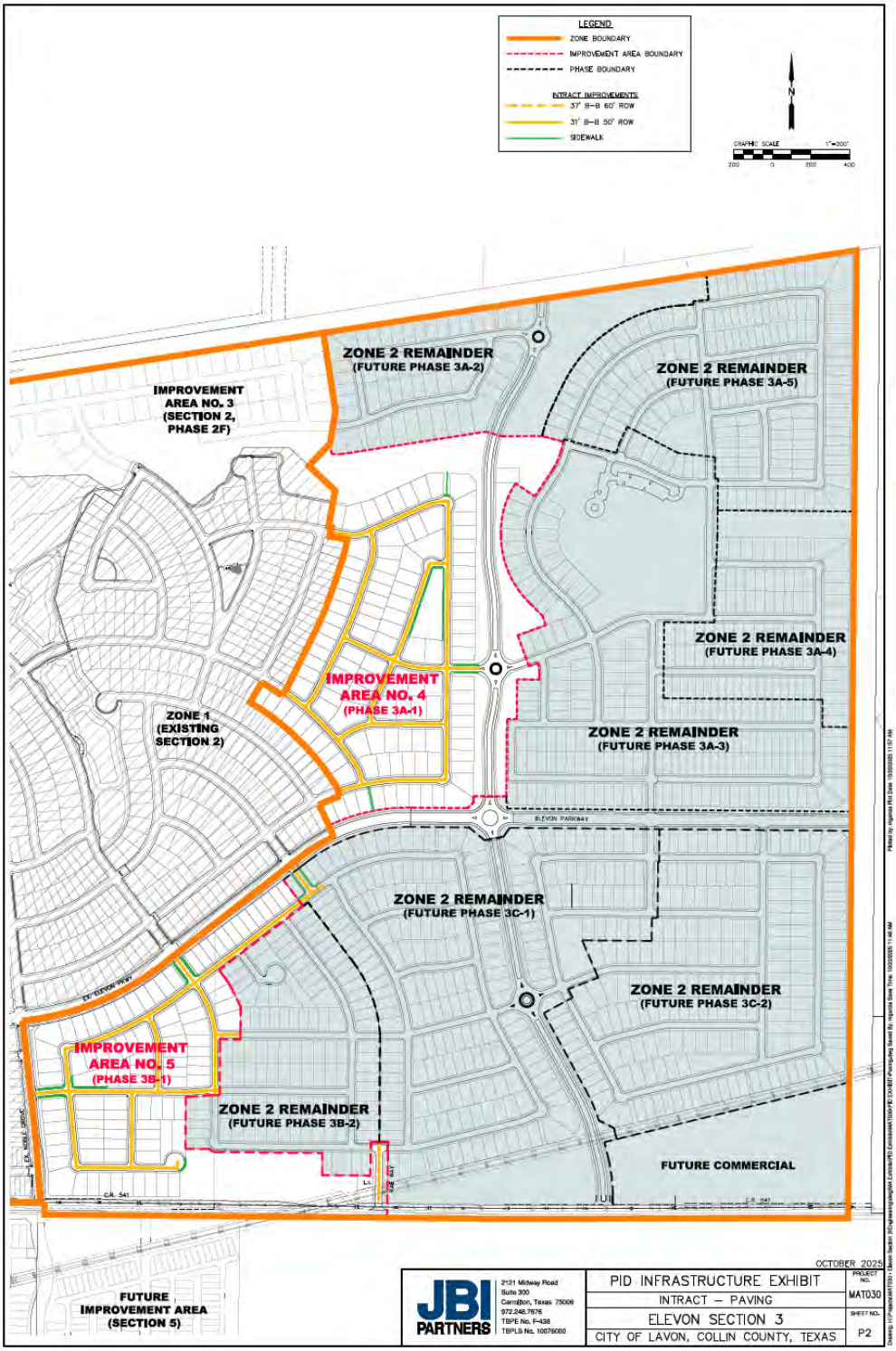

LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED FORCE MAIN
PROPOSED GRAVITY SEWER
N
GRAPHIC SCALE
IMPROVEMENT AREA NO. 3 (SECTION 2, PHASE 2F)
ZONE 2 REMAINDER (FUTURE PHASE 3A-2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-5)
ZONE 2 REMAINDER (FUTURE PHASE 3A-4)
IMPROVEMENT AREA NO. 4 (PHASE 3A-1)
ZONE 1 (EXISTING SECTION 2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-3)
ELEVON PARKWAY
ZONE 2 REMAINDER (FUTURE PHASE 3C-1)
ZONE 2 REMAINDER (FUTURE PHASE 3C-2)
IMPROVEMENT AREA NO. 5 (PHASE 3B-1)
ZONE 2 REMAINDER (FUTURE PHASE 3B-2)
FUTURE COMMERCIAL
C.R. 541
ZONE IMPROVEMENT 12" COMBINED FORCE MAIN
ZONE IMPROVEMENT C.R. 541 LIFT STATION
FUTURE IMPROVEMENT AREA (SECTION 4)
FUTURE IMPROVEMENT AREA (SECTION 5)
CITY WASTEWATER TREATMENT PLANT SITE
W.W.T.P.
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID INFRASTRUCTURE EXHIBIT
ZONE 2 – SANITARY SEWER
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO. MAT030
SHEET NO. S1

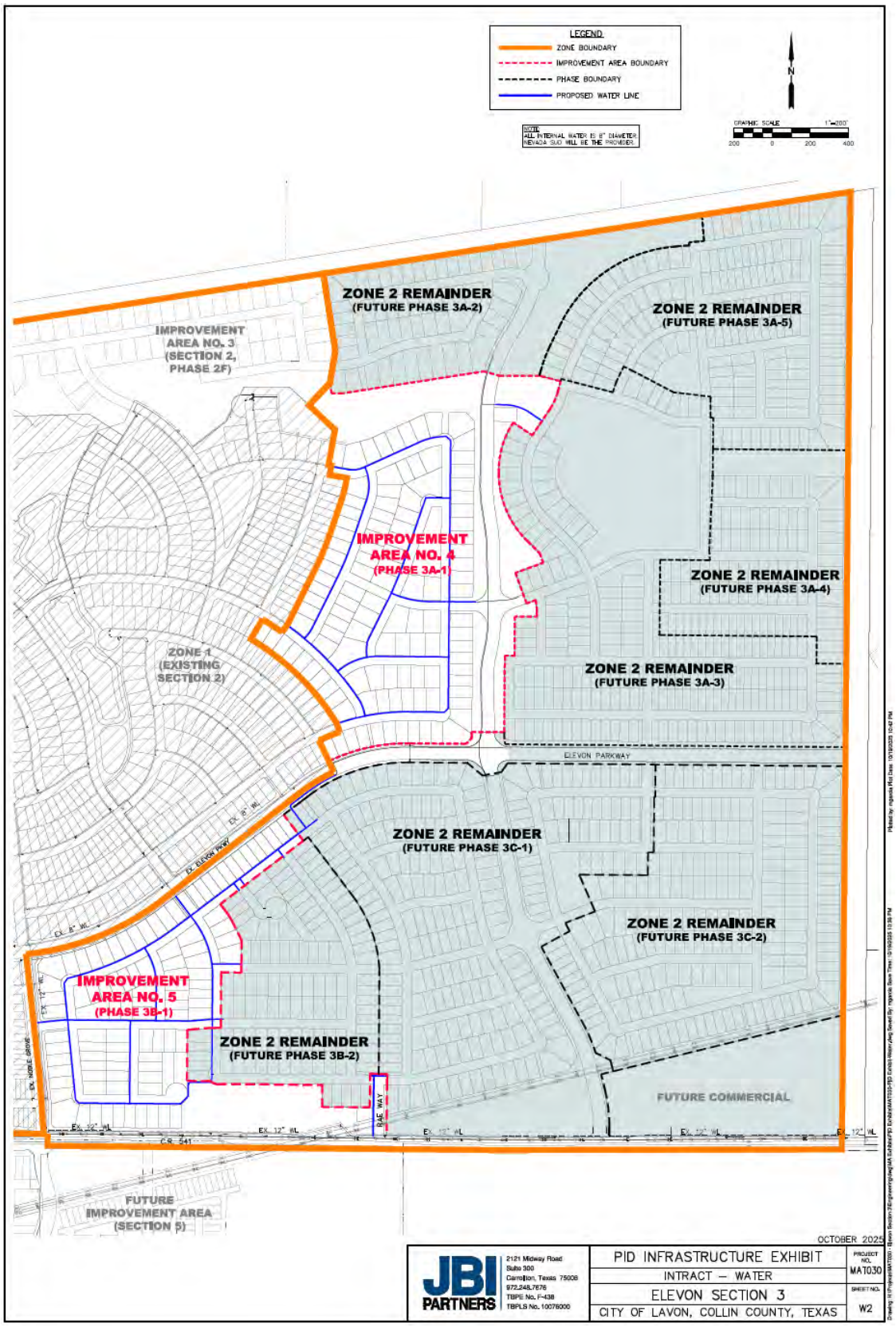

LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED STORM DRAIN
N
GRAPHIC SCALE 1"=200'
200 0 200 400
ZONE 2 REMAINDER (FUTURE PHASE 3A-2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-5)
IMPROVEMENT AREA NO. 3 (SECTION 2, PHASE 2F)
DETENTION POND
FUTURE DETENTION POND
ZONE IMPROVEMENT COLLECTOR ROAD STORM DRAIN
ZONE 2 REMAINDER (FUTURE PHASE 3A-4)
IMPROVEMENT AREA NO. 4 (PHASE 3A-1)
ZONE 1 (EXISTING SECTION 2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-3)
ZONE IMPROVEMENT ELEVON PARKWAY STORM DRAIN
ELEVON PARKWAY
ZONE 2 REMAINDER (FUTURE PHASE 3C-1)
ZONE 2 REMAINDER (FUTURE PHASE 3C-2)
EX. ELEVON PKWY
IMPROVEMENT AREA NO. 5 (PHASE 3B-1)
ZONE 2 REMAINDER (FUTURE PHASE 3B-2)
FUTURE COMMERCIAL
FT. WORTH DRIVE
DETENTION POND
FUTURE DETENTION POND
RAE WAY
C.R. 541
ZONE IMPROVEMENT C.R. 541 STORM DRAIN
FUTURE IMPROVEMENT AREA (SECTION 5)
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID INFRASTRUCTURE EXHIBIT
ZONE 2 – DRAINAGE
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO. MAT030
SHEET NO. D1

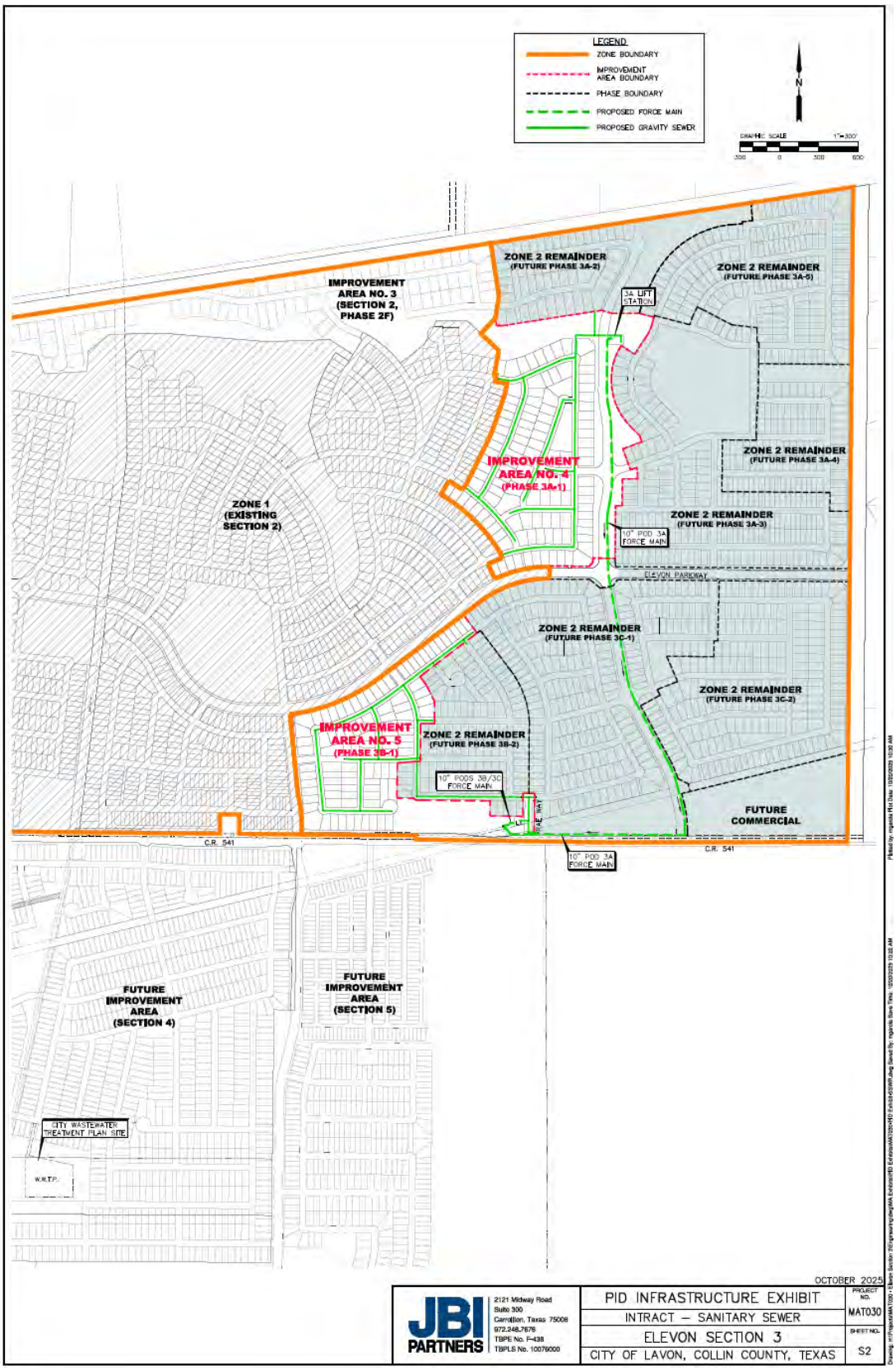

LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE LINE
ONSITE ELEVON PARKWAY IMPROVEMENTS
OFFSITE ELEVON PARKWAY IMPROVEMENTS
N
GRAPHIC SCALE 1"=400'
400 0 400 800
S.H. 78
NETEX
ELEVON PARKWAY
ELEVON PARKWAY (OFFSITE) SOUTHERN LANES
IMPROVEMENT AREA NO. 3 (SECTION 2, PHASE 2F)
ZONE 1 AREA
ELEVON PARKWAY
IMPROVEMENT AREA NO. 4 (PHASE 3A-1)
ZONE 2 REMAINDER AREA
ZONE 2 REMAINDER AREA
ELEVON PARKWAY
ELEVON PARKWAY SECTION 3
FUTURE ARTERIAL
ZONE 2 REMAINDER AREA
ZONE 2 REMAINDER AREA
IMPROVEMENT AREA NO. 5 (PHASE 3A-1)
NOBLE GROVE
C.R. 541 (WATKINS RD)
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID COST EXHIBIT
OFFSITE PAVING
ELEVON SECTION 3
City of Lavon, Collin County, Texas
PROJECT NO. MAT030
SHEET NO. P3

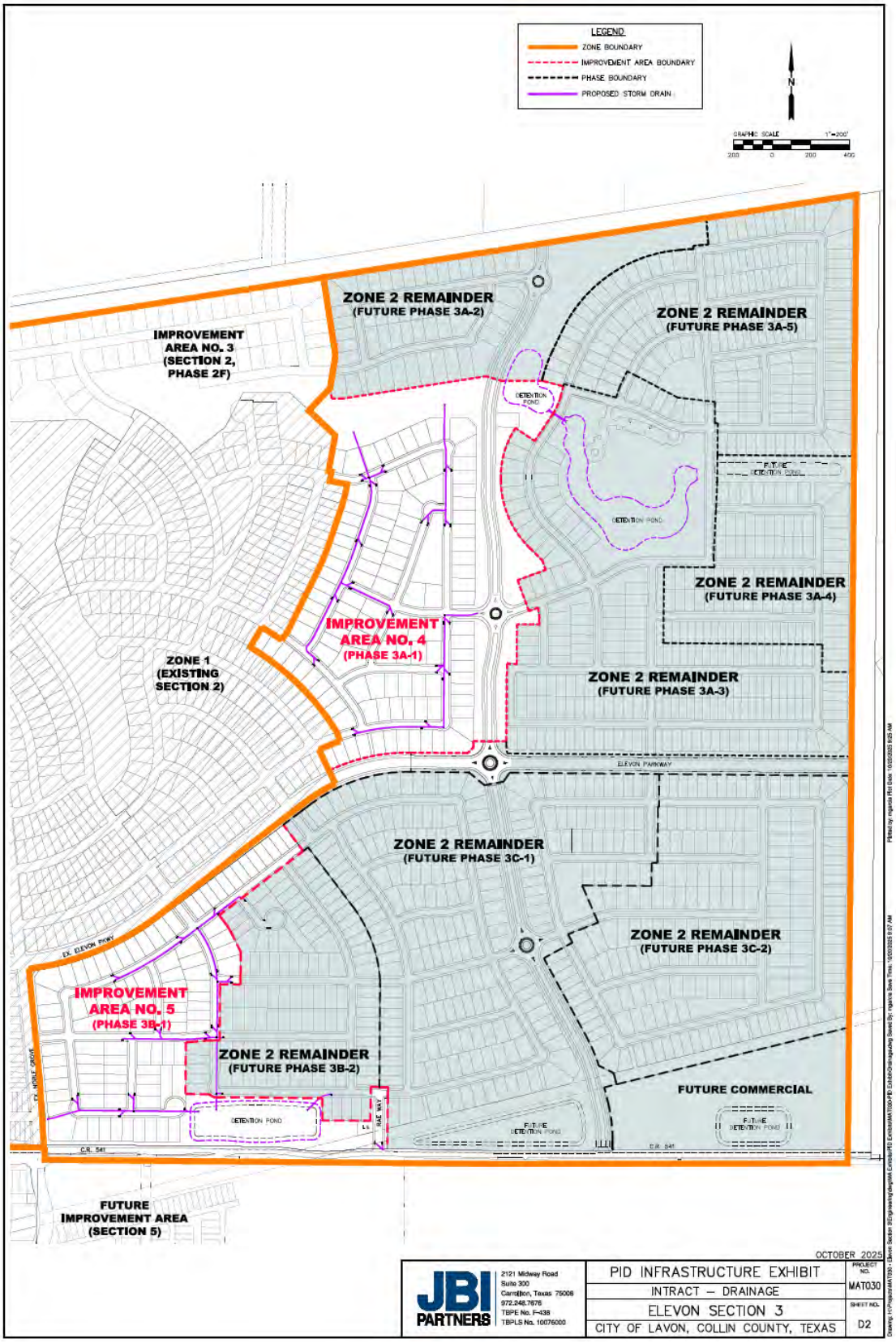

LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE LINE
OFFSITE ELEVON PARKWAY STORM DRAIN IMPROVEMENTS
N
GRAPHIC SCALE
S.H. 78
NETEX
ELEVON PARKWAY
ELEVON PARKWAY (OFFSITE) SOUTHERN LANES DRAINAGE
ELEVON PARKWAY (OFFSITE) SOUTHERN LANES DRAINAGE
IMPROVEMENT AREA NO. 3
ZONE 1 AREA
ZONE 2 REMAINDER AREA
IMPROVEMENT AREA NO. 4
ZONE 2 REMAINDER AREA
ELEVON PARKWAY
FUTURE ARTERIAL
ZONE 2 REMAINDER AREA
ZONE 2 REMAINDER AREA
IMPROVEMENT AREA NO. 5
NOBLE GROVE
C.R. 541 (WATKINS RD)
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
NOVEMBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID COST EXHIBIT
OFFSITE DRAINAGE
ELEVON SECTION 3
City of Lavon, Collin County, Texas
PROJECT NO.
MAT030
SHEET NO.
D3

# EXHIBIT O-6 – MAPS OF IMPROVEMENT AREA #4 IMPROVEMENTS AND IMPROVEMENT AREA #5 IMPROVEMENTS




LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED WATER LINE
NOTE:
ALL INTERNAL WATER IS 8" DIAMETER.
NEVADA SUD WILL BE THE PROVIDER.
N
GRAPHIC SCALE
1"=200'
200 0 200 400
ZONE 2 REMAINDER
(FUTURE PHASE 3A-2)
ZONE 2 REMAINDER
(FUTURE PHASE 3A-5)
IMPROVEMENT
AREA NO. 3
(SECTION 2,
PHASE 2F)
IMPROVEMENT
AREA NO. 4
(PHASE 3A-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3A-4)
ZONE 1
(EXISTING
SECTION 2)
ZONE 2 REMAINDER
(FUTURE PHASE 3A-3)
ELEVON PARKWAY
ZONE 2 REMAINDER
(FUTURE PHASE 3C-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3C-2)
IMPROVEMENT
AREA NO. 5
(PHASE 3B-1)
ZONE 2 REMAINDER
(FUTURE PHASE 3B-2)
FUTURE COMMERCIAL
FUTURE
IMPROVEMENT AREA
(SECTION 5)
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID INFRASTRUCTURE EXHIBIT
INTRACT – WATER
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MA1030
SHEET NO.
W2


LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED FORCE MAIN
PROPOSED GRAVITY SEWER
N
GRAPHIC SCALE
IMPROVEMENT AREA NO. 3 (SECTION 2, PHASE 2F)
ZONE 2 REMAINDER (FUTURE PHASE 3A-2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-5)
3A LIFT STATION
ZONE 2 REMAINDER (FUTURE PHASE 3A-4)
IMPROVEMENT AREA NO. 4 (PHASE 3A-1)
ZONE 1 (EXISTING SECTION 2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-3)
10" POD 3A FORCE MAIN
ELEVON PARKWAY
ZONE 2 REMAINDER (FUTURE PHASE 3C-1)
ZONE 2 REMAINDER (FUTURE PHASE 3C-2)
IMPROVEMENT AREA NO. 5 (PHASE 3B-1)
ZONE 2 REMAINDER (FUTURE PHASE 3B-2)
10" PODS 3B/3C FORCE MAIN
FUTURE COMMERCIAL
C.R. 541
10" POD 3A FORCE MAIN
FUTURE IMPROVEMENT AREA (SECTION 4)
FUTURE IMPROVEMENT AREA (SECTION 5)
CITY WASTEWATER TREATMENT PLAN SITE
W.W.T.P.
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
PID INFRASTRUCTURE EXHIBIT
INTRACT – SANITARY SEWER
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT030
SHEET NO.
S2


LEGEND
ZONE BOUNDARY
IMPROVEMENT AREA BOUNDARY
PHASE BOUNDARY
PROPOSED STORM DRAIN
N
GRAPHIC SCALE
ZONE 2 REMAINDER (FUTURE PHASE 3A-2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-5)
IMPROVEMENT AREA NO. 3 (SECTION 2, PHASE 2F)
DETENTION POND
FUTURE DETENTION POND
ZONE 2 REMAINDER (FUTURE PHASE 3A-4)
IMPROVEMENT AREA NO. 4 (PHASE 3A-1)
ZONE 1 (EXISTING SECTION 2)
ZONE 2 REMAINDER (FUTURE PHASE 3A-3)
ELEVON PARKWAY
ZONE 2 REMAINDER (FUTURE PHASE 3C-1)
ZONE 2 REMAINDER (FUTURE PHASE 3C-2)
EX. ELEVON PKWY
IMPROVEMENT AREA NO. 5 (PHASE 3B-1)
ZONE 2 REMAINDER (FUTURE PHASE 3B-2)
EX. HOGUE GROVE
RAE WAY
FUTURE COMMERCIAL
C.R. 541
FUTURE IMPROVEMENT AREA (SECTION 5)
OCTOBER 2025
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10075000
PID INFRASTRUCTURE EXHIBIT
INTRACT – DRAINAGE
ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS
PROJECT NO.
MAT030
SHEET NO.
D2

## EXHIBIT P – FORM OF NOTICE OF ASSESSMENT TERMINATION

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

[Date]
Collin County Clerk's Office
Honorable [County Clerk]
Collin County Administration Building
2300 Bloomdale Rd

**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

**AFTER RECORDING RETURN TO:**

**[City Secretary Name]**
**[City Secretary Address]**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

| | | |
|---|---|---|
| **STATE OF TEXAS** | **§** | |
| | **§** | **KNOWN ALL MEN BY THESE PRESENTS:** |
| **COUNTY OF COLLIN** | **§** | |

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by the City of Lavon, Texas, a Texas general law municipality (the “City”).

## RECITALS

**WHEREAS**, the governing body (hereinafter referred to as the "City Council") of Lavon, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

**WHEREAS**, on November 2, 2021, the City Council of the City approved Resolution No. 2021-11-07 creating the Elevon Public Improvement District (the “District”); and

**WHEREAS**, the District consists of approximately 982.719 contiguous acres within the corporate limits of the City; and

**WHEREAS**, on February 1, 2022, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "2022 Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, TX; and

**WHEREAS**, on September __, 2024, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "2024 Assessment Ordinance") approving an amended and restated service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, TX; and

**WHEREAS**, the 2022/2024Assessment 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 is 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 Lavon, Texas, a Texas general law municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

# EXHIBIT Q-1 – DEBT SERVICE SCHEDULE FOR ZONE 1 REMAINDER AREA BONDS

## DEBT SERVICE REQUIREMENTS

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

| Year Ending (September 30) | Principal | Interest | Total |
|---|---|---|---|
| 2022[1] | - | 204,699.69 | 204,699.69 |
| 2023[1] | - | 350,913.76 | 350,913.76 |
| 2024 | 144,000.00 | 350,913.76 | 494,913.76 |
| 2025 | 150,000.00 | 345,513.76 | 495,513.76 |
| 2026 | 155,000.00 | 339,888.76 | 494,888.76 |
| 2027 | 161,000.00 | 334,076.26 | 495,076.26 |
| 2028 | 167,000.00 | 328,038.76 | 495,038.76 |
| 2029 | 174,000.00 | 321,150.00 | 495,150.00 |
| 2030 | 182,000.00 | 313,972.50 | 495,972.50 |
| 2031 | 189,000.00 | 306,465.00 | 495,465.00 |
| 2032 | 198,000.00 | 298,668.76 | 496,668.76 |
| 2033 | 206,000.00 | 290,501.26 | 496,501.26 |
| 2034 | 215,000.00 | 281,488.76 | 496,488.76 |
| 2035 | 225,000.00 | 272,082.50 | 497,082.50 |
| 2036 | 235,000.00 | 262,238.76 | 497,238.76 |
| 2037 | 246,000.00 | 251,957.50 | 497,957.50 |
| 2038 | 257,000.00 | 241,195.00 | 498,195.00 |
| 2039 | 269,000.00 | 229,951.26 | 498,951.26 |
| 2040 | 281,000.00 | 218,182.50 | 499,182.50 |
| 2041 | 294,000.00 | 205,888.76 | 499,888.76 |
| 2042 | 307,000.00 | 193,026.26 | 500,026.26 |
| 2043 | 321,000.00 | 179,595.00 | 500,595.00 |
| 2044 | 336,000.00 | 165,150.00 | 501,150.00 |
| 2045 | 352,000.00 | 150,030.00 | 502,030.00 |
| 2046 | 369,000.00 | 134,190.00 | 503,190.00 |
| 2047 | 387,000.00 | 117,585.00 | 504,585.00 |
| 2048 | 405,000.00 | 100,170.00 | 505,170.00 |
| 2049 | 424,000.00 | 81,945.00 | 505,945.00 |
| 2050 | 444,000.00 | 62,865.00 | 506,865.00 |
| 2051 | 465,000.00 | 42,885.00 | 507,885.00 |
| 2052 | 488,000.00 | 21,960.00 | 509,960.00 |
| Total[2] | $8,046,000.00 | $6,997,188.57 | $15,043,188.57 |

[1] Interest due in 2022 and 2023 will be paid from amounts on deposit in the Capitalized Interest Account.
[2] Totals may not add due to rounding.

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

## DEBT SERVICE REQUIREMENTS

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

| Year Ending (September 30) | Principal | Interest | Total |
|---|---|---|---|
| 2022[1] | - | 728,838.54 | 728,838.54 |
| 2023 | 464,000.00 | 1,249,437.50 | 1,713,437.50 |
| 2024 | 559,000.00 | 1,233,197.50 | 1,792,197.50 |
| 2025 | 581,000.00 | 1,213,632.50 | 1,794,632.50 |
| 2026 | 603,000.00 | 1,193,297.50 | 1,796,297.50 |
| 2027 | 626,000.00 | 1,172,192.50 | 1,798,192.50 |
| 2028 | 650,000.00 | 1,150,282.50 | 1,800,282.50 |
| 2029 | 678,000.00 | 1,125,095.00 | 1,803,095.00 |
| 2030 | 706,000.00 | 1,098,822.50 | 1,804,822.50 |
| 2031 | 736,000.00 | 1,071,465.00 | 1,807,465.00 |
| 2032 | 767,000.00 | 1,042,945.00 | 1,809,945.00 |
| 2033 | 800,000.00 | 1,013,223.76 | 1,813,223.76 |
| 2034 | 835,000.00 | 981,223.76 | 1,816,223.76 |
| 2035 | 871,000.00 | 947,823.76 | 1,818,823.76 |
| 2036 | 909,000.00 | 912,983.76 | 1,821,983.76 |
| 2037 | 949,000.00 | 876,623.76 | 1,825,623.76 |
| 2038 | 990,000.00 | 838,663.76 | 1,828,663.76 |
| 2039 | 1,034,000.00 | 799,063.76 | 1,833,063.76 |
| 2040 | 1,079,000.00 | 757,703.76 | 1,836,703.76 |
| 2041 | 1,126,000.00 | 714,543.76 | 1,840,543.76 |
| 2042 | 1,175,000.00 | 669,503.76 | 1,844,503.76 |
| 2043 | 1,227,000.00 | 622,503.76 | 1,849,503.76 |
| 2044 | 1,282,000.00 | 571,890.00 | 1,853,890.00 |
| 2045 | 1,340,000.00 | 519,007.50 | 1,859,007.50 |
| 2046 | 1,401,000.00 | 463,732.50 | 1,864,732.50 |
| 2047 | 1,464,000.00 | 405,941.26 | 1,869,941.26 |
| 2048 | 1,530,000.00 | 345,551.26 | 1,875,551.26 |
| 2049 | 1,600,000.00 | 282,438.76 | 1,882,438.76 |
| 2050 | 1,672,000.00 | 216,438.76 | 1,888,438.76 |
| 2051 | 1,748,000.00 | 147,468.76 | 1,895,468.76 |
| 2052 | 1,827,000.00 | 75,363.76 | 1,902,363.76 |
| **Total**[2] | **$31,229,000.00** | **$24,440,899.96** | **$55,669,899.96** |

[1] Interest due in 2022 will be paid from amounts on deposit in the Capitalized Interest Account.
[2] Totals may not add due to rounding.

## EXHIBIT Q-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 ADDITIONAL BONDS

**City of Lavon**

Special Assessment Revenue Bonds, Series 2024

(Elevon PID Improvement Area #1 Project)

### Debt Service

| Date | Principal | Coupon | Interest | Total P+I |
|---|---|---|---|---|
| 09/30/2025 | 193,000.00 | 4.250% | 335,676.15 | 528,676.15 |
| 09/30/2026 | 140,000.00 | 4.250% | 391,941.26 | 531,941.26 |
| 09/30/2027 | 146,000.00 | 4.250% | 385,991.26 | 531,991.26 |
| 09/30/2028 | 153,000.00 | 4.250% | 379,786.26 | 532,786.26 |
| 09/30/2029 | 160,000.00 | 4.250% | 373,283.76 | 533,283.76 |
| 09/30/2030 | 167,000.00 | 4.250% | 366,483.76 | 533,483.76 |
| 09/30/2031 | 174,000.00 | 4.250% | 359,386.26 | 533,386.26 |
| 09/30/2032 | 182,000.00 | 5.000% | 351,991.26 | 533,991.26 |
| 09/30/2033 | 192,000.00 | 5.000% | 342,891.26 | 534,891.26 |
| 09/30/2034 | 202,000.00 | 5.000% | 333,291.26 | 535,291.26 |
| 09/30/2035 | 213,000.00 | 5.000% | 323,191.26 | 536,191.26 |
| 09/30/2036 | 224,000.00 | 5.000% | 312,541.26 | 536,541.26 |
| 09/30/2037 | 236,000.00 | 5.000% | 301,341.26 | 537,341.26 |
| 09/30/2038 | 248,000.00 | 5.000% | 289,541.26 | 537,541.26 |
| 09/30/2039 | 261,000.00 | 5.000% | 277,141.26 | 538,141.26 |
| 09/30/2040 | 275,000.00 | 5.000% | 264,091.26 | 539,091.26 |
| 09/30/2041 | 290,000.00 | 5.000% | 250,341.26 | 540,341.26 |
| 09/30/2042 | 305,000.00 | 5.000% | 235,841.26 | 540,841.26 |
| 09/30/2043 | 321,000.00 | 5.000% | 220,591.26 | 541,591.26 |
| 09/30/2044 | 338,000.00 | 5.000% | 204,541.26 | 542,541.26 |
| 09/30/2045 | 356,000.00 | 5.375% | 187,641.26 | 543,641.26 |
| 09/30/2046 | 377,000.00 | 5.375% | 168,506.26 | 545,506.26 |
| 09/30/2047 | 398,000.00 | 5.375% | 148,242.50 | 546,242.50 |
| 09/30/2048 | 421,000.00 | 5.375% | 126,850.00 | 547,850.00 |
| 09/30/2049 | 445,000.00 | 5.375% | 104,221.26 | 549,221.26 |
| 09/30/2050 | 471,000.00 | 5.375% | 80,302.50 | 551,302.50 |
| 09/30/2051 | 497,000.00 | 5.375% | 54,986.26 | 551,986.26 |
| 09/30/2052 | 526,000.00 | 5.375% | 28,272.50 | 554,272.50 |
| **Total** | **$7,911,000.00** | - | **$7,198,907.63** | **$15,109,907.63** |

**Yield Statistics**

| | |
|---|---|
| Bond Year Dollars | $138,183.45 |
| Average Life | 17.467 Years |
| Average Coupon | 5.2096743% |
| Net Interest Cost (NIC) | 5.3963864% |
| True Interest Cost (TIC) | 5.4909522% |
| Bond Yield for Arbitrage Purposes | 5.2043890% |
| All Inclusive Cost (AIC) | 6.0323497% |

**IRS Form 8038**

| | |
|---|---|
| Net Interest Cost | 5.2360385% |
| Weighted Average Maturity | 17.475 Years |

# EXHIBIT Q-4 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2A-2B BONDS

**City of Lavon**

Special Assessment Revenue Bonds, Series 2024
(Elevon PID Improvement Area #2A-2B Project)
Combined

## Debt Service

| Date | Principal | Coupon | Interest | Total P+I |
|---|---|---|---|---|
| 09/30/2025 | 270,000.00 | 4.375% | 518,394.54 | 788,394.54 |
| 09/30/2026 | 182,000.00 | 4.375% | 606,141.26 | 788,141.26 |
| 09/30/2027 | 191,000.00 | 4.375% | 598,178.76 | 789,178.76 |
| 09/30/2028 | 199,000.00 | 4.375% | 589,822.50 | 788,822.50 |
| 09/30/2029 | 208,000.00 | 4.375% | 581,116.26 | 789,116.26 |
| 09/30/2030 | 217,000.00 | 4.375% | 572,016.26 | 789,016.26 |
| 09/30/2031 | 227,000.00 | 4.375% | 562,522.50 | 789,522.50 |
| 09/30/2032 | 238,000.00 | 5.125% | 552,591.26 | 790,591.26 |
| 09/30/2033 | 250,000.00 | 5.125% | 540,393.76 | 790,393.76 |
| 09/30/2034 | 263,000.00 | 5.125% | 527,581.26 | 790,581.26 |
| 09/30/2035 | 277,000.00 | 5.125% | 514,102.52 | 791,102.52 |
| 09/30/2036 | 291,000.00 | 5.125% | 499,906.26 | 790,906.26 |
| 09/30/2037 | 307,000.00 | 5.125% | 484,992.52 | 791,992.52 |
| 09/30/2038 | 323,000.00 | 5.125% | 469,258.76 | 792,258.76 |
| 09/30/2039 | 340,000.00 | 5.125% | 452,705.02 | 792,705.02 |
| 09/30/2040 | 358,000.00 | 5.125% | 435,280.00 | 793,280.00 |
| 09/30/2041 | 377,000.00 | 5.125% | 416,932.50 | 793,932.50 |
| 09/30/2042 | 397,000.00 | 5.125% | 397,611.26 | 794,611.26 |
| 09/30/2043 | 419,000.00 | 5.125% | 377,265.00 | 796,265.00 |
| 09/30/2044 | 441,000.00 | 5.125% | 355,791.26 | 796,791.26 |
| 09/30/2045 | 465,000.00 | 5.500% | 333,190.00 | 798,190.00 |
| 09/30/2046 | 491,000.00 | 5.500% | 307,615.00 | 798,615.00 |
| 09/30/2047 | 520,000.00 | 5.500% | 280,610.00 | 800,610.00 |
| 09/30/2048 | 550,000.00 | 5.500% | 252,010.00 | 802,010.00 |
| 09/30/2049 | 581,000.00 | 5.500% | 221,760.00 | 802,760.00 |
| 09/30/2050 | 615,000.00 | 5.500% | 189,805.00 | 804,805.00 |
| 09/30/2051 | 650,000.00 | 5.500% | 155,980.00 | 805,980.00 |
| 09/30/2052 | 688,000.00 | 5.500% | 120,230.00 | 808,230.00 |
| 09/30/2053 | 728,000.00 | 5.500% | 82,390.00 | 810,390.00 |
| 09/30/2054 | 770,000.00 | 5.500% | 42,350.00 | 812,350.00 |
| **Total** | **$11,833,000.00** | – | **$12,038,543.46** | **$23,871,543.46** |

### Yield Statistics

| | |
|---|---|
| Bond Year Dollars | $224,295.57 |
| Average Life | 18.955 Years |
| Average Coupon | 5.3672675% |
| Net Interest Cost (NIC) | 5.5362630% |
| True Interest Cost (TIC) | 5.6324292% |
| Bond Yield for Arbitrage Purposes | 5.3557711% |
| All Inclusive Cost (AIC) | 6.1444291% |

### IRS Form 8038

| | |
|---|---|
| Net Interest Cost | 5.3864037% |
| Weighted Average Maturity | 18.964 Years |

# EXHIBIT Q-5 – DEBT SERVICE SCHEDULE FOR ZONE 2 REMAINDER AREA BONDS

[To be provided at bond issuance.]

## EXHIBIT Q-6 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3-5 BONDS

[To be provided at bond issuance.]

# EXHIBIT R-1 – DISTRICT LEGAL DESCRIPTION

LEGAL DESCRIPTION
TRACT 1

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to FM East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Pierce-Hunt, LLC, as recorded in Volume 5588, Page 3812, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 28, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 180.339 acre tract and along the east line of said Lavon Ranchettes Addition as follows:
North 01 degrees 21 minutes 21 seconds East, 157.69 feet to a point for corner;
North 01 degrees 07 minutes 58 seconds East, 1,570.04 feet to a point for corner;
North 01 degrees 01 minutes 24 seconds East, 246.16 feet to a point for corner, said point being the northwest corner of said 180.339 acre tract, said point also being in the south line of said 472.8955 acre tract;

THENCE North 01 degrees 07 minutes 21 seconds East, at 1,526.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,529.93 feet to a point for corner, said point being in the north line of said 472.8955 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District, as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 46 seconds East, 6,008.29 feet along the north line of said 472.8955 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner, said point being the northeast corner of said 472.8955 acre tract, said point also being the northwest corner of that called 216.85 acre tract of land described in deed to East Lavon, L.P. as recorded in Document Number 20140408000389840, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 12 minutes 20 seconds East, 1,088.14 feet along the north line of said 216.85 acre tract to a point for corner, said point being the northeast corner of said 216.85 acre tract;

THENCE along the east line of said 216.85 acre tract as follows:
South 00 degrees 32 minutes 19 seconds West, 2,448.70 feet to a point or corner;
South 00 degrees 28 minutes 32 seconds West, 2,570.14 feet to a point for corner in the southeast corner of said 216.85 acre tract, said point also being in the approximate centerline of County Road 541;

THENCE along the approximate centerline of County Road Number 541 as follows:
South 89 degrees 53 minutes 53 seconds West, 1,944.34 feet to a point for corner, said point being the southwest corner of said 216.85 acre tract, said point also being the southeast corner of said 472.8955 acre tract;
North 89 degrees 08 minutes 13 seconds West, 1,466.14 feet to a point for corner, said point being the most southerly southwest corner of said 472.8955 acre tract;

THENCE North 06 degrees 22 minutes 15 seconds East, 30.63 feet along the west line of said 472.8955 acre tract to a point for corner, said point being the southeast corner of said 180.339 acre tract, said point also being in the north right-of-way line of County Road Number 541;

THENCE North 89 degrees 38 minutes 43 seconds West, 1,329.93 feet to a point for corner;

THENCE North 06 degrees 31 minutes 17 seconds East, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,286.00 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 23 minutes 55 seconds West, 705.75 feet to a point for corner;

THENCE North 00 degrees 46 minutes 47 seconds East, 2023.61 feet to a point for corner;

THENCE North 87 degrees 17 minutes 23 seconds West, 180.66 feet to a point for corner;

THENCE South 00 degrees 37 minutes 40 seconds West, 257.91 feet to a point for corner;

THENCE North 89 degrees 18 minutes 57 seconds West, 849.67 feet to the POINT OF BEGINNING and containing 44,464,719 square feet or 1,020.715 acres of land.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGAL DESCRIPTION
TRACT 2

Being a parcel of land located in Collin County, Texas, a part of the Drury Angle Survey, Abstract Number 2, and being a part James M. Smith Survey, Abstract Number 848, and being all of that called Tract Two — 173.739 acre tract of land described in deed to Pierce-Hunt, L.L.C. as recorded in Volume 5869, Page 2651, Official Public Records of Collin County, Texas, and also being all of that called 20.005 acre tract of land described in deed to Pierce-Hunt, L.L.C. as recorded in Volume 5710, Page 3284, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the southwest corner of said 20.005 acre tract;

THENCE North 89 degrees 47 minutes 26 seconds West, 2,013.06 feet to a point for corner, said point being the southwest corner of said 20.005 acre tract;

THENCE North 00 degrees 28 minutes 04 seconds East, 432.62 feet to a point for corner, said point being the northwest corner of said 20.005 acre tract, said point also being in the south line of said 173.739 acre tract;

THENCE North 88 degrees 47 minutes 26 seconds West, 108.39 feet to the most southerly southwest corner of said 173.739 acre tract;

THENCE along the west line of said 173.739 acre tract as follows:
North 00 degrees 12 minutes 34 seconds East, 929.60 feet to a point for corner;
North 89 degrees 47 minutes 26 seconds West, 1,391.55 feet to a point for corner, said point being the most westerly southwest corner of said 173.739 acre tract, said point also being in the east right-of-way line of Farm-to-Market Highway Number 2755;

THENCE continuing along the west line of said 173.739 acre tract and along the east right-of-way line of Farm-to-Market Highway Number 2755;
North 01 degrees 07 minutes 01 seconds East, 715.54 feet to a point for corner;
Northwesterly, 265.03 feet along a curve to the left having a central angle of 64 degrees 03 minutes 16 seconds, a radius of 852.61 feet, a tangent of 142.61 feet, and whose chord bears North 30 degrees 55 minutes 55 seconds West, 816.46 feet to a point for corner;
North 00 degrees 37 minutes 01 seconds East, 15.07 feet to a point for corner, said point being the northwest corner of said 173.739 acre tract, said point also being at the intersection of the east right-of-way line of Farm-to-Market Highway Number 2755 with the south right-of-way line of County Road Number 541;

THENCE South 89 degrees 24 minutes 18 seconds East, 4,152.84 feet along the south right-of-way line of County Road Number 541 to a point for corner, said point being the northeast corner of said 173.739 acre tract;

THENCE along the east line of said 173.739 acre tract as follows:
South 00 degrees 25 minutes 05 seconds West, 1275.32 feet to a point for corner;
North 89 degrees 32 minutes 54 seconds West, 158.39 feet to a point for corner;
South 00 degrees 24 minutes 18 seconds West, 257.75 feet to a point for corner, said point being the southeast corner of said 173.739 acre tract, said point also being the northeast corner of said 20.005 acre tract;

THENCE South 00 degrees 28 minutes 04 seconds West, 432.62 to the POINT OF BEGINNING and containing 8,439,493 square feet or 193.744 acres of land.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

NOTE:

FLOOD STATEMENT: According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number [illegible], dated [illegible], this property is within Zone X (Unshaded), which is determined to be outside the 0.2% annual chance floodplain. Zone X (Unshaded) is determined to be [illegible].

The Basis of Bearings is based on the monuments found on the [illegible] as shown hereon. Any monuments referenced hereon as "set" are [illegible].

The subject tract is situated in [illegible].

Certain lines shown hereon are approximate.

JBI PARTNERS
2121 Midway Road, Suite 200, Carrollton, Texas 75006, 972.248.7676, TBPE No. F-439, TBPLS No. 10076000

| EXHIBIT A | PROJECT NO. |
|---|---|
| PID BOUNDARY | MAT029 |
| ELEVON, SECTION 2 DEVELOPMENT | SHEET NO. |
| CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS | PD-A2 |

## EXHIBIT R-2 – FUTURE IMPROVEMENT AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION
(193.697 ACRES)

BEING a parcel of land located in the City of Lavon ETJ, Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being a part James P. Davis Survey, Abstract Number 249, and being all of that called Tract Two – 173.739 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, and also being all of that called 20.005 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5710, Page 3283, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner, said point being the southeast corner of said 20.005 acre tract, said point being the northeast corner of that called 29.071 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 2024000097140, Official Public Records of Collin County, Texas, said point also being in the west line of that called 151.029 acre tract of land described in deed to Sandstone Lavon Partners, LTD as recorded in Document Number 20210728001520600, Official Public Records of Collin County, Texas;

THENE North 89 degrees 41 minutes 00 seconds West, 2,014.20 feet along the north line of said 29.071 acre tract to a five-eighths inch iron rod found at the southwest corner of said 20.005 acre tract, said point also being the southeast corner of that called 5.00 acre tract of land described in deed to Judy Lynn Bickle Major as recorded in Document Number 20140320000260060, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 27 seconds East, 432.69 feet to a one-half inch iron rod found at the northwest corner of said 20.005 acre tract, said point being in the south line of said Tract Two – 173.739 acre tract, said point also being the northeast corner of said 5.00 acre tract;

THENCE North 89 degrees 41 minutes 03 seconds West, 104.51 feet along the north line of said 5.00 acre tract to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the southwest corner of said Tract Two – 173.739 acre tract, said point also being the southeast corner of that called 10.00 acre tract of land described in deed to Mark D. Jenkins as recorded in Volume 5906, Page 4864, Official Public Records of Collin County, Texas;

THENCE along a west and south line of said Tract Two – 173.739 acre tract as follows:
North 00 degrees 25 minutes 49 seconds East, 310.40 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northeast corner of said 10.00 acre tract, said point also being the southeast corner of that called 20.000 acre tract of land described in deed to Jenkins-Watkins Properties, LLC as recorded in Document Number 20210506000918130, Official Public Records of Collin County, Texas;

North 00 degrees 19 minutes 35 seconds East, 620.55 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northeast corner of said 20.000 acre tract;

North 89 degrees 40 minutes 25 seconds West, 1,399.55 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the most westerly southwest corner of said Tract Two – 173.739 acre tract, said point being the northwest corner of said 20.000 acre tract, said point also being in the east right-of-way line of Farm-To-Market Road (FM) 2755;

THENCE along the west line of said Tract Two - 173.739 acre tract and along the east right-of-way line of Farm-to-Market Highway Number 2755;

North 01 degrees 14 minutes 01 seconds East, 713.52 feet to a one-half inch iron rod found for corner;

Northwesterly, 967.37 feet along a curve to the left, having a radius of 863.51 feet, a tangent of 541.54 feet, and whose chord bears North 30 degrees 52 minutes 04 seconds West, 917.57 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

North 00 degrees 44 minutes 02 seconds East, 16.56 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northwest corner of said Tract Two - 173.739 acre tract, said point also being at the intersection of the east right-of-way line of Farm-to-Market Highway Number 2755 with the south right-of-way line of County Road Number 541;

THENCE South 89 degrees 17 minutes 14 seconds East, 4,152.64 feet along the south right-of-way line of County Road Number 541 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northeast corner of said Two - 173.739 acre tract, said point also being in the west line of said 151.029 acre tract;

THENCE along the common line of said Tract Two - 173.739 acre tract and said 151.029 acre tract as follows:

South 00 degrees 32 minutes 06 seconds West, 1,279.32 feet to a one-half inch iron rod stamped “BARTON CHAPA” found for corner;

North 89 degrees 32 minutes 33 seconds West, 159.29 feet to a one-half inch iron rod stamped “BARTON CHAPA” found for corner;

South 00 degrees 42 minutes 04 seconds West, 1,138.62 feet to a one-half inch iron rod found at the southeast corner of said Tract Two - 173.739 acre tract, said point also being the northeast corner of said 20.005 acre tract;

THENCE South 00 degrees 30 minutes 29 seconds West, 432.63 along the common line of said 20.005 acre tract and 151.029 acre tract to the POINT OF BEGINNING and containing 8,437,455 square feet or 193.697 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-3 – ZONE 1 LEGAL DESCRIPTION

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 180.339 acre tract and along the east line of said Lavon Ranchettes Addition as follows:

North 01 degrees 21 minutes 21 seconds East, 157.69 feet to a one-half inch iron rod found for corner;

North 01 degrees 07 minutes 18 seconds East, 1,375.04 feet to a three-eighths inch iron rod found for corner;

North 01 degrees 01 minutes 24 seconds East, 240.18 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the northwest corner of said 180.339 acre tract, said point also being in the south line of said 472.8955 acre tract;

THENCE 01 degrees 07 minutes 21 seconds East, at 1,306.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,576.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 52 minutes 39 seconds East, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 70 degrees 37 minutes 18 seconds East, 252..27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 58 degrees 06 minutes 24 seconds East, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 81 degrees 00 minutes 14 seconds East, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 20 degrees 23 minutes 20 seconds East, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 86 degrees 39 minutes 17 seconds East, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 02 degrees 14 minutes 27 seconds East, 149.62 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 50 degrees 45 minutes 14 seconds East, 210.82 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 55 minutes 55 seconds East, 423.69 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 85 degrees 19 minutes 02 seconds East, 780.24 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 10 minutes 40 seconds East, 481.32 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 57 degrees 19 minutes 17 seconds East, 211.03 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 126.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 15 degrees 53 minutes 22 seconds West, 13.34 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 63 degrees 02 minutes 13 seconds West, 12.06 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 26 degrees 31 minutes 02 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 372.60 feet along a curve to the right having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00 feet, a tangent of 189.54 feet and whose chord bears South 50 degrees 32 minutes 39 seconds East, 369.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 52 degrees 23 minutes 40 seconds East, 228.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 27 degrees 23 minutes 01 seconds East, 204.73 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 59 minutes 16 seconds East, 238.16 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 46 degrees 40 minutes 06 seconds East, 327.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 188.34 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 15.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 91.32 feet to a one-half inch iron rod with yellow cap set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 24.19 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 11 degrees 36 minutes 37 seconds West, 30.55 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 15 degrees 04 minutes 19 seconds West, 47.37 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 17 degrees 59 minutes 18 seconds West, 18.28 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 18 degrees 48 minutes 02 seconds West, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 19 degrees 49 minutes 03 seconds West, 50.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 21 degrees 41 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 23 degrees 24 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 25 degrees 07 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 16 minutes 04 seconds West, 14.20 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 33 minutes 05 seconds West, 330.74 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 41 minutes 29 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 122.12 feet along a curve to the left having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears North 56

degrees 52 minutes 18 seconds West, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 30 degrees 33 minutes 56 seconds West, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 60 degrees 06 minutes 27 seconds East, 9.84 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 57 degrees 51 minutes 21 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 55 degrees 35 minutes 59 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 53 degrees 34 minutes 53 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 51 degrees 29 minutes 01 seconds East, 48.94 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 49 degrees 23 minutes 06 seconds East, 48.96 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 47 degrees 17 minutes 09 seconds East, 48.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 45 degrees 11 minutes 07 seconds East, 49.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 43 degrees 05 minutes 01 seconds East, 49.04 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 58 minutes 50 seconds East, 49.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 38 degrees 53 minutes 17 seconds East, 48.54 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 36 degrees 52 minutes 59 seconds East, 45.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 33 degrees 57 minutes 44 seconds East, 91.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 19 degrees 19 minutes 42 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 118.08 feet along a curve to the left having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet, and whose chord bears South 67 degrees 30 minutes 37 seconds West, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 39 minutes 05 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 439.75 feet along a curve to the right having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet, and whose chord bears North 77 degrees 36 minutes 35 seconds East, 435.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 52 minutes 14 seconds West, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 563.09 feet along a curve to the left having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet, and whose chord bears South 71 degrees 53 minutes 33 seconds West, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 981.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 733.92 feet along a curve to the right having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet, and whose chord bears South 67 degrees 55 minutes 57 seconds West, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 05 degrees 37 minutes 01 seconds East, 563.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 55.96 feet along a curve to the left having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet, and whose chord bears South 08 degrees 53 minutes 20 seconds East, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 231.51 feet along a curve to the right having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet, and whose chord bears South 05 degrees 48 minutes 51 seconds East, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 31 minutes 57 seconds West, 66.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 479.74 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a point for corner;

THENCE North 00 degrees 31 minutes 17 seconds East, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,266.00 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with cap stamped “USA INC. PROP. COR” found for corner;

THENCE North 89 degrees 23 minutes 25 seconds West, 705.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point also being the southeast corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 180.339 acre tract and said 1.05 acre tract as follows:

North 00 degrees 45 minutes 47 seconds East, 253.51 feet to a five-eighths inch iron rod found for corner

North 87 degrees 47 minutes 23 seconds West, 180.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

South 00 degrees 37 minutes 46 seconds West, 257.91 feet to a one-half inch iron rod found at the southwest corner of said 1.05 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 10 minutes 57 seconds West, 848.67 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to the POINT OF BEGINNING and containing 16,411,571 square feet or 376.758 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-4 – ZONE 1 REMAINDER AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION (POD 2B Phase 2)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped “JBI” set for corner in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 as follows:

North 89 degrees 28 minutes 43 seconds West, 190.57 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

North 89 degrees 23 minutes 25 seconds West, 639.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 43 minutes 43 seconds East, 155.23 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 130.54 feet along a curve to the left, having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 575.00 feet, a tangent of 65.55 feet and whose chord bears North 05 degrees 46 minutes 31 seconds West, 130.26 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 12 degrees 16 minutes 44 seconds West, 86.64 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly, 255.87 feet along a curve to the right, having a central angle of 27 degrees 55 minutes 28 seconds, a radius of 525.00 feet, a tangent of 130.53 feet and whose chord bears North 01 degrees 41 minutes 00 seconds East, 253.35 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 15 degrees 38 minutes 44 seconds East, 31.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly, 81.33 feet along a curve to the left, having a central angle of 08 degrees 52 minutes 34 seconds, a radius of 525.00, a tangent of 40.75 feet and whose chord bears North 11 degrees 12 minutes 27 seconds East, 81.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 91.38 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 12.29 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 83.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 82 degrees 56 minutes 36 seconds West, 17.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 81 degrees 47 minutes 24 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 80 degrees 02 minutes 35 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 78 degrees 17 minutes 47 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 76 degrees 32 minutes 58 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 74 degrees 48 minutes 09 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 73 degrees 03 minutes 21 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 71 degrees 18 minutes 32 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 70 degrees 10 minutes 49 seconds West, 15.51 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 69 degrees 55 minutes 29 seconds West, 358.57 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 20 degrees 04 minutes 31 seconds East, 228.41 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;
THENCE Northeasterly, 150.42 feet to a along a curve to the right, having a central angle of 14 degrees 59 minutes 19 seconds, a radius of 575.00 feet, a tangent of 75.64 feet and whose chord bears North 27 degrees 34 minutes 10 seconds East, 149.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 35 degrees 03 minutes 50 seconds East, 124.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 120.31 feet along a curve to the left, having a central angle of 05 degrees 23 minutes 07 seconds, a radius of 1,280.00 feet, a tangent of 60.20 feet and whose chord bears South 58 degrees 44 minutes 53 seconds East, 120.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 35 degrees 03 minutes 50 seconds East, 120.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 64 degrees 07 minutes 37 seconds East, 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 67 degrees 29 minutes 18 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 70 degrees 11 minutes 28 seconds East, 54.71 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 72 degrees 53 minutes 37 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 75 degrees 35 minutes 47 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 78 degrees 17 minutes 56 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 81 degrees 00 minutes 06 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 82 degrees 47 minutes 30 seconds East, 17.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 343.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 384.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 116.68 feet along a curve to the right having a central angle of 133 degrees 42 minutes 04 seconds, a radius of 50.00 feet, a tangent of 116.94 feet and whose chord bears South 61 degrees 22 minutes 49 seconds East, 91.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 84 degrees 31 minutes 47 seconds East, 105.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 82 degrees 50 minutes 49 seconds East, 95.73 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 07 degrees 09 minutes 11 seconds West, 1,277.53 feet to the POINT OF BEGINNING and containing 1,686,646 square feet or 38.720 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

LEGAL DESCRIPTION (POD 2E)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped “USA INC. PROP. COR” found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541, from which said point bears South 89 degrees 10 minutes 57 seconds East, 848.67 feet along the south line of said 180.339 acre tract to a one-half inch iron rod found at the southwest corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600;

THENCE North 72 degrees 52 minutes 25 seconds East, 4,471.74 feet to the POINT OF BEGINNING;

THENCE North 37 degrees 05 minutes 08 seconds West, 110.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 07 degrees 54 minutes 52 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 42 degrees 47 minutes 46 seconds West, 50.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 82 degrees 05 minutes 08 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 346.08 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 206.77 feet along a curve to the right having a central angle of 31 degrees 35 minutes 33 seconds, a radius of 375.00 feet, a tangent of 106.09 feet and whose chord bears North 21

degrees 17 minutes 21 seconds West, 204.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 05 degrees 29 minutes 35 seconds West, 87.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 529.97 feet along a curve to the left having a central angle of 29 degrees 37 minutes 27 seconds, a radius of 1,025.00 feet, a tangent of 271.05 feet and whose chord bears North 20 degrees 18 minutes 18 seconds West, 524.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 35 degrees 07 minutes 02 seconds West, 200.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 55.38 feet along a curve to the left having a central angle of 03 degrees 50 minutes 47 seconds, a radius of 825.00 feet, a tangent of 27.70 feet and whose chord bears North 37 degrees 02 minutes 25 seconds West, 55.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 150.39 feet along a curve to the right having a central angle of 12 degrees 45 minutes 55 seconds, a radius of 675.00 feet, a tangent of 75.51 feet and whose chord bears North 58 degrees 23 minutes 38 seconds East, 150.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 25 degrees 12 minutes 04 seconds West, 126.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 01 degrees 49 minutes 20 seconds West, 826.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 10 minutes 40 seconds East, 251.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 57 degrees 19 minutes 17 seconds East, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 15 degrees 53 minutes 22 seconds West, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 63 degrees 02 minutes 13 seconds West, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 26 degrees 31 minutes 02 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 372.60 feet along a curve to the right having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00 feet, a tangent of 189.54 feet and whose chord bears South 50 degrees 32 minutes 39 seconds East, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 23 minutes 40 seconds East, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 27 degrees 23 minutes 01 seconds East, 204.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 59 minutes 16 seconds East, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 46 degrees 40 minutes 06 seconds East, 327.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 91.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 11 degrees 36 minutes 37 seconds West, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
THENCE South 15 degrees 04 minutes 19 seconds West, 47.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 18 degrees 48 minutes 02 seconds West, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 19 degrees 49 minutes 03 seconds West, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 21 degrees 41 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 23 degrees 24 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 07 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 16 minutes 04 seconds West, 14.20 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 33 minutes 05 seconds West, 330.74 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 41 minutes 29 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 122.12 feet along a curve to the left having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears North 56 degrees 52 minutes 18 seconds West, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 30 degrees 33 minutes 56 seconds West, 120.15 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 60 degrees 06 minutes 27 seconds East, 9.84 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 57 degrees 51 minutes 21 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 55 degrees 35 minutes 59 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 53 degrees 34 minutes 53 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 51 degrees 29 minutes 01 seconds East, 48.94 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 49 degrees 23 minutes 06 seconds East, 48.96 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 47 degrees 17 minutes 09 seconds East, 48.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 45 degrees 11 minutes 07 seconds East, 49.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 43 degrees 05 minutes 01 seconds East, 49.04 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 58 minutes 50 seconds East, 49.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 38 degrees 53 minutes 17 seconds East, 48.54 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 36 degrees 52 minutes 59 seconds East, 45.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 33 degrees 57 minutes 44 seconds East, 91.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner

THENCE South 19 degrees 19 minutes 42 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 118.08 feet along a curve to the left having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears South 67 degrees 30 minutes 37 seconds West, 118.02 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 25 degrees 39 minutes 05 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 189.59 feet along a curve to the left having a central angle of 11 degrees 26 minutes 03 seconds, a radius of 950.00 feet, a tangent of 95.11 feet and whose chord bears South 58 degrees 37 minutes 54 seconds West, 189.27 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 830.17 feet to the POINT OF BEGINNING and containing 2,846,226 square feet or 65.340 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-5 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

LEGAL DESCRIPTION (POD 2A)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541, from which said point bears South 89 degrees 10 minutes 57 seconds East, 848.67 feet along the south line of said 180.339 acre tract to a one-half inch iron rod found at the southwest corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600;

THENCE North 50 degrees 19 minutes 12 seconds East, 2,785.72 feet to the POINT OF BEGINNING;

THENCE Northwesterly, 24.78 feet along a curve to the left having a central angle of 02 degrees 01 minutes 41 seconds, a radius of 700.00 feet, a tangent of 12.39 feet and whose chord bears North 81 degrees 07 minutes 10 seconds West, 24.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 82 degrees 08 minutes 01 seconds West, 434.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 77.13 feet along a curve to the right having a central angle of 12 degrees 48 minutes 33 seconds, a radius of 345.00 feet, a tangent of 38.73 feet and whose chord bears North 75 degrees 43 minutes 44 seconds West, 76.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 20 degrees 40 minutes 33 seconds East, 126.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 34.35 feet along a curve to the right having a central angle of 08 degrees 44 minutes 50 seconds, a radius of 225.00 feet, a tangent of 17.21 feet and whose chord bears North 58 degrees 43 minutes 50 seconds West, 34.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 164.40 feet along a curve to the left having a central angle of 34 degrees 15 minutes 07 seconds, a radius of 275.00 feet, a tangent of 84.74 feet and whose chord bears North 71 degrees 28 minutes 59 seconds West, 161.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 28 minutes 06 seconds East, 119.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 31 minutes 54 seconds West, 237.35 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 967.74 feet along a curve to the right having a central angle of 75 degrees 26 minutes 18 seconds, a radius of 735.00 feet a tangent of 568.47 feet and whose chord bears North 52 degrees 44 minutes 57 seconds West, 899.33 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 15 degrees 01 minutes 48 seconds West, 581.11 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 443.89 feet along a curve to the left having a central angle of 54 degrees 41 minutes 39 seconds, a radius of 465.00 feet, a tangent of 240.49 feet and whose chord bears North 42 degrees 22 minutes 38 seconds West, 427.22 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 88 degrees 52 minutes 39 seconds East, 629.94 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 70 degrees 37 minutes 18 seconds East, 252.27 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 58 degrees 06 minutes 24 seconds East, 454.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 81 degrees 00 minutes 14 seconds East, 273.36 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 20 degrees 23 minutes 20 seconds East, 149.63 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 86 degrees 39 minutes 17 seconds East, 326.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 02 degrees 14 minutes 27 seconds East, 149.62 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 50 degrees 45 minutes 14 seconds East, 210.82 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 55 minutes 55 seconds East, 119.51 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 01 degrees 04 minutes 05 seconds East, 924.12 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 07 degrees 51 minutes 55 seconds West, 1,088.26 feet to the POINT OF BEGINNING and containing 2,837,262 square feet or 65.135 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

LEGAL DESCRIPTION (POD 2B Phase 1)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 180.339 acre tract and along the east line of said Lavon Ranchettes Addition as follows:

North 01 degrees 21 minutes 21 seconds East, 157.69 feet to a one-half inch iron rod found for corner;

North 01 degrees 07 minutes 18 seconds East, 1,375.04 feet to a three-eighths inch iron rod found for corner;

North 01 degrees 01 minutes 24 seconds East, 240.18 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the northwest corner of said 180.339 acre tract, said point also being in the south line of said 472.8955 acre tract;

THENCE 01 degrees 07 minutes 21 seconds East, at 1,306.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,444.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southweasterly, 295.43 feet along a curve to the right having a central angle of 50 degrees 31 minutes 40 seconds, a radius of 335.00 feet, a tangent of 158.10 feet and whose chord bears South 40 degrees 17 minutes 38 seconds East, 285.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 15 degrees 01 minutes 48 seconds East, 581.11 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 1,028.63 feet along a curve to the left having a central angle of 68 degrees 08 minutes 04 seconds, a radius of 865.00 feet, a tangent of 584.93 feet and whose chord bears South 49 degrees 05 minutes 50 seconds East, 969.09 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 09 minutes 52 seconds East, 339.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 17.15 feet along a curve to the right, having a central angle of 15 degrees 07 minutes 06 seconds, a radius of 65.00 feet, a tangent of 8.63 feet and whose chord bears South 00 degrees 47 minutes 23 seconds East, 17.10 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;;

THENCE South 06 degrees 46 minutes 10 seconds West, 12.37 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 381.15 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 343.76 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 82 degrees 47 minutes 30 seconds West, 17.77 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 81 degrees 00 minutes 06 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 78 degrees 17 minutes 56 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 75 degrees 35 minutes 47 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 72 degrees 53 minutes 37 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 70 degrees 11 minutes 28 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 67 degrees 29 minutes 18 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 64 degrees 07 minutes 37 seconds West, 81.37 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 03 minutes 50 seconds West, 120.86 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 120.31 feet along a curve to the right having a central angle of 05 degrees 23 minutes 07 seconds, a radius of 1,280.00 feet, a tangent of 60.20 feet and whose chord bears North 58 degrees 44 minutes 53 seconds West, 120.27 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 03 minutes 50 seconds West, 124.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 150.42 feet along a curve to the left having a central angle of 14 degrees 59 minutes 19 seconds, a radius of 575.00 feet, a tangent of 75.64 feet and whose chord bears South 27 degrees 34 minutes 10 seconds West, 149.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 20 degrees 04 minutes 31 seconds West, 228.41 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 69 degrees 55 minutes 29 seconds East, 358.57 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 70 degrees 10 minutes 49 seconds East, 15.51 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 71 degrees 18 minutes 32 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 73 degrees 03 minutes 21 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 74 degrees 48 minutes 09 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 76 degrees 32 minutes 58 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 78 degrees 17 minutes 47 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 80 degrees 02 minutes 35 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 81 degrees 47 minutes 24 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 82 degrees 56 minutes 36 seconds East, 17.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 83.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 12.29 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 91.38 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 81.33 feet along a curve to the right having a central angle of 08 degrees 52 minutes 34 seconds, a radius of 525.00 feet, a tangent of 40.75 feet and whose chord bears South 11 degrees 12 minutes 27 seconds, 81.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 15 degrees 38 minutes 44 seconds West, 31.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 255.87 feet along a curve to the left having a central angle of 27 degrees 55 minutes 28 seconds, a radius of 525.00 feet, a tangent of 130.53 feet and whose chord bears South 01 degrees 41 minutes 00 seconds West, 253.35 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 12 degrees 16 minutes 44 seconds East, 86.64 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 130.54 feet along a curve to the right having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 575.00 feet, a tangent of 65.55 feet and whose chord bears South 05 degrees 46 minutes 31 seconds East, 130.26 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 43 minutes 43 seconds West, 155.23 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 23 minutes 25 seconds, 65.95 feet along the south line of said 180.339 acre tract and along the north right-of-way line of said County Road 541 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point also being the southeast corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 180.339 acre tract and said 1.05 acre tract as follows:

North 00 degrees 45 minutes 47 seconds East, 253.51 feet to a five-eighths inch iron rod found for corner;

North 87 degrees 47 minutes 23 seconds West, 180.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

South 00 degrees 37 minutes 46 seconds West, 257.91 feet to a one-half inch iron rod found at the southwest corner of said 1.05 acre tract, said point also being in the north right-of-way line of said County Road 541;

THENCE North 89 degrees 10 minutes 57 seconds West, 848.67 feet along the south line of said 180.339 acre tract and along the north right-of-way line of said County Road 541 to the POINT OF BEGINNING and containing 2,154,924 square feet or 49.470 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

LEGAL DESCRIPTION (POD 2C)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541, from which said point bears South 89 degrees 10 minutes 57 seconds East, 848.67 feet along the south line of said 180.339 acre tract to a one-half inch iron rod found at the southwest corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600;

THENCE North 50 degrees 19 minutes 12 seconds East, 2,785.72 feet to the POINT OF BEGINNING;

THENCE North 07 degrees 51 minutes 55 seconds East, 1,088.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 01 degrees 04 minutes 05 seconds West, 924.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 55 minutes 55 seconds East. 304.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 85 degrees 19 minutes 02 seconds East, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 10 minutes 40 seconds East, 229.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 01 degrees 49 minutes 20 seconds East, 826.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 12 minutes 04 seconds East, 127.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 150.35 feet along a curve to the left having a central angle of 12 degrees 45 minutes 43 seconds, a radius of 675.00 feet, a tangent of 75.49 feet and whose chord bears South 58 degrees 25 minutes 05 seconds West, 150.04 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 55.25 feet along a curve to the right having a central angle of 03 degrees 50 minutes 13 seconds, a radius of 825.00 feet, a tangent of 27.63 feet and whose chord bears South 37 degrees 02 minutes 08 seconds East, 55.24 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 07 minutes 02 seconds East, 200.65 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 529.97 feet along a curve to the right having a central angle of 29 degrees 37 minutes 27 seconds, a radius of 1,025.00 feet, a tangent of 271.05 feet and whose chord bears South 20 degrees 18 minutes 18 seconds East, 524.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 05 degrees 29 minutes 35 seconds East, 87.20 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 206.77 feet along the curve to the left having a central angle of 31 degrees 35 minutes 33 seconds, a radius of 375.00 feet, a tangent of 106.09 feet and whose chord bears South 21 degrees 17 minutes 21 seconds East, 204.16 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 346.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 82 degrees 05 minutes 08 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 42 degrees 47 minutes 46 seconds East, 50.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 07 degrees 54 minutes 52 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 110.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 151.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 749.00 feet along a curve to the right having a central angle of 33 degrees 00 minutes 41 seconds, a radius of 1,300.00 feet, a tangent of 385.22 feet and whose chord bears South 69 degrees 25 minutes 12 seconds West, 738.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 05 degrees 37 minutes 01 seconds West, 693.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 43.54 feet along a curve to the right having a central angle of 49 degrees 53 minutes 28 seconds, a radius of 50.00, a tangent of 23.26 feet and whose chord bears North 05 degrees 36 minutes 31 seconds West, 42.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 56 degrees 34 minutes 01 seconds West, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 23 degrees 18 minutes 10 seconds West, 81.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 82 degrees 08 minutes 05 seconds West, 532.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 07 degrees 51 minutes 55 seconds West, 139.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 36 degrees 33 minutes 37 seconds West, 279.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 491.31 feet along a curve to the left having a central angle of 40 degrees 12 minutes 50 seconds, a radius of 700.00 feet, a tangent of 256.26 feet and whose chord bears North 59 degrees 59 minutes 54 seconds West, 481.29 feet to the POINT OF BEGINNING and containing 3,371,475 square feet or 77.398 acres of land.

LEGAL DESCRIPTION (POD 2D)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541, from which said point bears South 89 degrees 10 minutes 57 seconds East, 848.67 feet along the south line of said 180.339 acre tract to a one-half inch iron rod found at the southwest corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600;

THENCE North 52 degrees 14 minutes 09 seconds East, 2,694.47 feet to the POINT OF BEGINNING;

THENCE South 81 degrees 57 minutes 00 seconds East, 95.02 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 59 degrees 59 minutes 35 seconds East, 227.77 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 56 minutes 52 seconds East, 201.52 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 25.59 feet along a curve to the right having a central angle of 02 degrees 26 minutes 39 seconds, a radius of 600.00 feet, a tangent of 12.80 feet and whose chord bears South 26 degrees 46 minutes 09 seconds East, 25.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 25 degrees 32 minutes 49 seconds East, 113.69 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 747.47 feet along a curve to the left having a central angle of 63 degrees 55 minutes 13 seconds, a radius of 670.00 feet, a tangent of 418.02 feet and whose chord bears South 57 degrees 30 minutes 26 seconds East, 709.30 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 28 minutes 03 seconds East, 143.77 feet to a one-half inch iron rod with yellow caps stamped “JBI” set for corner;

THENCE Northeasterly, 115.26 feet along a curve to the left having a central angle of 04 degrees 43 minutes 01 seconds, a radius of 1,400.00 feet, a tangent of 57.66 feet and whose chord bears North 88 degrees 10 minutes 26 seconds East, 115.23 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 05 degrees 37 minutes 01 seconds East, 723.91 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 04 degrees 52 minutes 41 seconds East, 50.22 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 68.22 feet along a curve to the right having a central angle of 04 degrees 03 minutes 01 seconds, a radius of 965.00 feet, a tangent of 34.12 feet and whose chord bears South 01 degrees 29 minutes 33 seconds East, 68.20 feet to a one-half inch iron with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 31 minutes 57 seconds West, 66.61 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 399.74 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 31 minutes 17 seconds East, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,075.43 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 07 degrees 09 minutes 11 seconds East, 1,514.49 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 05 degrees 33 minutes 02 seconds East, 172.15 feet to the POINT OF BEGINNING and containing 1,771,212 square feet or 40.661 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

_____

[1] *Note: Improvement Area #1 is comprised of POD A, POD 2B-1, POD C, POD D, 15.000 acres of Non-Assessed Property and 25.034 acres of Non-Benefitted Property.*

# EXHIBIT R-6 – IMPROVEMENT AREA #2A LEGAL DESCRIPTION

LEGAL DESCRIPTION (POD 2E)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541, from which said point bears South 89 degrees 10 minutes 57 seconds East, 848.67 feet along the south line of said 180.339 acre tract to a one-half inch iron rod found at the southwest corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600;

THENCE North 72 degrees 52 minutes 25 seconds East, 4,471.74 feet to the POINT OF BEGINNING;

THENCE North 37 degrees 05 minutes 08 seconds West, 110.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 07 degrees 54 minutes 52 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 42 degrees 47 minutes 46 seconds West, 50.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 82 degrees 05 minutes 08 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 346.08 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 206.77 feet along a curve to the right having a central angle of 31 degrees 35 minutes 33 seconds, a radius of 375.00 feet, a tangent of 106.09 feet and whose chord bears North 21 degrees 17 minutes 21 seconds West, 204.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 05 degrees 29 minutes 35 seconds West, 87.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 529.97 feet along a curve to the left having a central angle of 29 degrees 37 minutes 27 seconds, a radius of 1,025.00 feet, a tangent of 271.05 feet and whose chord bears North 20 degrees 18 minutes 18 seconds West, 524.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 35 degrees 07 minutes 02 seconds West, 200.65 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 55.38 feet along a curve to the left having a central angle of 03 degrees 50 minutes 47 seconds, a radius of 825.00 feet, a tangent of 27.70 feet and whose chord bears North 37 degrees 02 minutes 25 seconds West, 55.37 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly, 150.39 feet along a curve to the right having a central angle of 12 degrees 45 minutes 55 seconds, a radius of 675.00 feet, a tangent of 75.51 feet and whose chord bears North 58 degrees 23 minutes 38 seconds East, 150.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 25 degrees 12 minutes 04 seconds West, 126.85 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 01 degrees 49 minutes 20 seconds West, 826.53 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 10 minutes 40 seconds East, 251.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 57 degrees 19 minutes 17 seconds East, 211.03 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 126.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 15 degrees 53 minutes 22 seconds West, 13.34 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 63 degrees 02 minutes 13 seconds West, 12.06 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 26 degrees 31 minutes 02 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 372.60 feet along a curve to the right having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00 feet, a tangent of 189.54 feet and whose chord bears South 50 degrees 32 minutes 39 seconds East, 369.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 52 degrees 23 minutes 40 seconds East, 228.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 27 degrees 23 minutes 01 seconds East, 204.73 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 59 minutes 16 seconds East, 238.16 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 46 degrees 40 minutes 06 seconds East, 327.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 188.34 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 15.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 91.32 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 24.19 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 11 degrees 36 minutes 37 seconds West, 30.55 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;
THENCE South 15 degrees 04 minutes 19 seconds West, 47.37 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 18 degrees 48 minutes 02 seconds West, 186.21 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 19 degrees 49 minutes 03 seconds West, 50.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 21 degrees 41 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 23 degrees 24 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 25 degrees 07 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 16 minutes 04 seconds West, 14.20 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 33 minutes 05 seconds West, 330.74 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 35 degrees 41 minutes 29 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 122.12 feet along a curve to the left having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears North 56 degrees 52 minutes 18 seconds West, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 30 degrees 33 minutes 56 seconds West, 120.15 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 60 degrees 06 minutes 27 seconds East, 9.84 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 57 degrees 51 minutes 21 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 55 degrees 35 minutes 59 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 53 degrees 34 minutes 53 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 51 degrees 29 minutes 01 seconds East, 48.94 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 49 degrees 23 minutes 06 seconds East, 48.96 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 47 degrees 17 minutes 09 seconds East, 48.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 45 degrees 11 minutes 07 seconds East, 49.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 43 degrees 05 minutes 01 seconds East, 49.04 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 58 minutes 50 seconds East, 49.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 38 degrees 53 minutes 17 seconds East, 48.54 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 36 degrees 52 minutes 59 seconds East, 45.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 33 degrees 57 minutes 44 seconds East, 91.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner

THENCE South 19 degrees 19 minutes 42 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 118.08 feet along a curve to the left having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears South 67 degrees 30 minutes 37 seconds West, 118.02 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 25 degrees 39 minutes 05 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly, 189.59 feet along a curve to the left having a central angle of 11 degrees 26 minutes 03 seconds, a radius of 950.00 feet, a tangent of 95.11 feet and whose chord bears South 58 degrees 37 minutes 54 seconds West, 189.27 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 830.17 feet to the POINT OF BEGINNING and containing 2,846,226 square feet or 65.340 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-7 – IMPROVEMENT AREA #2B LEGAL DESCRIPTION

LEGAL DESCRIPTION (POD 2B Phase 2)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped “JBI” set for corner in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 as follows:

North 89 degrees 28 minutes 43 seconds West, 190.57 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

North 89 degrees 23 minutes 25 seconds West, 639.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 43 minutes 43 seconds East, 155.23 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 130.54 feet along a curve to the left, having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 575.00 feet, a tangent of 65.55 feet and whose chord bears North 05 degrees 46 minutes 31 seconds West, 130.26 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 12 degrees 16 minutes 44 seconds West, 86.64 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly, 255.87 feet along a curve to the right, having a central angle of 27 degrees 55 minutes 28 seconds, a radius of 525.00 feet, a tangent of 130.53 feet and whose chord bears North 01 degrees 41 minutes 00 seconds East, 253.35 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 15 degrees 38 minutes 44 seconds East, 31.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northeasterly, 81.33 feet along a curve to the left, having a central angle of 08 degrees 52 minutes 34 seconds, a radius of 525.00, a tangent of 40.75 feet and whose chord bears North 11 degrees 12 minutes 27 seconds East, 81.25 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 91.38 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 12.29 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 83.98 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 82 degrees 56 minutes 36 seconds West, 17.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 81 degrees 47 minutes 24 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 80 degrees 02 minutes 35 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 78 degrees 17 minutes 47 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 76 degrees 32 minutes 58 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 74 degrees 48 minutes 09 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 73 degrees 03 minutes 21 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 71 degrees 18 minutes 32 seconds West, 53.05 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 70 degrees 10 minutes 49 seconds West, 15.51 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 69 degrees 55 minutes 29 seconds West, 358.57 to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 20 degrees 04 minutes 31 seconds East, 228.41 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;
THENCE Northeasterly, 150.42 feet to a along a curve to the right, having a central angle of 14 degrees 59 minutes 19 seconds, a radius of 575.00 feet, a tangent of 75.64 feet and whose chord bears North 27 degrees 34 minutes 10 seconds East, 149.99 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 35 degrees 03 minutes 50 seconds East, 124.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southeasterly, 120.31 feet along a curve to the left, having a central angle of 05 degrees 23 minutes 07 seconds, a radius of 1,280.00 feet, a tangent of 60.20 feet and whose chord bears South 58

degrees 44 minutes 53 seconds East, 120.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 35 degrees 03 minutes 50 seconds East, 120.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 64 degrees 07 minutes 37 seconds East, 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 67 degrees 29 minutes 18 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 70 degrees 11 minutes 28 seconds East, 54.71 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 72 degrees 53 minutes 37 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 75 degrees 35 minutes 47 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 78 degrees 17 minutes 56 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 81 degrees 00 minutes 06 seconds East, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 82 degrees 47 minutes 30 seconds East, 17.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 343.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 384.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 116.68 feet along a curve to the right having a central angle of 133 degrees 42 minutes 04 seconds, a radius of 50.00 feet, a tangent of 116.94 feet and whose chord bears South 61 degrees 22 minutes 49 seconds East, 91.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 84 degrees 31 minutes 47 seconds East, 105.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 82 degrees 50 minutes 49 seconds East, 95.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 07 degrees 09 minutes 11 seconds West, 1,277.53 feet to the POINT OF BEGINNING and containing 1,686,646 square feet or 38.720 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-8 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found in the south line of said 472.8955 acre tract, said point being at the northwest corner of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, from which said point bears South 01 degrees 01 minutes 24 seconds West, 240.18 feet along the west line of said 180.339 acre tract and along the east line of Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas to a three-eighths inch iron rod found for corner;

THENCE North 01 degrees 07 minutes 21 seconds East, at 1,306.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,576.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the POINT OF BEGINNING;

THENCE North 01 degrees 07 minutes 21 seconds, East, 349.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the north line of said 472.8955 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 472.8955 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 27 degrees 23 minutes 01 seconds West, 204.73 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Northwesterly, 372.60 feet along a curve to the left having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00 feet, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 20 degrees 23 minutes 20 seconds West, 149.63 feet toa one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 88 degrees 52 minutes 39 seconds West, 649.89 feet to the POINT OF BEGINNING and containing 2,267,875 square feet or 52.063 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-9 – ZONE 2 LEGAL DESCRIPTION

[Developer to provide.]

# EXHIBIT R-10 – ZONE 2 REMAINDER AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION
(TRACT 1-125.164 ACRES)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 68.006 acre tract of land described in deed to K. Hovnanian Homes-DFW, L.L.C., as recorded in Document Number 2025000081630, Official Public Records of Collin County, Texas, being a part of that called 216.85 acre tract of land described in deed to East Lavon Partners, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 216.85 acre tract, said point being the northwest corner of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041987, Official Public Records of Collin County, Texas, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE along the west line of said right-of-way dedication recorded in Document Number 2025000041987 as follows:

South 00 degrees 32 minutes 19 seconds West, 2,429.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 500.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northeast corner of Elevon Parkway (a variable width right-of-way);

THENCE along the north right-of-way line of Elevon Parkway as follows:

North 89 degrees 29 minutes 28 seconds West, 1,762.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bears North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bears North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner, said point being in the south line of said 68.006 acre tract,

THENCE North 89 degrees 12 minutes 19 seconds East, 51.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:

North 00 degrees 30 minutes 32 seconds East, 401.23 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 205.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 28 seconds East, 115.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 32.20 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet and whose chord bears North 06 degrees 37 minutes 22 seconds West, 55.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 69 degrees 51 minutes 57 seconds West, 49.99 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 170.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 69 degrees 51 minutes 57 seconds East, 155.68 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 52.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 08 minutes 35 seconds West, 84.21 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 407.95 feet along a curve to the right, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet and whose chord bears

North 23 degrees 06 minutes 03 seconds West, 396.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 30 minutes 32 seconds East, 17.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 259.52 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet and whose chord bears North 17 degrees 12 minutes 58 seconds East, 255.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 56 degrees 04 minutes 37 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 55 minutes 23 seconds East, 162.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 109.80 feet along a curve to the left, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet and whose chord bears North 24 degrees 14 minutes 40 seconds East, 109.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 14 degrees 33 minutes 56 seconds East, 51.47 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 75 degrees 26 minutes 04 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

THENCE North 67 degrees 36 minutes 40 seconds West, 281.40 feet to a point for corner;

THENCE Southwesterly, 89.49 feet along a curve to the left having a central angle of 06 degrees 01 minutes 55 seconds, having a radius of 850.00 feet, a tangent of 44.78 feet, and whose chord bears South 19 degrees 22 minutes 22 seconds West, 89.45 feet to a point for corner;

THENCE South 81 degrees 09 minutes 48 second West, 757.27 feet to a point for corner;

THENCE North 89 degrees 29 minutes 31 seconds West, 51.43 feet to a point for corner;

THENCE North 08 degrees 50 minutes 12 seconds West, 55.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the west line of said 68.006 acre tract, said point also being in the east line of that called 429.321 acre tract of land described in deed to MA ELEVON 429, LLC. as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas;

THENCE continuing along the west line of said 68.006 acre tract and the east line of said 429.321 acre tract as follows:

North 09 degrees 22 minutes 09 seconds East, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 08 degrees 49 minutes 28 seconds West, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said 68.006 acre tract, said point also being in the south right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE along the south right-of-way line of said Northeast Texas Rural Rail Transportation as follows:

North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one-half inch iron rod found for corner, said point being in the north line of said 68.006 acre tract;

North 81 degrees 12 minutes 20 seconds East, 1,846.53 feet to the POINT OF BEGINNING and containing 5,452,157 square feet or 125.164 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION
(TRACT 2-136.626 ACRES)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and also being a part of that called 216.85 acre tract of land described in deed to East Lavon Partners, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of a right-of-way dedication to the City of Lavon, as recorded in Document Number

2025000041987, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the north right-of-way line of County Road 541 as follows:

South 89 degrees 53 minutes 52 seconds West, 1,815.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 16.93 feet along a curve to the right, having a central angle of 00 degrees 57 minutes 54 seconds, a radius of 1,005.00 feet, a tangent of 8.46 feet and whose chord bears North 89 degrees 37 minutes 10 seconds West, 16.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 08 minutes 13 seconds West, 557.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 00 degrees 51 minutes 47 seconds East, 265.46 feet to a point for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 90.00 feet to a point for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.14 feet to a point for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 250.00 feet to a point for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 120.14 feet to a point for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 532.35 feet to a point for corner;

THENCE Northwesterly, 51.42 feet along a curve to the right having a central angle of 58 degrees 55 minutes 19 seconds, a radius of 50.00 feet, a tangent of 28.24 feet, and whose chord bears North 77 degrees 21 minutes 22 seconds West, 49.18 feet to a point for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 130.43 feet to a point for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 268.68 feet to a point for corner;

THENCE Northeasterly, 34.38 feet along a curve to the left having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 375.00 feet, a tangent of 17.20 feet, and whose chord bears North 87 degrees 52 minutes 58 seconds East, 34.36 feet to a point for corner;

THENCE North 85 degrees 15 minutes 24 seconds East, 81.01 feet to a point for corner;

THENCE Northeasterly, 10.03 feet along a curve to the right having a central angle of 01 degrees 12 minutes 36 seconds, a radius of 475.00 feet, a tangent of 5.02 feet and whose chord bears North 85 degrees 51 minutes 42 seconds East, 10.03 feet to a point for corner;

THENCE North 89 degrees 09 minutes 18 seconds East, 50.01 feet to a point for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 268.47 feet to a point for corner;

THENCE Northwesterly 21.54 feet along a curve to the left having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet, and whose chord bears North 00 degrees 39 minutes 58 seconds West. 21.54 feet to a point for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 105.87 feet to a point for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 169.96 feet to a point for corner;

THENCE North 26 degrees 17 minutes 45 seconds West, 116.04 feet to a point for corner;

THENCE North 31 degrees 27 minutes 29 seconds West, 38.87 feet to a point for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 66.32 feet to a point for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 128.58 feet to a point for corner;

THENCE Northeasterly, 26.81 feet along a curve to the left having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,025.00 feet, a tangent of 13.41 feet, and whose chord bears North 52 degrees 39 minutes 38 seconds East, 26.81 feet to a point for corner;

THENCE North 52 degrees 24 minutes 24 seconds East, 260.99 feet to a point for corner;

THENCE Northeasterly, 35.23 feet along a curve to the right having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,975.00 feet, a tangent of 17.61 feet, and whose chord bears North 52 degrees 39 minutes 38 seconds East, 35.23 feet to a point for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 84.35 feet to a point for corner;

THENCE Northeasterly, 12.17 feet along a curve to the left having a central angle of 00 degrees 04 minutes 10 seconds, having a radius of 10,025.00 feet, a tangent of 6.08 feet, and whose chord bears North 52 degrees 52 minutes 47 seconds East, 12.17 feet to a point for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 171.40 feet to a point for corner, said point being in the south line of Lot 1X, Block H of Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X, Block H as follows:

North 52 degrees 54 minutes 52 seconds East, 170.17 feet to a one-half inch iron rod with yellow cap stamped "JB" found for corner;

Northeasterly, 563.09 feet along a curve to the right having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet, and whose chord bears North 71 degrees 53 minutes 33 seconds East, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of Lot 1X, Block H;

THENCE North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said Lot 1X, Block H, said point being in the south right-of-way line of Elevon Parkway;

THENCE along the south right-of-way line of Elevon Parkway as follows:

South 89 degrees 29 minutes 28 seconds East, 300.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 58.82 feet along a curve to the right, having a central angle of 45 degrees 14 minutes 08 seconds, a radius of 74.50 feet, a tangent of 31.04 feet and whose chord bears South 66 degrees 52 minutes 24 seconds East, 57.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 18.30 feet along a curve to the left, having a central angle of 12 degrees 56 minutes 43 seconds, a radius of 81.00 feet, a tangent of 9.19 feet and whose chord bears South 50 degrees 43 minutes 42 seconds East, 18.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 52.75 feet along a curve to the right, having a central angle of 46 degrees 51 minutes 18 seconds, a radius of 64.50 feet, a tangent of 27.95 feet and whose chord bears South 33 degrees 46 minutes 24 seconds East, 51.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 10 degrees 20 minutes 45 seconds East, 10.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 79 degrees 39 minutes 15 seconds East, 70.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 20 minutes 45 seconds West, 21.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 35.92 feet along a curve to the right, having a central angle of 52 degrees 06 minutes 06 seconds, a radius of 39.50 feet, a tangent of 19.31 feet and whose chord bears

North 15 degrees 42 minutes 18 seconds East, 34.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 46.37 feet along a curve to the right, having a central angle of 48 degrees 45 minutes 12 seconds, a radius of 54.50 feet, a tangent of 24.70 feet and whose chord bears North 66 degrees 07 minutes 57 seconds East, 44.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 89 degrees 29 minutes 28 seconds East, 1,771.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of Elevon Parkway, said point also being in the west line of said right-of-way dedication recorded in Document Number 2025000041987, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 30 minutes 32 seconds West, 1,956.10 feet along the west line of said right-of-way dedication recorded in Document Number 2025000041987 to the POINT OF BEGINNING and containing 5,951,420 square feet or 136.626 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

# EXHIBIT R-11 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

**SECTION 3A, PHASE 3A-1 LEGAL DESCRIPTION**

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 68.006 acre tract of land described in deed to K. HOVNANIAN HOMES-DFW, L.L.C. as recorded in Document Number 2025000081630, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the west line of said 68.006 acre tract, said point being in the east line of Lot 10X, Block P, Elevon Section 2-Phase 2E, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 08 degrees 50 minutes 12 seconds East, 55.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 89 degrees 29 minutes 31 seconds East, 51.43 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 81 degrees 09 minutes 48 seconds East, 757.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northeasterly, 89.75 feet along a curve to the right, having a central angle of 06 degrees 02 minutes 58 seconds, a radius of 850.00 feet, a tangent of 44.91 feet, and whose chord bears North 19 degrees 22 minutes 53 seconds East, 89.70 to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 67 degrees 33 minutes 31 seconds East, 281.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:

South 75 degrees 26 minutes 04 seconds East, 116.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 14 degrees 33 minutes 56 seconds West, 51.47 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 109.80 feet along a curve to the right, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet, and whose chord bears South 24 degrees 14 minutes 40 seconds West, 109.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 33 degrees 55 minutes 23 seconds West, 162.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 56 degrees 04 minutes 37 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 259.52 feet along a curve to the left, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet, and whose chord bears South 17 degrees 12 minutes 58 seconds West, 255.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 17.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 407.95 feet along a curve to the left, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet, and whose chord bears South 23 degrees 06 minutes 03 seconds East, 396.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 45 degrees 08 minutes 35 seconds East, 84.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 20 degrees 08 minutes 03 seconds East, 52.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 69 degrees 51 minutes 57 seconds West, 155.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 20 degrees 08 minutes 03 seconds East, 170.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 69 degrees 51 minutes 57 seconds East, 49.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet, and whose chord bears South 06 degrees 37 minutes 22 seconds East, 55.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 32.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 28 seconds West, 115.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 205.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 19 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 401.23 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southeast corner of said 68.006 acre tract;

THENCE South 89 degrees 12 minutes 19 seconds West, 121.03 feet along the south line of said 68.006 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041986, Official Public Records of Collin County, Texas;

THENCE along the south line of said 68.006 acre tract and along the north line of said right-of-way dedication as follows:

South 00 degrees 47 minutes 41 seconds East, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet, and whose chord bears South 22 degrees 43 minutes 29 seconds West, 51.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 1.64 feet along a curve to the right, having a central angle of 01 degree 09 minutes 17 second, a radius of 81.50 feet, a tangent of 1.64 feet, and whose chord bears South 45 degrees 40 minutes 00 seconds West, 1.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet, and whose chord bears South 67 degrees 47 minutes 57 seconds West, 57.52 to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 28 seconds West, 299.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north right-of-way line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point being the east line of said Elevon Section 2-Phase 2E;

THENCE continuing along the south line of said 68.006 acre tract and along the east line of said Elevon Section 2-Phase 2E as follows:

North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 439.75 feet along a curve to the left, having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet, and whose chord bears South 77 degrees 36 minutes 35 seconds West, 435.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 68.006 acre tract;

THENCE along the west line of said 68.006 acre tract and continuing along the east line of said Elevon Section 2-Phase 2E as follows:

North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1070.00 feet, a tangent of 59.10 feet, and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 43 degrees 05 minutes 01 second West, 49.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 51 degrees 29 minutes 01 second West, 48.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 122.12 feet along a curve to the right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 17 degrees 59 minutes 18 seconds East, 14.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 15 degrees 16 minutes 59 seconds East, 51.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 46 degrees 40 minutes 06 seconds West, 187.30 feet to the POINT OF BEGINNING and containing 2,040,804 square feet or 46.850 acres of land.

BASIS OF BEARING:

The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT R-12- IMPROVEMENT AREA #5 LEGAL DESCRIPTION

**SECTION 3B, PHASE 3B-1 LEGAL DESCRIPTION**

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to PETRO-HUNT, LLC as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to FAR EAST LAVON, LP as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the south line of Lot 1X, Block H, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X as follows:

Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 52 degrees 54 minutes 52 seconds East, 811.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 171.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 12.20 feet along a curve to the right, having a central angle of 00 degrees 04 minutes 11 seconds, a radius of 10,025.00 feet, a tangent of 6.10 feet, and whose chord bears South 52 degrees 52 minutes 46 seconds East, 12.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 84.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 35.23 feet along a curve to the left, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,975.00 feet, a tangent of 17.61 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 35.23 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 24 minutes 24 seconds West, 260.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 26.81 feet along a curve to the right, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,025.00 feet, a tangent of 13.41 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 26.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 128.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 66.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 31 degrees 27 minutes 29 seconds East, 38.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 26 degrees 17 minutes 45 seconds East, 116.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 169.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 43 seconds West, 105.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 21.54 feet along a curve to the right, having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet, and whose chord bears South 00 degrees 39 minutes 58 seconds East, 21.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.47 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 16.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 43.54 feet along a curve to the left, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 475.00 feet, a tangent of 21.79 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 43.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 85 degrees 15 minutes 24 seconds West, 81.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 34.38 feet along a curve to the right, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 375.00 feet, a tangent of 17.20 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 34.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 130.43 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 51.42 feet along a curve to the left, having a central angle of 58 degrees 55 minutes 21 seconds, a radius of 50.00 feet, a tangent of 28.24 feet, and whose chord bears South 77 degrees 21 minutes 23 seconds East, 49.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 28 minutes 34 seconds East, 532.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 250.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 34 minutes 33 seconds East, 90.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 51 minutes 47 seconds West, 265.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the north line of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041993, Official Public Records of Collin County, Texas;

THENCE along the north line of said right-of-way dedication as follows:

North 89 degrees 08 minutes 13 seconds West, 60.47 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southwesterly, 130.14 feet along a curve to the left, having a central angle of 06 degrees 48 minutes 35 seconds, a radius of 1,095.00 feet, a tangent of 65.15 feet and whose chord bear South 87 degrees 27 minutes 29 seconds West, 130.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 84 degrees 03 minutes 12 seconds West, 24.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northwesterly, 258.13 feet along a curve to the right, having a central angle of 14 degrees 42 minutes 59 seconds, a radius of 1,005.00 feet, a tangent of 129.78 feet and whose chord bear North 88 degrees 35 minutes 19 seconds West, 257.43 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northwesterly, 157.64 feet along a curve to the left, having a central angle of 08 degrees 14 minutes 54 seconds, a radius of 1,095.00 feet, a tangent of 78.95 feet and whose chord bear North 85 degrees 21 minutes 16 seconds West, 157.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 89 degrees 28 minutes 43 seconds West, 1,078.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the north line of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041988, Official Public Records of Collin County, Texas;

THENCE Southwesterly, along the north line of said right-of-way dedication recorded in Document Number 2025000041988, 64.22 feet along a curve to the left, having a central angle of 03 degrees 21 minutes 37 seconds, a radius of 1,095.00 feet, a tangent of 32.12 feet and whose chord bear South 88 degrees 50 minutes 29

seconds West, 64.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of Lot 1X, Block I, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 31 minutes 57 seconds East, 53.47 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

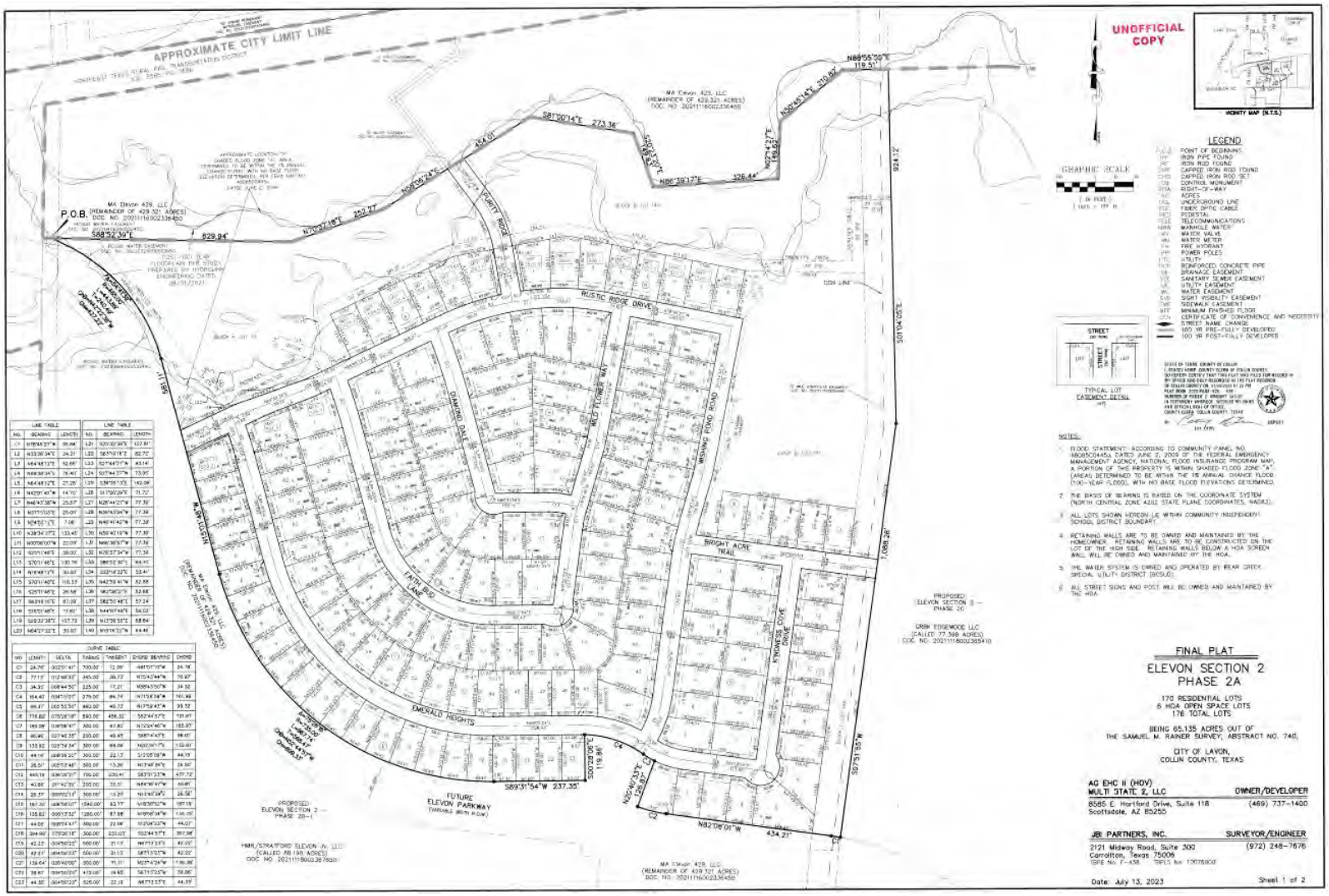
THENCE Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet to the POINT OF BEGINNING and containing 1,310,000 square feet or 30.073 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT S-1 – IMPROVEMENT AREA #1 PLATS



LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being all of that called 65.135 acre tract of land described in deed to AG EHC II (HOV) MULTI STATE 2, LLC, as recorded in Document Number 20220330000513430, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 65.135 acre tract:

THENCE South 88 degrees 52 minutes 39 seconds East, 629.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 70 degrees 37 minutes 18 seconds East, 252.27 feet to a one-half inch iron rod with yellow cap stromped "JBI" found for corner;

THENCE North 38 degrees 06 minutes 24 seconds East, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 81 degrees 00 minutes 14 seconds East, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 20 degrees 23 minutes 20 seconds East, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 56 degrees 39 minutes 17 seconds East, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 02 degrees 14 minutes 27 seconds East, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 50 degrees 45 minutes 14 seconds East, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 88 degrees 55 minutes 56 seconds East, 119.51 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 01 degrees 04 minutes 05 seconds East, 924.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 07 degrees 51 minutes 56 seconds West, 1,088.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 24.78 feet along a curve to the left having a central angle of 02 degrees 01 minutes 41 seconds, a radius of 700.00 feet, a tangent of 12.39 feet and whose chord bears North 81 degrees 07 minutes 10 seconds West, 24.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 82 degrees 08 minutes 01 seconds West, 434.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 77.13 feet along a curve to the right having a central angle of 12 degrees 48 minutes 33 seconds, a radius of 345.00 feet, a tangent of 38.73 feet and whose chord bears North 75 degrees 43 minutes 44 seconds West, 76.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 20 degrees 40 minutes 33 seconds East, 126.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 34.35 feet along a curve to the right having a central angle of 08 degrees 44 minutes 50 seconds, a radius of 225.00 feet, a tangent of 17.21 feet and whose chord bears North 58 degrees 43 minutes 50 seconds West, 34.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 164.40 feet along a curve to the left having a central angle of 34 degrees 15 minutes 07 seconds, a radius of 275.00 feet, a tangent of 84.74 feet and whose chord bears North 71 degrees 28 minutes 59 seconds West, 161.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 00 degrees 28 minutes 06 seconds East, 119.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 89 degrees 31 minutes 54 seconds West, 237.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 967.74 feet along a curve to the right having a central angle of 75 degrees 26 minutes 18 seconds, a radius of 735.00 feet, a tangent of 568.47 feet and whose chord bears North 52 degrees 44 minutes 57 seconds West, 899.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 15 degrees 01 minutes 48 seconds West, 581.11 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 443.89 feet along a curve to the left having a central angle of 54 degrees 41 minutes 39 seconds, a radius of 465.00 feet, a tangent of 240.49 feet and whose chord bears North 42 degrees 22 minutes 38 seconds West, 427.22 feet to the POINT OF BEGINNING and containing 2,837,282 square feet or 65.135 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| A-1 | 8,750 | 0.201 |
| A-2 | 8,750 | 0.201 |
| A-3 | 8,750 | 0.201 |
| A-4 | 8,954 | 0.206 |
| A-5 | 9,715 | 0.223 |
| A-6 | 9,426 | 0.216 |
| A-7X | 299,617 | 6.878 |
| A-8X | 1,202 | 0.028 |
| B-1 | 9,760 | 0.224 |
| B-2 | 10,189 | 0.234 |
| B-3 | 9,753 | 0.224 |
| B-4 | 8,997 | 0.207 |
| B-5 | 8,750 | 0.201 |
| B-6 | 8,750 | 0.201 |
| B-7 | 8,750 | 0.201 |
| B-8 | 8,750 | 0.201 |
| B-9 | 8,400 | 0.193 |
| B-10 | 8,400 | 0.193 |
| B-11 | 8,400 | 0.193 |
| B-12 | 8,400 | 0.193 |
| B-13 | 8,400 | 0.193 |
| B-14X | 609,985 | 14.003 |
| B-15X | 1,202 | 0.028 |
| C-1 | 9,745 | 0.224 |
| C-2 | 8,401 | 0.193 |
| C-3 | 8,400 | 0.193 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| C-4 | 8,043 | 0.185 |
| C-5 | 14,783 | 0.339 |
| C-6 | 10,587 | 0.243 |
| C-7 | 8,378 | 0.192 |
| C-8 | 8,399 | 0.193 |
| C-9 | 8,400 | 0.193 |
| C-10 | 8,400 | 0.193 |
| C-11 | 8,400 | 0.193 |
| C-12 | 8,400 | 0.193 |
| C-13 | 9,600 | 0.220 |
| C-14X | 51,138 | 1.174 |
| D-1 | 9,600 | 0.220 |
| D-2 | 8,400 | 0.193 |
| D-3 | 8,400 | 0.193 |
| D-4 | 8,400 | 0.193 |
| D-5 | 8,400 | 0.193 |
| D-6 | 8,400 | 0.193 |
| D-7 | 9,806 | 0.225 |
| D-8 | 10,542 | 0.242 |
| D-9 | 8,489 | 0.194 |
| D-10 | 8,400 | 0.193 |
| D-11 | 8,400 | 0.193 |
| D-12 | 8,400 | 0.193 |
| D-13 | 8,400 | 0.193 |
| D-14 | 9,600 | 0.220 |
| E-1 | 10,171 | 0.233 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| E-2 | 7,200 | 0.165 |
| E-3 | 7,200 | 0.165 |
| E-4 | 7,200 | 0.165 |
| E-5 | 7,200 | 0.165 |
| E-6 | 7,611 | 0.175 |
| E-7 | 7,654 | 0.176 |
| E-8 | 7,654 | 0.176 |
| E-9 | 7,654 | 0.176 |
| E-10 | 7,654 | 0.176 |
| E-11 | 7,654 | 0.176 |
| E-12 | 7,654 | 0.176 |
| E-13 | 7,654 | 0.176 |
| E-14 | 7,654 | 0.176 |
| E-15 | 7,654 | 0.176 |
| E-16 | 7,654 | 0.176 |
| E-17 | 7,654 | 0.176 |
| E-18 | 7,654 | 0.176 |
| E-19 | 7,654 | 0.176 |
| E-20 | 7,231 | 0.166 |
| E-21 | 7,200 | 0.165 |
| E-22 | 7,200 | 0.165 |
| E-23 | 7,200 | 0.165 |
| E-24X | 609 | 0.014 |
| F-1 | 11,741 | 0.270 |
| F-2 | 8,767 | 0.201 |
| F-3 | 8,400 | 0.193 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| F-4 | 7,200 | 0.165 |
| F-5 | 7,200 | 0.165 |
| F-6 | 7,712 | 0.177 |
| F-7 | 7,958 | 0.183 |
| F-8 | 7,958 | 0.183 |
| F-9 | 7,958 | 0.183 |
| F-10 | 7,958 | 0.183 |
| F-11 | 7,958 | 0.183 |
| F-12 | 7,958 | 0.183 |
| F-13 | 7,889 | 0.181 |
| F-14 | 7,200 | 0.165 |
| F-15 | 7,352 | 0.169 |
| F-16 | 7,848 | 0.180 |
| F-17 | 12,028 | 0.276 |
| F-18 | 8,422 | 0.193 |
| F-19 | 7,200 | 0.165 |
| F-20 | 7,200 | 0.165 |
| F-21 | 7,200 | 0.165 |
| F-22 | 8,222 | 0.189 |
| F-23 | 7,206 | 0.165 |
| F-24 | 7,201 | 0.165 |
| F-25 | 7,586 | 0.174 |
| F-26 | 7,200 | 0.165 |
| F-27 | 7,200 | 0.165 |
| F-28 | 7,200 | 0.165 |
| F-29 | 7,200 | 0.165 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| F-30 | 9,000 | 0.207 |
| F-31 | 9,600 | 0.220 |
| F-32 | 8,400 | 0.193 |
| F-33 | 8,400 | 0.193 |
| F-34 | 8,400 | 0.193 |
| F-35 | 8,442 | 0.194 |
| F-36 | 9,487 | 0.218 |
| F-37 | 8,433 | 0.194 |
| F-38 | 9,730 | 0.223 |
| F-39 | 8,400 | 0.193 |
| F-40 | 8,400 | 0.193 |
| F-41 | 8,400 | 0.193 |
| F-42 | 8,400 | 0.193 |
| F-43 | 12,128 | 0.278 |
| F-44 | 12,192 | 0.280 |
| F-45 | 7,243 | 0.166 |
| F-46 | 7,200 | 0.165 |
| F-47 | 7,200 | 0.165 |
| F-48 | 7,800 | 0.179 |
| F-49 | 8,378 | 0.192 |
| F-50 | 8,042 | 0.185 |
| F-51 | 8,056 | 0.185 |
| F-52 | 8,071 | 0.185 |
| F-53 | 8,055 | 0.185 |
| F-54 | 8,047 | 0.185 |
| F-55 | 8,055 | 0.185 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| F-56 | 8,071 | 0.185 |
| F-57 | 8,057 | 0.185 |
| F-58 | 8,041 | 0.185 |
| F-59 | 7,506 | 0.172 |
| F-60 | 7,200 | 0.165 |
| F-61 | 7,200 | 0.165 |
| F-62 | 7,200 | 0.165 |
| F-63 | 7,200 | 0.165 |
| F-64 | 10,399 | 0.239 |
| G-1 | 10,554 | 0.242 |
| G-2 | 8,723 | 0.200 |
| G-3 | 7,201 | 0.165 |
| G-4 | 7,200 | 0.165 |
| G-5 | 7,200 | 0.165 |
| G-6 | 7,200 | 0.165 |
| G-7 | 10,738 | 0.246 |
| G-8 | 10,700 | 0.246 |
| G-9 | 7,200 | 0.165 |
| G-10 | 11,385 | 0.261 |
| G-11 | 10,655 | 0.245 |
| G-12 | 8,400 | 0.193 |
| G-13 | 9,262 | 0.213 |
| G-14 | 8,926 | 0.205 |
| G-15 | 8,926 | 0.205 |
| G-16 | 8,801 | 0.202 |
| G-17 | 7,200 | 0.165 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| G-18 | 7,200 | 0.165 |
| G-19 | 7,200 | 0.165 |
| G-20 | 7,200 | 0.165 |
| G-21 | 8,658 | 0.199 |
| G-22 | 10,915 | 0.251 |
| H-1 | 10,284 | 0.236 |
| H-2 | 9,393 | 0.216 |
| H-3 | 9,338 | 0.214 |
| H-4 | 10,292 | 0.236 |
| H-5 | 13,324 | 0.306 |
| H-6 | 10,648 | 0.244 |
| H-7 | 9,881 | 0.226 |
| H-8 | 9,073 | 0.208 |
| H-9 | 8,194 | 0.188 |
| H-10 | 11,529 | 0.265 |
| H-11 | 10,166 | 0.233 |
| H-12 | 7,908 | 0.182 |
| H-13 | 8,802 | 0.202 |
| H-14 | 9,695 | 0.223 |
| H-15 | 11,820 | 0.271 |

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AG EHC II (HOV) MULTI STATE 2, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 2, PHASE 2A**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area 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 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 BCSUD, forever for purposes indicated on this plat.
3. The City of Lavon and BCSUD 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 and 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 as being subordinate to the public, City of Lavon and BCSUD.
5. The City of Lavon, BCSUD, 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. City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring 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 BCSUD facilities, at which time BCSUD shall also review and approve.

AG EHC II (HOV) MULTI STATE 2, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS 18 DAY OF July, 2023.

AG EHC II (HOV) MULTI STATE 2, LLC,
a Delaware limited liability company

By: Wendy Sheckel

Name: Wendy Sheckel, Authorized Representative of Essential Housing ... Management, LLC, Authorized Agent of AG EHC II (HOV) Multi State 2, LLC

STATE OF ARIZONA §

COUNTY OF MARICOPA §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Wendy Sheckel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 18 day of July, 2023.

Notary Signature

UNOFFICIAL COPY

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the 18th day of July, 2023.

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 18th day of July, 2023.

Notary Public in and for the State of Texas.

DEREK BELL

Recommended for Approval:

Date: 6/28/2023

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: 7/5/2023

Mayor, City of Lavon, Texas

Accepted:

Date: 7/18/2023

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Sec 2 Ph 2A subdivision or addition to the City of Lavon was submitted to the city council on the 18 day of July, 2023 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 or her name as here in above subscribed.

Witness my hand this 19 day of July, AD. 2023.

City Secretary, City of Lavon, Texas

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: Camille Reagan / GENERAL MANAGER

Date: July 20, 2023

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON 07/25/2023 01:23 PM
PLAT BOOK 2023 P 525 – 526
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY DEPUTY

FINAL PLAT

ELEVON SECTION 2
PHASE 2A

170 RESIDENTIAL LOTS
6 HOA OPEN SPACE LOTS
176 TOTAL LOTS

BEING 65.135 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

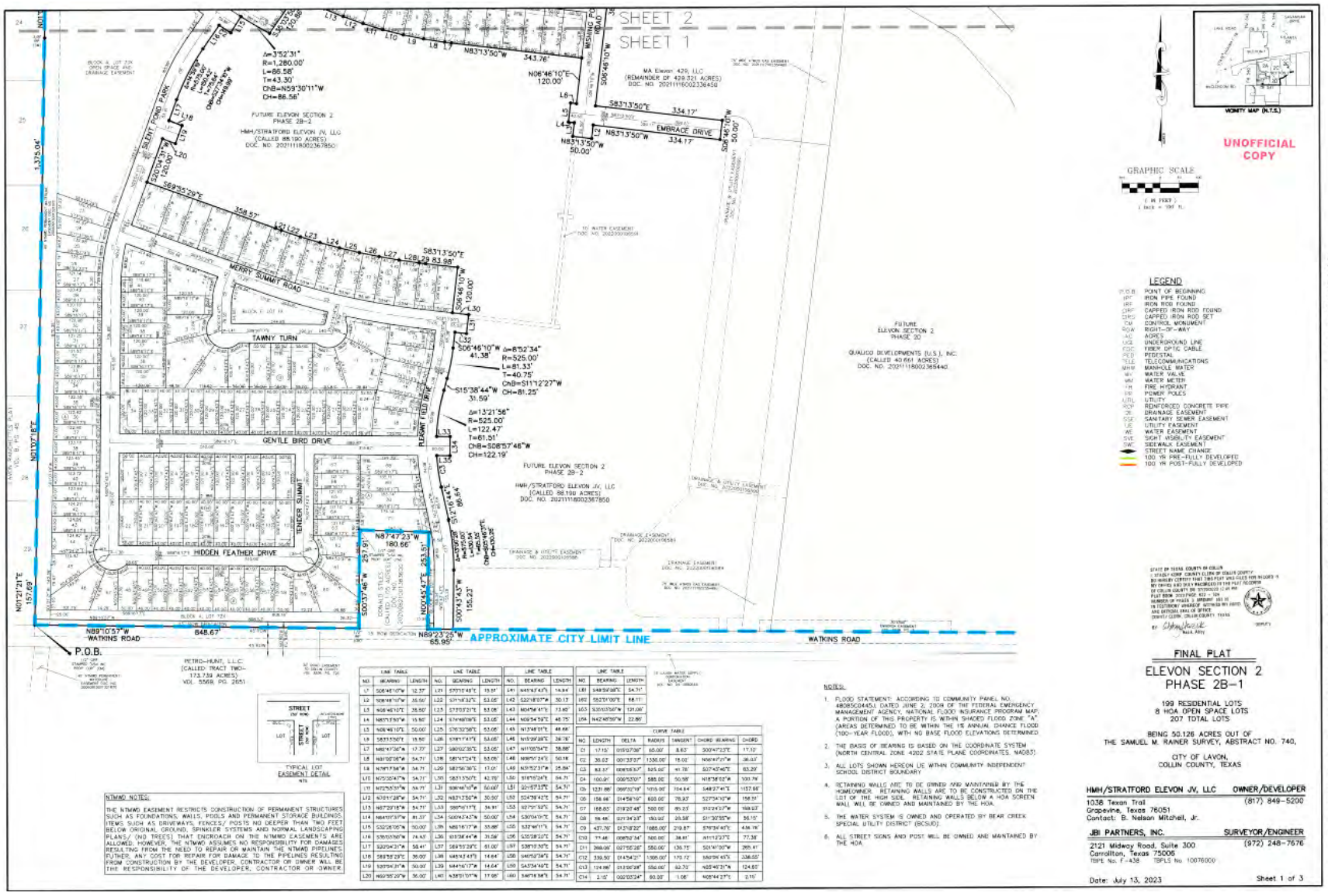
CITY OF LAVON,
COLLIN COUNTY, TEXAS

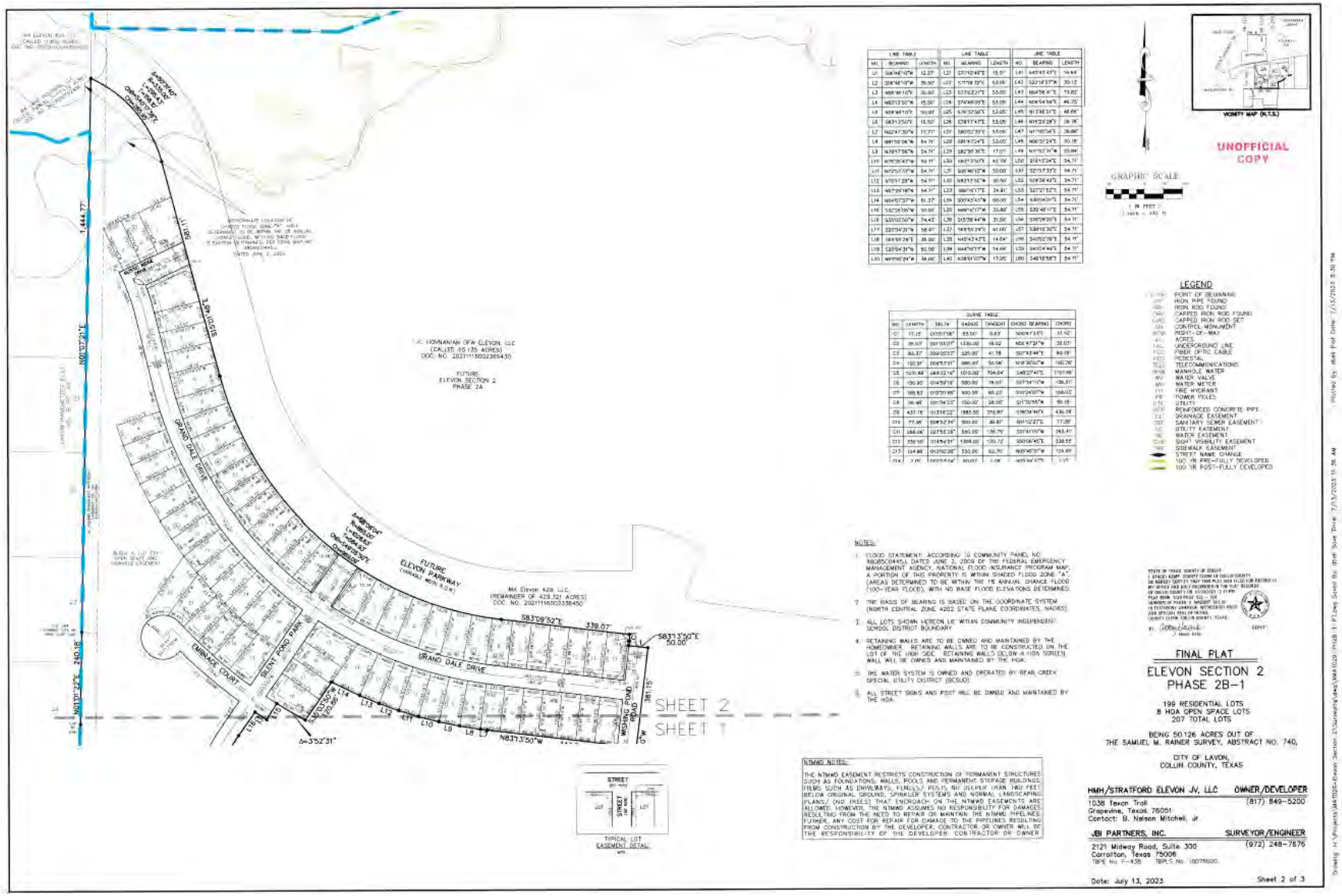
| AG EHC II (HOV) MULTI STATE 2, LLC | OWNER/DEVELOPER |
|---|---|
| 8585 E. Hartford Drive, Suite 118<br>Scottsdale, AZ 85255 | (469) 737-1400 |

| JBI PARTNERS, INC. | SURVEYOR/ENGINEER |
|---|---|
| 2121 Midway Road, Suite 300<br>Carrollton, Texas 75006<br>TBPE No. F-438 TBPLS No. 10076000 | (972) 248-7676 |

Date: July 13, 2023 Sheet 2 of 2

Drawing: H:\Projects\MAT029–Elevon Section 2\Surveying\dwg\MAT029–PH2A–PT.dwg Saved By: dbell Save Time: 7/13/2023 3:35 PM Plotted by: dbell Plot Date: 7/17/2023 3:41 PM


SHEET 2
SHEET 1
UNOFFICIAL COPY
VICINITY MAP (N.T.S.)
GRAPHIC SCALE
LEGEND
FINAL PLAT
ELEVON SECTION 2
PHASE 2B-1
199 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
207 TOTAL LOTS
BEING 50.126 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON,
COLLIN COUNTY, TEXAS
HMH/STRATFORD ELEVON JV, LLC
1038 Texan Trail
Grapevine, Texas 76051
Contact: B. Nelson Mitchell, Jr.
OWNER/DEVELOPER
(817) 849-5200
JBI PARTNERS, INC.
2121 Midway Road, Suite 300
Carrollton, Texas 75006
SURVEYOR/ENGINEER
(972) 248-7676
Date: July 13, 2023
Sheet 1 of 3
APPROXIMATE CITY LIMIT LINE
WATKINS ROAD
HIDDEN FEATHER DRIVE
TAWNY TURN
MERRY SUMMER ROAD
GENTLE BIRD DRIVE
PHEASANT FIELD DRIVE
TENDER SUMMIT
EMBRACE DRIVE
SILENT POND PARK
MISSING POST ROAD
P.O.B.


UNOFFICIAL COPY
LEGEND
NOTES:
FINAL PLAT
ELEVON SECTION 2
PHASE 2B-1
198 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
207 TOTAL LOTS
BEING 50.126 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON,
COLLIN COUNTY, TEXAS
HMH/STRATFORD ELEVON JV, LLC OWNER/DEVELOPER
1038 Texan Trail (817) 849-5200
Grapevine, Texas 76051
Contact: B. Nelson Mitchell, Jr
JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Date: July 13, 2023
Sheet 2 of 3
GRAPHIC SCALE
VICINITY MAP (N.T.S.)
GRAND DALE DRIVE
FUTURE ELEVON PARKWAY
EMBRACE COURT
SILENT POND PARK
WISHING POND ROAD
SHEET 2
SHEET 1
TYPICAL LOT EASEMENT DETAIL

UNOFFICIAL COPY

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 88.190 acre tract of land described in deed to HMH/STRATFORD ELEVON JV, LLC as recorded in Document Number 88.190, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 88.190 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 88.190 acre tract and along the east line of said Lavon Ranchettes Addition as follows:

North 01 degrees 21 minutes 21 seconds East, 157.68 feet to a one-half inch iron rod found for corner;
North 01 degrees 07 minutes 18 seconds East, 1,376.04 feet to a three-eighths inch iron rod found for corner;
North 01 degrees 01 minutes 22 seconds East, 240.18 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;
North 01 degrees 07 minutes 21 seconds East, at 1,444.77 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,444.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 88.190 acre tract;

THENCE along the north line of said 88.190 acre tract as follows:

Southeasterly, 295.43 feet along a curve to the right having a central angle of 50 degrees 31 minutes 40 seconds, a radius of 335.00 feet, a tangent of 158.10 feet and whose chord bears South 40 degrees 17 minutes 38 seconds East, 285.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 15 degrees 01 minutes 48 seconds East, 581.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 1,026.53 feet along a curve to the left having a central angle of 68 degrees 06 minutes 04 seconds, a radius of 863.00 feet, a tangent of 584.93 feet and whose chord bears South 49 degrees 05 minutes 50 seconds East, 969.09 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 83 degrees 09 minutes 52 seconds East, 339.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 17.15 feet along a curve to the right, having a central angle of 15 degrees 07 minutes 06 seconds, a radius of 65.00 feet, a tangent of 8.63 feet and whose chord bears South 00 degrees 47 minutes 23 seconds East, 17.10 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 06 degrees 46 minutes 10 seconds West, 12.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 13 minutes 50 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 06 degrees 46 minutes 10 seconds West, 381.15 feet along the east line of said 88.190 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 83 degrees 13 minutes 50 seconds East, 334.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 334.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 35.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 35.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 15.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 15.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 06 degrees 46 minutes 10 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 343.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 82 degrees 47 minutes 30 seconds West, 17.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 81 degrees 00 minutes 06 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 78 degrees 17 minutes 56 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 75 degrees 35 minutes 47 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 72 degrees 53 minutes 37 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 70 degrees 11 minutes 28 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 67 degrees 29 minutes 18 seconds West, 54.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 64 degrees 07 minutes 37 seconds West, 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 35 degrees 03 minutes 50 seconds West, 120.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 88.59 feet along a curve to the right having a central angle of 03 degrees 52 minutes 31 seconds, a radius of 1,280.00 feet, a tangent of 43.30 feet and whose chord bears North 58 degrees 30 minutes 11 seconds West, 88.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 32 degrees 26 minutes 05 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 36.03 feet along a curve to the right, having a central angle of 01 degrees 33 minutes 07 seconds, a radius of 1,330.00 feet, a tangent of 18.02 feet, and whose chord bears North 56 degrees 47 minutes 21 seconds West, 36.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 35 degrees 03 minutes 50 seconds West, 74.43 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 150.42 feet along a curve to the left having a central angle of 14 degrees 59 minutes 19 seconds, a radius of 575.00 feet, a tangent of 75.64 feet and whose chord bears South 27 degrees 34 minutes 10 seconds West, 149.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 20 degrees 04 minutes 31 seconds West, 58.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 69 degrees 55 minutes 29 seconds East, 36.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 20 degrees 04 minutes 31 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 69 degrees 55 minutes 29 seconds West, 36.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 20 degrees 04 minutes 31 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 69 degrees 55 minutes 29 seconds East, 358.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 70 degrees 10 minutes 49 seconds East, 15.51 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 71 degrees 18 minutes 32 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 73 degrees 03 minutes 21 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 74 degrees 48 minutes 09 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 76 degrees 32 minutes 58 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 78 degrees 17 minutes 47 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 80 degrees 02 minutes 36 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 81 degrees 47 minutes 24 seconds East, 53.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 82 degrees 56 minutes 36 seconds East, 17.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 83.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 13 minutes 50 seconds East, 42.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 83 degrees 13 minutes 50 seconds West, 30.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 46 minutes 10 seconds West, 41.38 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 81.33 feet along a curve to the right having a central angle of 08 degrees 52 minutes 34 seconds, a radius of 525.00 feet, a tangent of 40.75 feet and whose chord bears South 11 degrees 12 minutes 27 seconds West, 81.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 15 degrees 38 minutes 44 seconds West, 31.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 122.47 feet along a curve to the left having a central angle of 13 degrees 21 minutes 56 seconds, a radius of 525.00 feet, a tangent of 122.47 feet and whose chord bears South 08 degrees 57 minutes 46 seconds West, 122.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 86 degrees 16 minutes 17 seconds East, 34.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 43 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 16 minutes 17 seconds West, 33.88 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 83.37 feet along a curve to the left, having a central angle of 09 degrees 05 minutes 57 seconds, a radius of 525.00 feet, a tangent of 41.78 feet, and whose chord bears South 07 degrees 43 minutes 46 seconds East, 83.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 12 degrees 16 minutes 44 seconds East, 86.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 130.54 feet along a curve to the right having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 575.00 feet, a tangent of 65.55 feet and whose chord bears South 05 degrees 46 minutes 31 seconds East, 130.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 43 seconds West, 155.23 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 88.190 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 23 minutes 25 seconds, 65.95 feet along the south line of said 88.190 acre tract and along the north right-of-way line of said County Road 541 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point also being the southeast corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 88.190 acre tract and said 1.05 acre tract as follows:

North 00 degrees 45 minutes 47 seconds East, 253.51 feet to a five-eighths inch iron rod found for corner;
North 87 degrees 47 minutes 23 seconds West, 180.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;
South 00 degrees 37 minutes 46 seconds West, 257.61 feet to a one-half inch iron rod found at the southwest corner of said 1.05 acre tract, said point also being in the north right-of-way line of said County Road 541;

THENCE North 89 degrees 10 minutes 57 seconds West, 848.67 feet along the south line of said 88.190 acre tract and along the north right-of-way line of said County Road 541 to the POINT OF BEGINNING and containing 2,183,492 square feet or 50.126 acres of land.

BASIS OF BEARING
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That HMH/STRATFORD ELEVON JV, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 2, PHASE 2B-1**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area 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 at 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 BCSUD, forever for purposes indicated on this plat.
3. The City of Lavon and BCSUD 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 and 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 as being subordinate to the public, City of Lavon and BCSUD.
5. The City of Lavon, BCSUD, 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. City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring 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 BCSUD facilities, at which time BCSUD shall also review and approve.

HMH/STRATFORD ELEVON JV, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS 18th DAY OF July, 2023.

HMH/STRATFORD ELEVON JV, LLC
a Texas limited liability company

By: [signature]

Name: B. Nelson Mitchell, Jr.

STATE OF TEXAS §

COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared B. Nelson Mitchell, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 18th day of July, 2023.

[signature]
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the 17th day of July, 2023.

[signature]
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 17th day of July, 2023.

[signature]
Notary Public in and for the State of Texas

Recommended for Approval:
[signature]
Date: 6/28/2023

Chairman, Planning and Zoning Commission
City of Lavon, Texas

Approved for Construction:
[signature]
Date: 7/5/2023

Mayor, City of Lavon, Texas

Accepted:
[signature]
Date: 7/18/2023

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Ph 2B-1 subdivision or addition to the City of Lavon was submitted to the city council on the 18 day of July 2023, 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 or her name as here in above subscribed.

Witness my hand this 19 day of July, AD, 2023.

[signature]
City Secretary, City of Lavon, Texas

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: Camille Reagan/General Manager

Date: July 20, 2023

FINAL PLAT

ELEVON SECTION 2
PHASE 2B-1

199 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
207 TOTAL LOTS

BEING 50.126 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

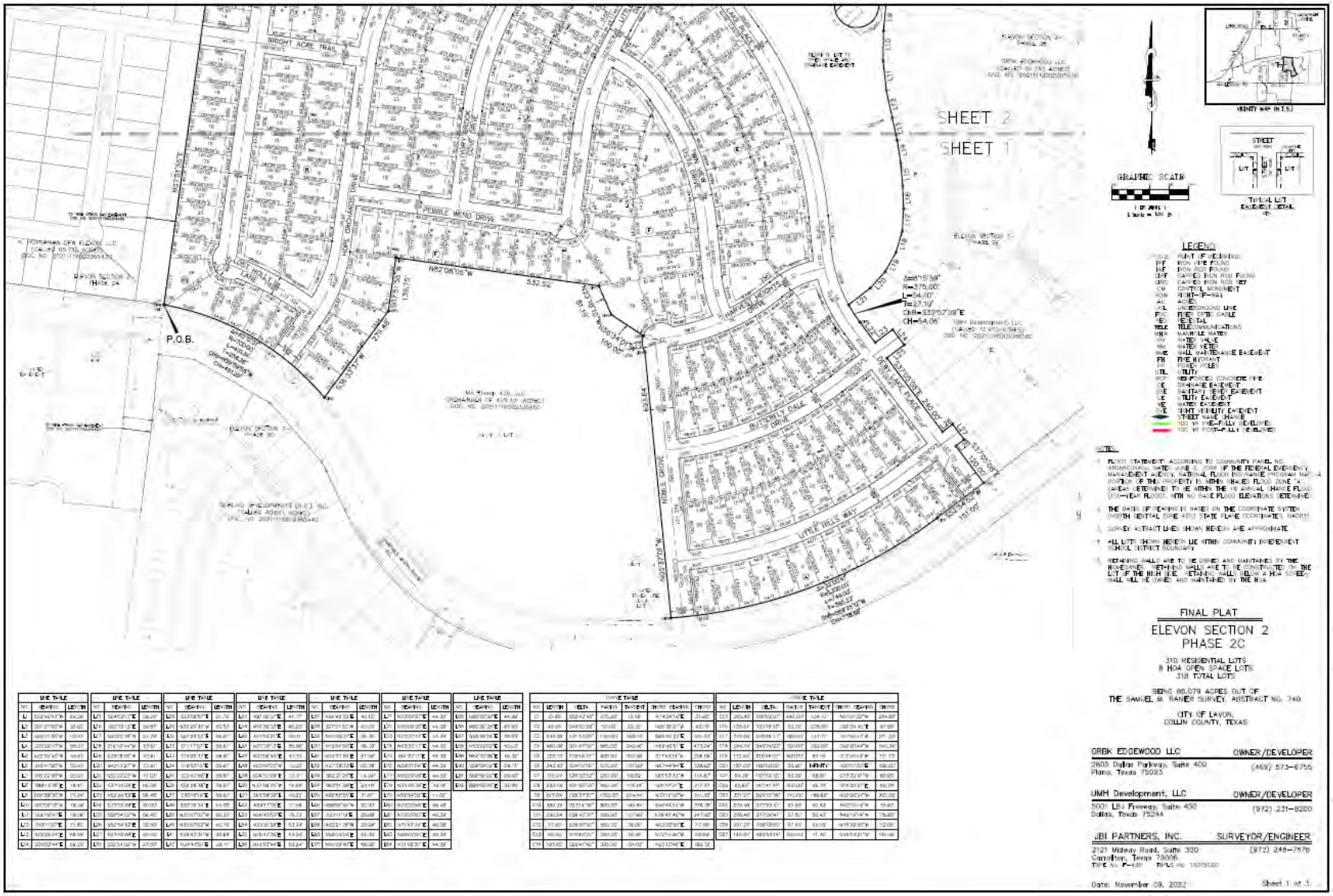
CITY OF LAVON,
COLLIN COUNTY, TEXAS

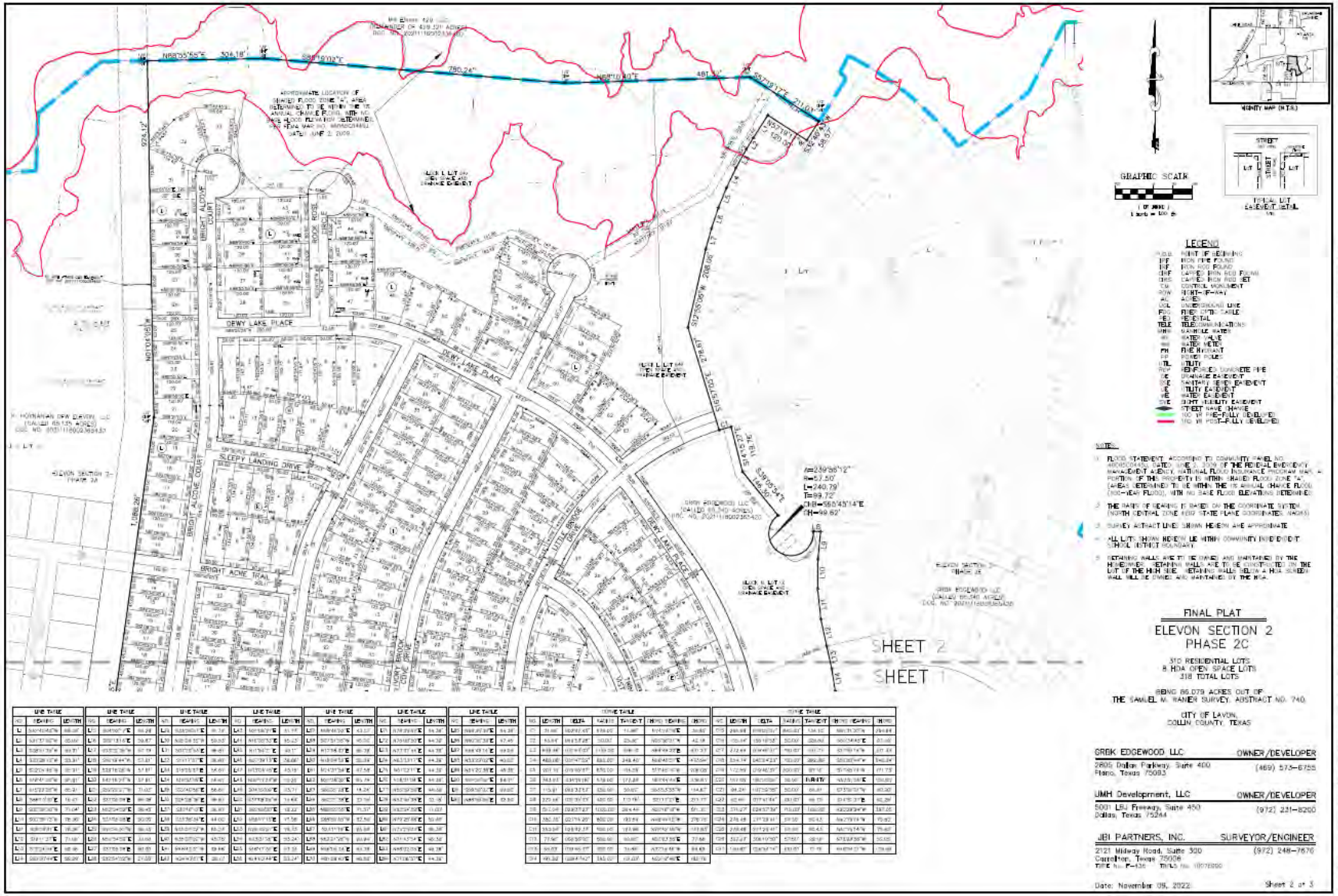
| HMH/STRATFORD ELEVON JV, LLC | OWNER/DEVELOPER |
|---|---|
| 1038 Texan Trail<br>Grapevine, Texas 76051<br>Contact: B. Nelson Mitchell, Jr. | (817) 849-5200 |

| JBI PARTNERS, INC. | SURVEYOR/ENGINEER |
|---|---|
| 2121 Midway Road, Suite 300<br>Carrollton, Texas 75006<br>TBPE No. F-438 TBPLS No. 10076000 | (972) 248-7676 |

Date: July 13, 2023 Sheet 3 of 3

Drawing: H:\Projects\MAT029-Elevon Section 2\Surveying\dwg\MAT029-PH2B-1-PT.dwg Saved By: dbell Save Time: 7/13/2023 3:31 PM Plotted by: dbell Plot Date: 7/13/2023 3:35 PM


SHEET 2
SHEET 1
P.O.B.
LEGEND
FINAL PLAT
ELEVON SECTION 2
PHASE 2C
310 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
318 TOTAL LOTS
BEING 85.079 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740
CITY OF LAVON,
COLLIN COUNTY, TEXAS
ORBK EDGEWOOD LLC
OWNER/DEVELOPER
2600 Dallas Parkway, Suite 400
Plano, Texas 75093
(469) 573-6755
UMH Development, LLC
OWNER/DEVELOPER
5001 LBJ Freeway, Suite 450
Dallas, Texas 75244
(972) 231-8200
JBI PARTNERS, INC.
SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7676
Date: November 09, 2022
Sheet 1 of 3


FINAL PLAT
ELEVON SECTION 2
PHASE 2C
370 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
378 TOTAL LOTS
BEING 86.079 ACRES OUT OF
THE SAMUEL M. WARNER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON,
COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
GREK EDGEWOOD, LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
(469) 573-6755
OWNER/DEVELOPER
UMH Development, LLC
5001 LBJ Freeway, Suite 450
Dallas, Texas 75244
(972) 231-8200
SURVEYOR/ENGINEER
JBI PARTNERS, INC.
2121 Midway Road, Suite 320
Carrollton, Texas 75006
(972) 248-7676
Date: November 09, 2022
Sheet 2 of 3
SHEET 2
SHEET 1
LEGEND
NOTES:

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being all of that called 78.398 acre tract of land described in deed to GRBK EDGEWOOD LLC as recorded in Document Number 20211118002365410, Official Public Records of Collin County, Texas, being all of that called 14.381 acre tract of land described in deed to UMH Development, LLC as recorded in Document Number 20211118002365170, Official Public Records of Collin County, Texas, being a part of that called 65.340 acre tract of land described in deed to GRBK EDGEWOOD LLC as recorded in Document Number 20211118002365420, Official Public Records of Collin County, Texas, and also being a part of 12.972 acre tract of land described in deed to UMH Development, LLC as recorded in Document Number 20211118002365180 Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 78.398 acre tract;

THENCE along the west line of said 78.398 acre tract as follows:
North 07 degrees 51 minutes 55 seconds East, 1,088.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 01 degrees 04 minutes 05 seconds West, 924.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northwest corner of said 78.398 acre tract;

THENCE along the north line of said 78.398 acre tract as follows:
North 88 degrees 55 minutes 55 seconds East, 304.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 85 degrees 19 minutes 02 seconds East, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 10 minutes 40 seconds East, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 65.340 acre tract of land.

THENCE South 57 degrees 19 minutes 17 seconds East, 211.03 feet along the north line of said 65.340 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 32 degrees 40 minutes 43 seconds West, 58.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 57 degrees 19 minutes 17 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 32 degrees 40 minutes 43 seconds West, 69.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 31 degrees 37 minutes 00 seconds West, 35.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 28 degrees 51 minutes 35 seconds West, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 28 minutes 10 seconds West, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 22 degrees 04 minutes 45 seconds West, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 18 degrees 41 minutes 20 seconds West, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 15 degrees 22 minutes 05 seconds West, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 12 degrees 55 minutes 06 seconds West, 208.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 16 degrees 57 minutes 05 seconds East, 278.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 31.96 feet along a curve to the right, having a central angle of 02 degrees 42 minutes 45 seconds, a radius of 675.00 feet, a tangent of 15.98 feet, and whose chord bears North 74 degrees 24 minutes 18 seconds East, 31.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 14 degrees 15 minutes 27 seconds East, 119.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 39 degrees 05 minutes 54 seconds East, 146.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 240.79 feet along a curve to the left, having a central angle of 239 degrees 56 minutes 12 seconds, a radius of 57.50 feet, a tangent of 99.72 feet and whose chord bears South 65 degrees 45 minutes 14 seconds East, 99.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 13 minutes 39 seconds East, 19.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 05 degrees 39 minutes 30 seconds West, 71.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 39 minutes 12 seconds West, 78.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 06 degrees 18 minutes 41 seconds East, 78.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 12 degrees 11 minutes 37 seconds East, 71.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 12 degrees 24 minutes 54 seconds East, 59.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 08 degrees 50 minutes 44 seconds East, 59.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 04 degrees 52 minutes 17 seconds East, 59.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 02 degrees 13 minutes 13 seconds East, 59.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 03 degrees 22 minutes 36 seconds West, 57.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 16 degrees 19 minutes 44 seconds West, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 29 degrees 18 minutes 06 seconds West, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 42 degrees 16 minutes 27 seconds West, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 22 minutes 27 seconds West, 71.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of said 14.381 acre tract and being in the west line of said 12.972 acre tract.

THENCE along the east line of said 14.381 acre tract and along the west line of said 12.972 acre tract as follows:
Southeasterly, 54.10 feet along a curve to the left, having a central angle of 08 degrees 15 minutes 59 seconds, a radius of 375.00 feet, a tangent of 27.10 feet and whose chord bears South 32 degrees 57 minutes 09 seconds East, 54.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 37 degrees 05 minutes 08 seconds East, 66.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 56.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 56.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of said 14.381 acre tract and being in the west line of said 12.972 acre tract;

THENCE South 37 degrees 05 minutes 08 seconds East, 240.00 feet along the east line of said 14.381 acre tract and along the west line of said 12.972 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 32.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 27.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner said point being the East corner of said 14.381 acre tract, said point also being the south corner of said 12.972 acre tract;

THENCE along the south line of said 14.381 acre tract as follows:
South 52 degrees 54 minutes 52 seconds West, 151.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 749.00 feet along a curve to the right having a central angle of 33 degrees 00 minutes 41 seconds, a radius of 1,300.00 feet, a tangent of 385.22 feet and whose chord bears South 69 degrees 25 minutes 12 seconds West, 738.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southwest corner of said 14.381 acre tract of land.

THENCE along the west line of said 14.381 acre tract as follows:
North 05 degrees 37 minutes 01 seconds West, 693.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 43.54 feet along a curve to the right having a central angle of 49 degrees 53 minutes 28 seconds, a radius of 50.00, a tangent of 23.26 feet and whose chord bears North 05 degrees 36 minutes 31 seconds West, 42.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 56 degrees 34 minutes 01 seconds West, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 18 minutes 10 seconds West, 81.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the most westerly northwest corner of said 14.381 acre tract, said point being in the south line of said 78.398 acre tract;

THENCE along the south line of said 78.398 acre tract as follows:
North 82 degrees 08 minutes 05 seconds West, 532.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 07 degrees 51 minutes 55 seconds West, 139.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 33 minutes 37 seconds West, 279.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 491.31 feet along a curve to the left having a central angle of 40 degrees 12 minutes 51 seconds, a radius of 700.00 feet, a tangent of 256.26 feet and whose chord bears North 59 degrees 59 minutes 55 seconds West, 481.29 feet to the POINT OF BEGINNING and containing 3,749,588 square feet or 86.079 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GRBK EDGEWOOD LLC and UMH Development, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON PHASES 2C, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

GRBK EDGEWOOD LLC and UMH Development, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF ___________ 2022.

GRBK EDGEWOOD LLC,
a Texas limited liability company

By: ______________________
XXXXXXXXXX

UMH Development, LLC,
a Texas limited liability company

By:

By: ______________________
XXXXXXXXXX

STATE OF TEXAS §

COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared XXXXXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of ___________, 2022.

______________________
Notary Signature

STATE OF TEXAS §

COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared XXXXXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of ___________, 2022.

______________________
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the _____ day of ___________, 2022.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

______________________
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of ___________, 2022.

______________________
Notary Public in and for the State of Texas

"Recommended For Approval"

______________________
Chairman, Planning and Zoning Commission Date
City of Lavon,
Collin County, Texas

"Approved For Preparation of Final Plat"

______________________
Mayor Date
City of Lavon,
Collin County, Texas

FINAL PLAT

ELEVON SECTION 2
PHASE 2C

310 RESIDENTIAL LOTS
8 HOA OPEN SPACE LOTS
318 TOTAL LOTS

BEING 86.079 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

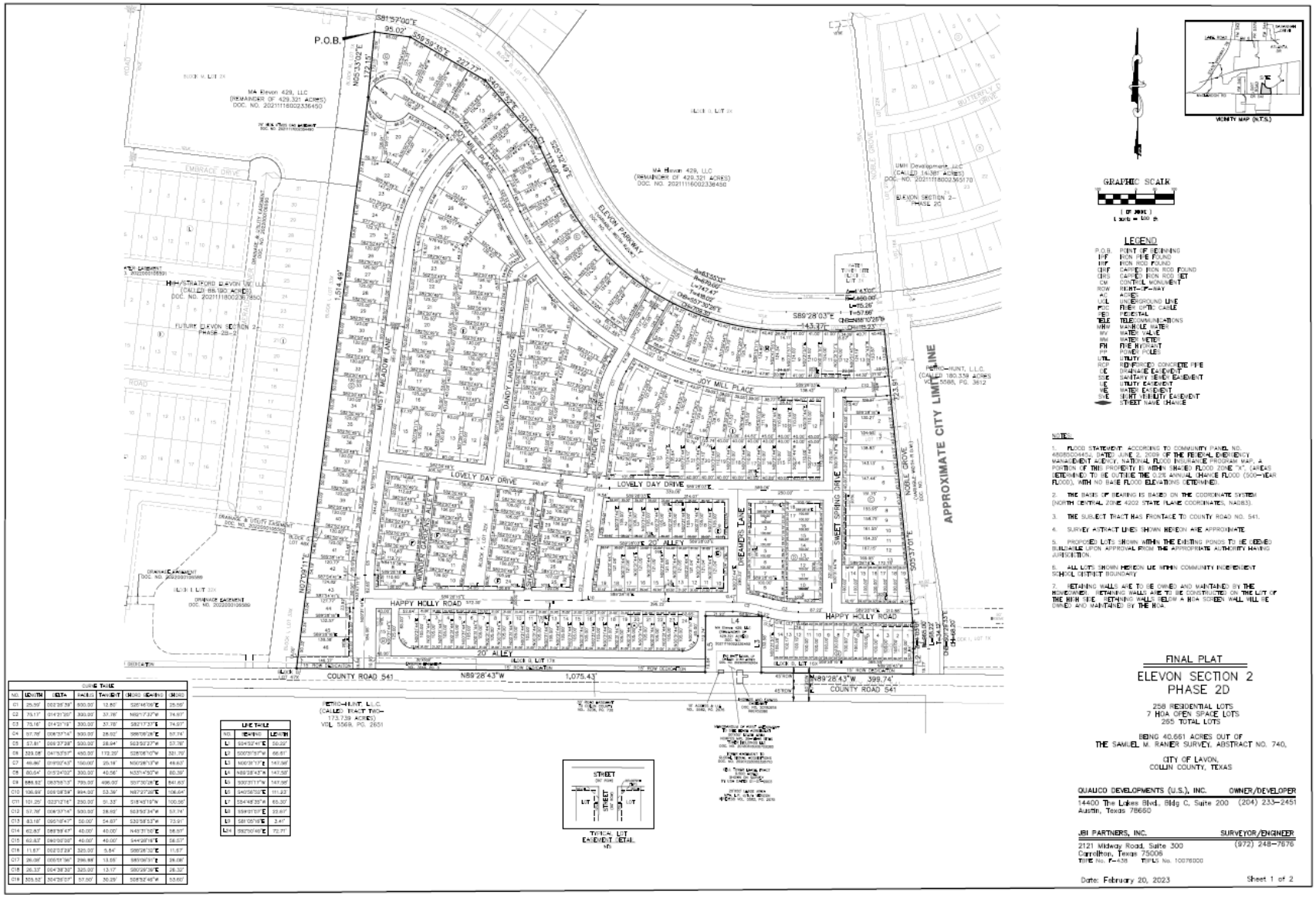
CITY OF LAVON,
COLLIN COUNTY, TEXAS

| | |
|---|---|
| GRBK EDGEWOOD LLC | OWNER/DEVELOPER |
| 2805 Dallas Parkway, Suite 400<br>Plano, Texas 75093 | (469) 573-6755 |
| UMH Development, LLC | OWNER/DEVELOPER |
| 5001 LBJ Freeway, Suite 450<br>Dallas, Texas 75244 | (972) 231-8200 |
| JBI PARTNERS, INC. | SURVEYOR/ENGINEER |
| 2121 Midway Road, Suite 300<br>Carrollton, Texas 75006<br>TBPE No. F-438 TBPLS No. 10076000 | (972) 248-7676 |

Date: November 09, 2022 Sheet 3 of 3

Plotted by: rvasquez Plot Date: 11/9/2022 1:39 PM

Drawing: H:\Projects\WAT029—Elevon Section 2\Surveying\dwg\WAT029-PH2C-FT.dwg Saved By: rvasquez Save Time: 11/9/2022 1:35 PM


P.O.B.
ELEVON PARKWAY
JOY MILL PLACE
LOVELY DAY DRIVE
HAPPY HOLLY ROAD
COUNTY ROAD 541
N89°28'43"W 1,075.43'
S89°28'43"E 399.74'
APPROXIMATE CITY LIMIT LINE
SWEET SPRING DRIVE
NOBLE DRIVE
MISTY MARSH LANE
DANDY LANDINGS
HUNGER VISTA DRIVE
MEADOWS LANE
20' ALLEY
EMBRACE DRIVE
MA Elevon 429, LLC
(REMAINDER OF 429.321 ACRES)
DOC. NO. 20211116002336450
HIGHSTRATFORD ELEVON LP, LLC
(CALLED 65.190 ACRES)
DOC. NO. 20211116002367850
FUTURE ELEVON SECTION 2
PHASE 2B-2
RETRO-HUNT, L.L.C.
(CALLED TRACT TWO-
173.739 ACRES)
VOL. 5569, PG. 2651
RETRO-HUNT, L.L.C.
(CALLED 180.339 ACRES)
VOL. 5588, PG. 3612
UMH Development, LLC
(CALLED 14.381 ACRES)
DOC. NO. 20211116002365170
ELEVON SECTION 2-
PHASE 2C
VICINITY MAP (N.T.S.)
GRAPHIC SCALE
LEGEND
NOTES:
FINAL PLAT
ELEVON SECTION 2
PHASE 2D
258 RESIDENTIAL LOTS
7 HOA OPEN SPACE LOTS
265 TOTAL LOTS
BEING 40.661 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON,
COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
QUALICO DEVELOPMENTS (U.S.), INC.
14400 The Lakes Blvd., Bldg C, Suite 200 (204) 233-2451
Austin, Texas 78660
SURVEYOR/ENGINEER
JBI PARTNERS, INC.
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-439 TBPLS No. 10076000
Date: February 20, 2023
Sheet 1 of 2

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being all of that called 40.661 acre tract of land described in deed to QUALICO DEVELOPMENTS (U.S.), INC., as recorded in Document Number 20211118002365440, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 40.661 acre tract of land;

THENCE along the north line of said 40.661 acre tract as follows:
South 81 degrees 57 minutes 00 seconds East, 95.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 59 degrees 59 minutes 35 seconds East, 227.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 40 degrees 56 minutes 52 seconds East, 201.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 25.59 feet along a curve to the right having a central angle of 02 degrees 26 minutes 39 seconds, a radius of 600.00 feet, a tangent of 12.80 feet and whose chord bears South 26 degrees 46 minutes 09 seconds East, 25.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 25 degrees 32 minutes 49 seconds East, 113.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 747.47 feet along a curve to the left having a central angle of 63 degrees 55 minutes 13 seconds, a radius of 670.00 feet, a tangent of 418.02 feet and whose chord bears South 57 degrees 30 minutes 26 seconds East, 709.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 89 degrees 28 minutes 03 seconds East, 143.77 feet to a one-half inch iron rod with yellow caps stamped "JBI" found for corner;
Northeasterly, 115.26 feet along a curve to the left having a central angle of 04 degrees 43 minutes 01 seconds, a radius of 1,400.00 feet, a tangent of 57.66 feet and whose chord bears North 88 degrees 10 minutes 26 seconds East, 115.23 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 40.661 acre tract;

THENCE along the east line of said 40.661 acre tract as follows:
South 05 degrees 37 minutes 01 seconds East, 723.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 04 degrees 52 minutes 41 seconds East, 50.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 68.22 feet along a curve to the right having a central angle of 04 degrees 03 minutes 01 seconds, a radius of 965.00 feet, a tangent of 34.12 feet and whose chord bears South 01 degrees 29 minutes 33 seconds East, 68.20 feet to a one-half inch iron with yellow cap stamped "JBI" found for corner;
South 00 degrees 31 minutes 57 seconds West, 65.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 40.661 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE along the south line of said 40.661 acre tract as follows:
North 89 degrees 28 minutes 43 seconds West, 399.74 feet along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 31 minutes 17 seconds East, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 28 minutes 43 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north right-of-way line of County Road 541;
North 89 degrees 28 minutes 43 seconds West, 1,075.43 feet along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 40.661 acre tract, said point also being at the southeast corner of that called 88.190 acre tract of land described in deed to HMH/STRATFORD ELEVON JV, LLC, as recorded in Document Number 20211118002357850, Official Public Records of Collin, County Texas;

THENCE North 07 degrees 09 minutes 11 seconds East, 1,514.49 feet along the west line of said 40.661 acre tract and along the east line of said 88.190 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 05 degrees 33 minutes 02 seconds East, 172.15 feet to the POINT OF BEGINNING and containing 1,771,212 square feet or 40.661 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUALICO DEVELOPMENTS (U.S.), INC., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON PHASE 2D, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

QUALICO DEVELOPMENTS (U.S.), INC., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF ____________, 2023.

QUALICO DEVELOPMENTS (U.S.), INC.,
a Delaware corporation

By: ______________________________

STATE OF TEXAS §

COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared ________________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of ___________, 2023.

______________________________
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon's ETJ.

Dated this the _____ day of ___________, 2023.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

______________________________
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of ___________, 2023.

______________________________
Notary Public in and for the State of Texas

Recommended for Approval:

______________________________

Date: ____________

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

______________________________

Date: ____________

Mayor, City of Lavon, Texas

Accepted:

______________________________

Date: ____________

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the ____________ subdivision or addition to the City of Lavon was submitted to the city council on the _______ day of __________ 20____ 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 or her name as here in above subscribed.

Witness my hand this _______ day of ______________, AD, 2023.

______________________________

City Secretary, City of Lavon, Texas

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| A-1 | 5,184 | 0.119 |
| A-2 | 3,256 | 0.075 |
| A-3 | 3,255 | 0.075 |
| A-4 | 3,256 | 0.075 |
| A-5 | 3,255 | 0.075 |
| A-6 | 3,256 | 0.075 |
| A-7 | 3,256 | 0.075 |
| A-8 | 3,255 | 0.075 |
| A-9 | 3,256 | 0.075 |
| A-10 | 3,255 | 0.075 |
| A-11 | 3,255 | 0.075 |
| A-12 | 3,256 | 0.075 |
| A-13 | 3,255 | 0.075 |
| A-14 | 3,255 | 0.075 |
| A-15 | 3,255 | 0.075 |
| A-16 | 3,255 | 0.075 |
| A-17 | 3,256 | 0.075 |
| A-18 | 3,255 | 0.075 |
| A-19 | 3,256 | 0.075 |
| A-20 | 3,255 | 0.075 |
| A-21 | 3,255 | 0.075 |
| A-22 | 3,256 | 0.075 |
| A-23 | 3,255 | 0.075 |
| A-24 | 5,185 | 0.119 |
| B-1 | 2,800 | 0.064 |
| B-2 | 2,600 | 0.060 |
| B-3 | 2,600 | 0.060 |
| B-4 | 2,600 | 0.060 |
| B-5 | 2,600 | 0.060 |
| B-6 | 2,600 | 0.060 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| B-7 | 2,600 | 0.060 |
| B-8 | 2,600 | 0.060 |
| B-9 | 2,600 | 0.060 |
| B-10 | 2,600 | 0.060 |
| B-11 | 2,600 | 0.060 |
| B-12 | 2,601 | 0.060 |
| B-13 | 2,627 | 0.060 |
| B-14 | 2,706 | 0.062 |
| B-15 | 5,000 | 0.115 |
| B-16X | 13,104 | 0.301 |
| B-17X | 17,253 | 0.396 |
| C-1 | 6,027 | 0.138 |
| C-2 | 5,280 | 0.121 |
| C-3 | 5,463 | 0.125 |
| C-4 | 5,635 | 0.129 |
| C-5 | 5,807 | 0.133 |
| C-6 | 5,979 | 0.137 |
| C-7 | 6,152 | 0.141 |
| C-8 | 4,091 | 0.094 |
| C-9 | 4,164 | 0.096 |
| C-10 | 4,237 | 0.097 |
| C-11 | 4,309 | 0.099 |
| C-12 | 4,382 | 0.101 |
| C-13 | 4,455 | 0.102 |
| C-14 | 4,275 | 0.098 |
| C-15 | 2,600 | 0.060 |
| C-16 | 2,600 | 0.060 |
| C-17 | 2,600 | 0.060 |
| C-18 | 2,600 | 0.060 |
| C-19 | 3,138 | 0.072 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| D-1 | 3,724 | 0.085 |
| D-2 | 2,729 | 0.063 |
| D-3 | 2,975 | 0.068 |
| D-4 | 2,975 | 0.068 |
| D-5 | 2,975 | 0.068 |
| D-6 | 2,975 | 0.068 |
| D-7 | 2,899 | 0.066 |
| D-8 | 4,569 | 0.105 |
| D-9 | 3,167 | 0.073 |
| D-10 | 2,600 | 0.060 |
| D-11 | 2,600 | 0.060 |
| D-12 | 2,600 | 0.060 |
| D-13 | 2,600 | 0.060 |
| D-14 | 2,600 | 0.060 |
| D-15 | 2,600 | 0.060 |
| D-16 | 2,600 | 0.060 |
| D-17 | 2,600 | 0.060 |
| D-18 | 3,102 | 0.071 |
| E-1 | 4,994 | 0.115 |
| E-2 | 3,675 | 0.084 |
| E-3 | 3,675 | 0.084 |
| E-4 | 3,675 | 0.084 |
| E-5 | 3,675 | 0.084 |
| E-6 | 3,675 | 0.084 |
| E-7 | 3,675 | 0.084 |
| E-8 | 3,675 | 0.084 |
| E-9 | 4,427 | 0.102 |
| E-10 | 4,963 | 0.114 |
| E-11 | 3,752 | 0.086 |
| E-12 | 3,752 | 0.086 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| E-13 | 3,752 | 0.086 |
| E-14 | 3,995 | 0.092 |
| E-15 | 4,237 | 0.097 |
| E-16 | 4,237 | 0.097 |
| E-17 | 3,995 | 0.092 |
| E-18 | 4,237 | 0.097 |
| E-19 | 5,457 | 0.125 |
| F-1 | 4,513 | 0.104 |
| F-2 | 3,498 | 0.080 |
| F-3 | 3,498 | 0.080 |
| F-4 | 3,498 | 0.080 |
| F-5 | 3,498 | 0.080 |
| F-6 | 3,723 | 0.085 |
| F-7 | 3,699 | 0.085 |
| F-8 | 4,024 | 0.092 |
| F-9 | 4,333 | 0.099 |
| F-10 | 4,785 | 0.110 |
| F-11 | 4,346 | 0.100 |
| F-12 | 3,498 | 0.080 |
| F-13 | 3,498 | 0.080 |
| F-14 | 3,498 | 0.080 |
| F-15 | 3,498 | 0.080 |
| F-16 | 3,498 | 0.080 |
| F-17 | 4,239 | 0.097 |
| F-18 | 3,285 | 0.075 |
| F-19 | 3,285 | 0.075 |
| F-20 | 3,285 | 0.075 |
| F-21 | 3,285 | 0.075 |
| F-22 | 3,285 | 0.075 |
| F-23 | 3,285 | 0.075 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| F-24 | 4,939 | 0.113 |
| F-25 | 4,759 | 0.109 |
| F-26 | 4,441 | 0.102 |
| F-27 | 3,531 | 0.081 |
| F-28 | 3,531 | 0.081 |
| F-29 | 3,531 | 0.081 |
| F-30 | 3,531 | 0.081 |
| F-31 | 4,280 | 0.098 |
| F-32X | 19,373 | 0.445 |
| G-1 | 7,040 | 0.162 |
| G-2 | 6,642 | 0.152 |
| G-3 | 6,663 | 0.153 |
| G-4 | 6,620 | 0.152 |
| G-5 | 6,571 | 0.151 |
| G-6 | 6,514 | 0.150 |
| G-7 | 6,450 | 0.148 |
| G-8 | 6,302 | 0.145 |
| G-9 | 6,286 | 0.144 |
| G-10 | 6,946 | 0.159 |
| G-11 | 6,608 | 0.152 |
| G-12 | 6,250 | 0.143 |
| G-13 | 6,699 | 0.154 |
| G-14 | 7,707 | 0.177 |
| G-15 | 6,250 | 0.143 |
| G-16 | 7,025 | 0.161 |
| G-17 | 6,398 | 0.147 |
| G-18 | 10,469 | 0.240 |
| G-19 | 6,800 | 0.156 |
| G-20 | 8,595 | 0.197 |
| G-21 | 10,069 | 0.231 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| G-22 | 7,753 | 0.178 |
| G-23 | 7,644 | 0.175 |
| G-24 | 6,890 | 0.158 |
| G-25 | 6,521 | 0.150 |
| G-26 | 6,000 | 0.138 |
| G-27 | 6,000 | 0.138 |
| G-28 | 6,000 | 0.138 |
| G-29 | 6,000 | 0.138 |
| G-30 | 6,000 | 0.138 |
| G-31 | 6,000 | 0.138 |
| G-32 | 6,000 | 0.138 |
| G-33 | 6,000 | 0.138 |
| G-34 | 6,000 | 0.138 |
| G-35 | 6,000 | 0.138 |
| G-36 | 6,000 | 0.138 |
| G-37 | 6,000 | 0.138 |
| G-38 | 6,000 | 0.138 |
| G-39 | 6,000 | 0.138 |
| G-40 | 6,000 | 0.138 |
| G-41 | 6,242 | 0.143 |
| G-42 | 6,337 | 0.145 |
| G-43 | 6,312 | 0.145 |
| G-44 | 6,722 | 0.154 |
| G-45 | 6,774 | 0.156 |
| G-46 | 7,064 | 0.162 |
| G-47X | 2,738 | 0.063 |
| G-48X | 3,600 | 0.083 |
| G-49X | 678 | 0.016 |
| H-1 | 6,442 | 0.148 |
| H-2 | 5,698 | 0.131 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| H-3 | 5,571 | 0.128 |
| H-4 | 5,581 | 0.128 |
| H-5 | 5,546 | 0.127 |
| H-6 | 5,527 | 0.127 |
| H-7 | 5,502 | 0.126 |
| H-8 | 5,344 | 0.123 |
| H-9 | 5,084 | 0.117 |
| H-10 | 5,084 | 0.117 |
| H-11 | 5,084 | 0.117 |
| H-12 | 5,245 | 0.120 |
| H-13 | 5,275 | 0.121 |
| H-14 | 5,402 | 0.124 |
| H-15X | 679 | 0.016 |
| I-1 | 8,821 | 0.202 |
| I-2 | 5,279 | 0.121 |
| I-3 | 6,688 | 0.154 |
| I-4 | 5,957 | 0.137 |
| I-5 | 5,471 | 0.126 |
| I-6 | 5,273 | 0.121 |
| I-7 | 4,955 | 0.114 |
| I-8 | 4,738 | 0.109 |
| I-9 | 4,670 | 0.107 |
| I-10 | 4,400 | 0.101 |
| I-11 | 4,400 | 0.101 |
| I-12 | 4,950 | 0.114 |
| I-13 | 4,950 | 0.114 |
| I-14 | 4,400 | 0.101 |
| I-15 | 4,400 | 0.101 |
| I-16 | 4,400 | 0.101 |
| I-17 | 4,400 | 0.101 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| I-18 | 4,400 | 0.101 |
| I-19 | 4,400 | 0.101 |
| I-20 | 4,435 | 0.102 |
| I-21 | 4,756 | 0.109 |
| I-22 | 5,186 | 0.119 |
| I-23 | 6,911 | 0.159 |
| I-24 | 6,575 | 0.151 |
| I-25 | 4,400 | 0.101 |
| I-26 | 4,400 | 0.101 |
| I-27 | 4,400 | 0.101 |
| J-1 | 8,127 | 0.187 |
| J-2 | 5,373 | 0.123 |
| J-3 | 5,076 | 0.117 |
| J-4 | 5,609 | 0.129 |
| J-5 | 4,950 | 0.114 |
| J-6 | 4,950 | 0.114 |
| J-7 | 4,400 | 0.101 |
| J-8 | 5,500 | 0.126 |
| J-9 | 5,500 | 0.126 |
| J-10 | 4,400 | 0.101 |
| J-11 | 4,400 | 0.101 |
| J-12 | 4,400 | 0.101 |
| J-13 | 4,400 | 0.101 |
| J-14 | 4,402 | 0.101 |
| J-15 | 4,524 | 0.104 |
| J-16 | 4,722 | 0.108 |
| J-17 | 5,625 | 0.129 |
| J-18 | 12,315 | 0.283 |
| K-1 | 10,249 | 0.235 |
| K-2 | 9,481 | 0.218 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK-LOT | SQUARE FEET | ACRES |
| K-3 | 6,184 | 0.142 |
| K-4 | 5,200 | 0.119 |
| K-5 | 5,200 | 0.119 |
| K-6 | 5,200 | 0.119 |
| K-7 | 5,200 | 0.119 |
| K-8 | 5,200 | 0.119 |
| K-9 | 5,200 | 0.119 |
| K-10 | 5,200 | 0.119 |
| K-11 | 5,200 | 0.119 |
| K-12 | 8,130 | 0.187 |
| K-13 | 7,200 | 0.165 |
| K-14 | 7,200 | 0.165 |
| K-15 | 8,130 | 0.187 |
| K-16 | 6,275 | 0.144 |
| K-17 | 6,275 | 0.144 |
| K-18 | 6,275 | 0.144 |
| K-19 | 6,275 | 0.144 |
| K-20 | 6,275 | 0.144 |
| K-21 | 6,275 | 0.144 |
| K-22 | 6,275 | 0.144 |
| K-23 | 6,275 | 0.144 |
| K-24 | 6,886 | 0.158 |
| K-25 | 7,709 | 0.177 |
| K-26 | 8,323 | 0.191 |
| K-27 | 12,090 | 0.278 |

FINAL PLAT

ELEVON SECTION 2
PHASE 2D

258 RESIDENTIAL LOTS
7 HOA OPEN SPACE LOTS
265 TOTAL LOTS

BEING 40.661 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON,
COLLIN COUNTY, TEXAS

QUALICO DEVELOPMENTS (U.S.), INC. — OWNER/DEVELOPER
14400 The Lakes Blvd., Bldg C, Suite 200 — (204) 233-2451
Austin, Texas 78660

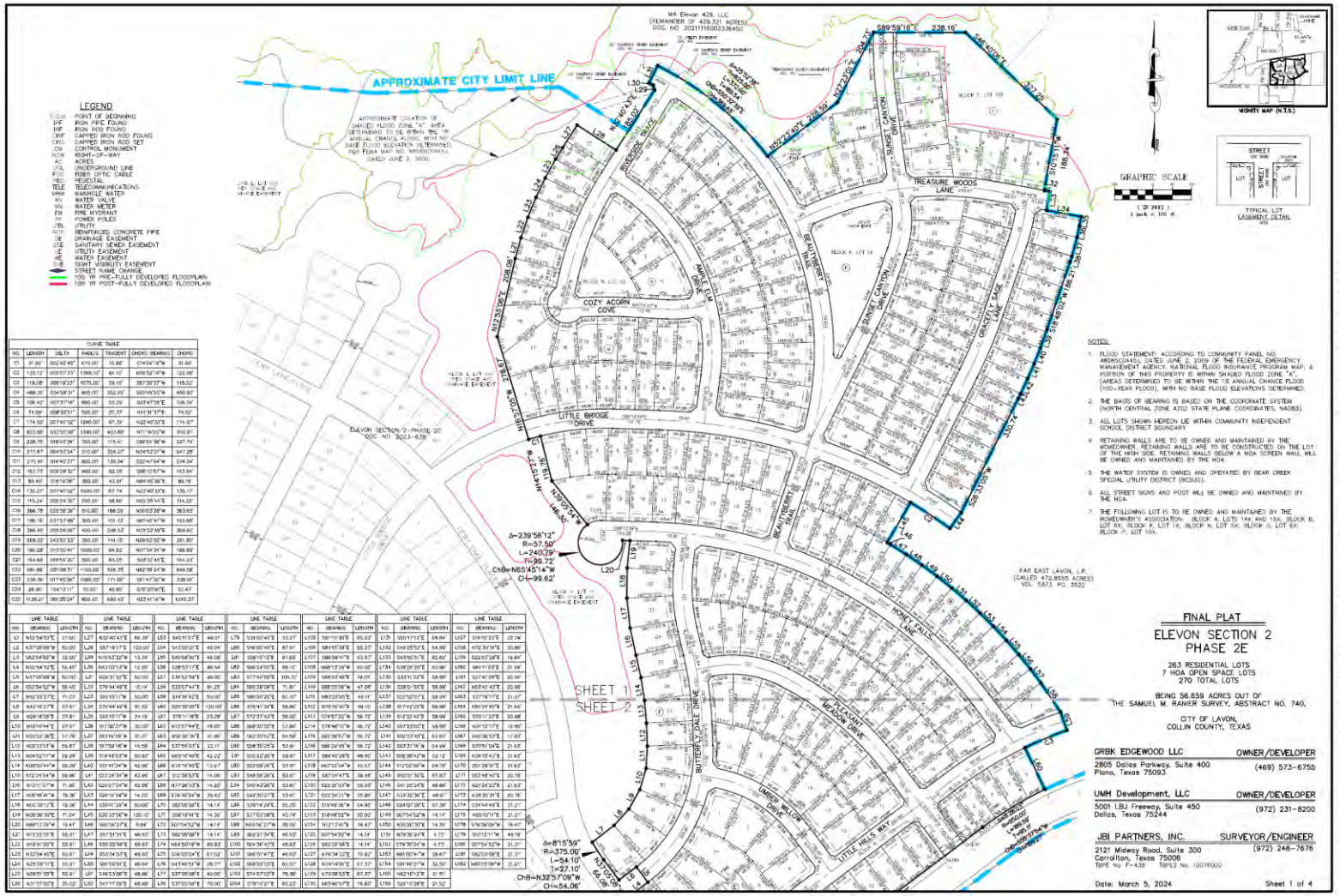
JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

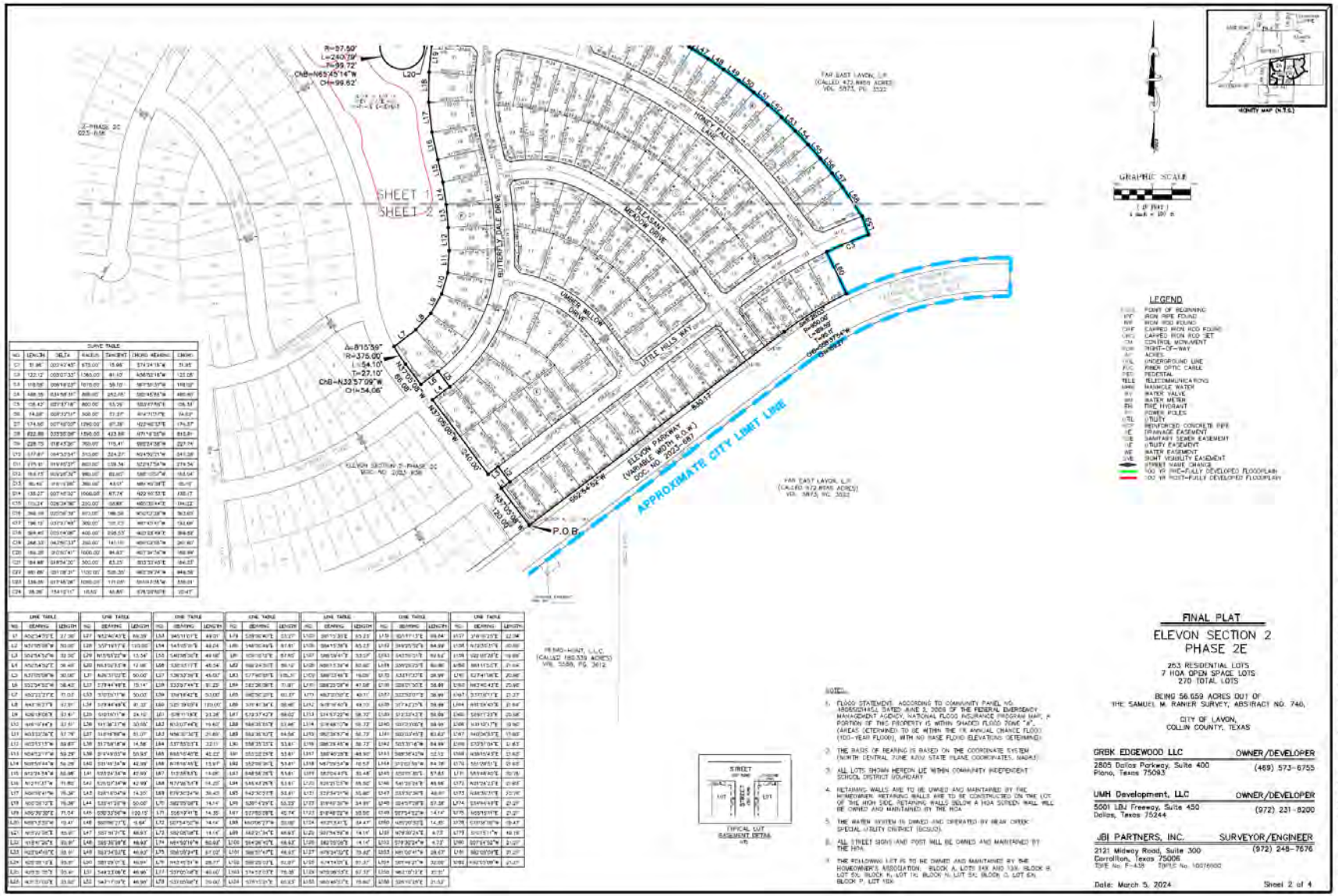
Date: February 20, 2023 — Sheet 2 of 2

Plotted by: dbell Plot Date: 2/20/2023 10:28 AM

Drawing: H:\Projects\WAT028-Elevon Section 2\Surveying\dwg\WAT028-PH2D-FT.dwg Saved By: dbell Save Time: 2/20/2023 10:00 AM

# EXHIBIT S-2 – IMPROVEMENT AREA #2A PLAT




FINAL PLAT
ELEVON SECTION 2
PHASE 2E
253 RESIDENTIAL LOTS
7 HOA OPEN SPACE LOTS
270 TOTAL LOTS
BEING 56.659 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON,
COLLIN COUNTY, TEXAS
GRBK EDGEWOOD LLC
OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
(469) 573-6755
UMH Development, LLC
OWNER/DEVELOPER
5001 LBJ Freeway, Suite 450
Dallas, Texas 75244
(972) 231-8200
JBI PARTNERS, INC.
SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7676
Date: March 5, 2024
Sheet 2 of 4
LEGEND
APPROXIMATE CITY LIMIT LINE
ELEVON PARKWAY
(VARIABLE WIDTH R.O.W.)
PLEASANT MEADOW DRIVE
HONEY CREEK LANE
BUTTERFLY DALE DRIVE
LITTLE HILLS WAY
SHEET 1
SHEET 2
P.O.B.

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| A–1 | 6,000 | 0.138 |
| A–2 | 6,360 | 0.146 |
| A–3 | 6,360 | 0.146 |
| A–4 | 6,360 | 0.146 |
| A–5 | 6,360 | 0.146 |
| A–6 | 6,360 | 0.146 |
| A–7 | 6,360 | 0.146 |
| A–8 | 6,360 | 0.146 |
| A–9 | 6,360 | 0.146 |
| A–10 | 6,360 | 0.146 |
| A–11 | 6,360 | 0.146 |
| A–12 | 6,360 | 0.146 |
| A–13 | 6,338 | 0.145 |
| A–14X | 1,200 | 0.028 |
| A–15X | 1,263 | 0.029 |
| B–1 | 5,875 | 0.135 |
| B–2 | 6,260 | 0.144 |
| B–3 | 6,312 | 0.145 |
| B–4 | 6,313 | 0.145 |
| B–5 | 6,313 | 0.145 |
| B–6X | 675 | 0.015 |
| C–1 | 8,551 | 0.196 |
| C–2 | 6,639 | 0.152 |
| C–3 | 6,461 | 0.148 |
| C–4 | 6,298 | 0.145 |
| C–5 | 6,142 | 0.141 |
| C–6 | 6,003 | 0.138 |
| C–7 | 5,883 | 0.135 |
| C–8 | 5,830 | 0.134 |
| C–9 | 5,819 | 0.134 |
| C–10 | 5,818 | 0.134 |
| C–11 | 5,817 | 0.134 |
| C–12 | 5,816 | 0.134 |
| C–13 | 5,817 | 0.134 |
| C–14 | 6,197 | 0.142 |
| C–15 | 6,197 | 0.142 |
| C–16 | 6,278 | 0.144 |
| C–17 | 5,948 | 0.137 |
| C–18 | 7,223 | 0.166 |
| C–19 | 6,570 | 0.151 |
| C–20 | 5,823 | 0.134 |
| C–21 | 6,199 | 0.142 |
| C–22 | 6,016 | 0.138 |
| C–23 | 6,016 | 0.138 |
| C–24 | 6,016 | 0.138 |
| C–25 | 6,016 | 0.138 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| C–26 | 6,016 | 0.138 |
| C–27 | 6,016 | 0.138 |
| C–28 | 6,043 | 0.139 |
| C–29 | 5,924 | 0.136 |
| C–30 | 5,973 | 0.137 |
| C–31 | 6,227 | 0.143 |
| C–32 | 6,690 | 0.154 |
| C–33 | 9,018 | 0.207 |
| D–1 | 9,827 | 0.226 |
| D–2 | 9,292 | 0.213 |
| D–3 | 9,141 | 0.210 |
| D–4 | 9,137 | 0.210 |
| D–5 | 8,716 | 0.200 |
| D–6 | 8,350 | 0.192 |
| D–7 | 6,550 | 0.150 |
| D–8 | 5,438 | 0.125 |
| D–9 | 6,598 | 0.151 |
| D–10 | 6,087 | 0.140 |
| D–11 | 6,102 | 0.140 |
| D–12 | 6,216 | 0.143 |
| D–13 | 6,320 | 0.145 |
| D–14 | 6,544 | 0.150 |
| D–15 | 7,285 | 0.167 |
| D–16 | 7,732 | 0.178 |
| D–17 | 7,388 | 0.170 |
| E–1 | 9,497 | 0.218 |
| E–2 | 10,554 | 0.242 |
| E–3 | 9,540 | 0.219 |
| E–4 | 9,550 | 0.219 |
| E–5 | 6,000 | 0.138 |
| E–6 | 6,000 | 0.138 |
| E–7 | 6,000 | 0.138 |
| E–8 | 6,000 | 0.138 |
| E–9 | 6,000 | 0.138 |
| E–10 | 6,810 | 0.156 |
| E–11 | 8,401 | 0.193 |
| E–12 | 8,219 | 0.189 |
| E–13 | 9,009 | 0.207 |
| E–14 | 12,479 | 0.286 |
| F–21 | 8,679 | 0.199 |
| F–22 | 8,471 | 0.194 |
| F–23 | 8,471 | 0.194 |
| F–24 | 8,191 | 0.188 |
| F–25 | 7,480 | 0.172 |
| F–26 | 7,637 | 0.175 |
| F–27 | 7,637 | 0.175 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| F–28 | 7,278 | 0.167 |
| F–29 | 8,518 | 0.196 |
| F–30 | 8,621 | 0.198 |
| F–31 | 8,621 | 0.198 |
| F–32 | 8,621 | 0.198 |
| F–33 | 9,465 | 0.217 |
| G–1 | 6,534 | 0.150 |
| G–2 | 6,526 | 0.150 |
| G–3 | 6,538 | 0.150 |
| G–4 | 6,086 | 0.140 |
| G–5 | 5,995 | 0.138 |
| G–6 | 6,107 | 0.140 |
| G–7 | 6,249 | 0.143 |
| G–8 | 6,255 | 0.144 |
| G–9 | 6,255 | 0.144 |
| G–10 | 6,252 | 0.144 |
| G–11 | 6,252 | 0.144 |
| G–12 | 7,528 | 0.173 |
| G–13 | 8,666 | 0.199 |
| G–14 | 7,433 | 0.171 |
| G–15 | 7,433 | 0.171 |
| G–16 | 7,433 | 0.171 |
| G–17 | 7,495 | 0.172 |
| G–18 | 7,204 | 0.165 |
| G–19 | 7,210 | 0.166 |
| G–20 | 12,073 | 0.277 |
| H–1 | 9,035 | 0.207 |
| H–2 | 5,627 | 0.129 |
| H–3 | 5,821 | 0.134 |
| H–4 | 5,758 | 0.132 |
| H–5 | 5,713 | 0.131 |
| H–6 | 5,675 | 0.130 |
| H–7 | 5,643 | 0.130 |
| H–8 | 5,617 | 0.129 |
| H–9 | 5,598 | 0.129 |
| H–10 | 5,585 | 0.128 |
| H–11 | 5,581 | 0.128 |
| H–12 | 5,581 | 0.128 |
| H–13 | 5,581 | 0.128 |
| H–14 | 5,581 | 0.128 |
| H–15 | 5,581 | 0.128 |
| H–16 | 5,581 | 0.128 |
| H–17 | 5,816 | 0.156 |
| H–18 | 6,303 | 0.145 |
| H–19 | 4,965 | 0.114 |
| H–20 | 4,999 | 0.115 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| H–21 | 5,000 | 0.115 |
| H–22 | 5,001 | 0.115 |
| H–23 | 5,001 | 0.115 |
| I–1 | 6,112 | 0.140 |
| I–2 | 5,481 | 0.126 |
| I–3 | 4,900 | 0.112 |
| I–4 | 4,986 | 0.114 |
| I–5 | 4,800 | 0.110 |
| I–6 | 4,800 | 0.110 |
| I–7 | 5,236 | 0.120 |
| I–8 | 5,126 | 0.118 |
| I–9 | 4,939 | 0.113 |
| I–10 | 4,939 | 0.113 |
| I–11 | 4,939 | 0.113 |
| I–12 | 4,847 | 0.111 |
| I–13 | 4,800 | 0.110 |
| I–14 | 4,800 | 0.110 |
| I–15 | 4,800 | 0.110 |
| I–16 | 4,800 | 0.110 |
| I–17 | 4,800 | 0.110 |
| I–18 | 4,800 | 0.110 |
| I–19 | 6,613 | 0.152 |
| J–1 | 7,572 | 0.174 |
| J–2 | 5,768 | 0.132 |
| J–3 | 5,073 | 0.116 |
| J–4 | 5,008 | 0.115 |
| J–5 | 4,800 | 0.110 |
| J–6 | 4,800 | 0.110 |
| J–7 | 4,974 | 0.114 |
| J–8 | 5,015 | 0.115 |
| J–9 | 5,016 | 0.115 |
| J–10 | 5,686 | 0.131 |
| J–11 | 5,400 | 0.124 |
| J–12 | 5,400 | 0.124 |
| J–13 | 5,400 | 0.124 |
| J–14 | 5,400 | 0.124 |
| J–15 | 5,016 | 0.115 |
| J–16 | 4,800 | 0.110 |
| J–17 | 5,939 | 0.136 |
| J–18 | 7,671 | 0.176 |
| J–19 | 6,000 | 0.138 |
| J–20 | 6,000 | 0.138 |
| J–21 | 6,000 | 0.138 |
| J–22 | 6,000 | 0.138 |
| J–23 | 6,000 | 0.138 |
| J–24 | 6,324 | 0.145 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| J–25 | 6,334 | 0.145 |
| J–26 | 6,284 | 0.144 |
| J–27 | 6,000 | 0.138 |
| J–28 | 7,005 | 0.161 |
| J–29 | 7,473 | 0.172 |
| J–30 | 8,521 | 0.196 |
| K–1 | 47,711 | 1.095 |
| L–1 | 7,412 | 0.170 |
| L–2 | 6,476 | 0.149 |
| L–3 | 6,473 | 0.149 |
| L–4 | 6,475 | 0.149 |
| L–5 | 6,478 | 0.149 |
| L–6 | 6,474 | 0.149 |
| L–7 | 6,472 | 0.149 |
| L–8 | 6,471 | 0.149 |
| L–9 | 6,471 | 0.149 |
| L–10 | 6,473 | 0.149 |
| L–11 | 6,476 | 0.149 |
| L–12 | 6,441 | 0.148 |
| L–13 | 6,507 | 0.149 |
| L–14 | 6,473 | 0.149 |
| L–15 | 6,477 | 0.149 |
| L–16 | 6,468 | 0.148 |
| L–17 | 7,342 | 0.169 |
| L–18 | 7,055 | 0.162 |
| L–19 | 6,069 | 0.139 |
| L–20 | 7,052 | 0.162 |
| L–21 | 6,798 | 0.156 |
| L–22 | 6,406 | 0.147 |
| L–23 | 6,406 | 0.147 |
| L–24 | 6,406 | 0.147 |
| L–25 | 6,406 | 0.147 |
| L–26 | 6,406 | 0.147 |
| L–27 | 6,406 | 0.147 |
| L–28 | 6,819 | 0.152 |
| L–29 | 6,798 | 0.156 |
| L–30 | 7,052 | 0.162 |
| L–31 | 7,539 | 0.173 |
| M–1 | 8,318 | 0.145 |
| M–2 | 6,319 | 0.145 |
| M–3 | 6,319 | 0.145 |
| M–4 | 6,320 | 0.145 |
| M–5 | 6,279 | 0.144 |
| M–6 | 5,991 | 0.138 |
| M–7 | 5,942 | 0.136 |
| M–8 | 6,065 | 0.139 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| M–9 | 7,356 | 0.169 |
| M–10 | 7,960 | 0.183 |
| M–11 | 6,360 | 0.146 |
| M–12 | 6,001 | 0.138 |
| M–13 | 6,094 | 0.140 |
| M–14 | 6,299 | 0.145 |
| M–15 | 6,219 | 0.143 |
| M–16 | 6,682 | 0.153 |
| M–17 | 12,809 | 0.294 |
| M–18 | 10,364 | 0.238 |
| M–19 | 6,546 | 0.150 |
| M–20 | 6,059 | 0.139 |
| M–21 | 6,270 | 0.144 |
| M–22 | 6,269 | 0.144 |
| M–23 | 6,269 | 0.144 |
| M–24 | 6,269 | 0.144 |
| M–25 | 6,269 | 0.144 |
| M–26 | 6,260 | 0.144 |
| M–27 | 6,000 | 0.138 |
| N–1 | 9,753 | 0.224 |
| N–2 | 7,397 | 0.170 |
| N–3 | 7,570 | 0.174 |
| N–4 | 12,881 | 0.296 |
| N–5X | 16,568 | 0.380 |
| O–1 | 7,767 | 0.178 |
| O–2 | 7,546 | 0.173 |
| O–3 | 7,546 | 0.173 |
| O–4 | 8,182 | 0.188 |
| O–5 | 9,041 | 0.208 |
| O–6X | 23,472 | 0.539 |
| P–1 | 7,927 | 0.182 |
| P–2 | 7,517 | 0.173 |
| P–3 | 7,200 | 0.165 |
| P–4 | 7,200 | 0.165 |
| P–5 | 9,454 | 0.217 |
| P–6 | 9,393 | 0.216 |
| P–7 | 7,690 | 0.177 |
| P–8 | 7,200 | 0.165 |
| P–9 | 7,200 | 0.165 |
| P–10X | 58,900 | 1.352 |

FINAL PLAT

ELEVON SECTION 2
PHASE 2E

263 RESIDENTIAL LOTS
7 HOA OPEN SPACE LOTS
270 TOTAL LOTS

BEING 56.659 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON,
COLLIN COUNTY, TEXAS

GRBK EDGEWOOD LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
(469) 573–6755

UMH Development, LLC — OWNER/DEVELOPER
5001 LBJ Freeway, Suite 450
Dallas, Texas 75244
(972) 231–8200

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000
(972) 248–7676

Date: March 5, 2024

Sheet 3 of 4

Drawing: H:\Projects\MAT025-Elevon Section 2\Surveying\Dwg\MAT025-PH2E-FP.dwg Saved By: mgarcia Save Time: 3/5/2024 3:58 PM

Plotted By: mgarcia Plot Date: 3/5/2024 4:00 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being part of that called 65.340 acre tract of land described in deed to GRBK EDGEWOOD LLC as recorded in Document Number 20211118002365420, Official Public Records of Collin County, Texas, and also part of that called 12.972 acre tract of land described in deed to UMH Development, LLC as recorded in Document Number 20211118002365180, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the south corner of said 12.972 acre tract;

THENCE North 37 degrees 05 minutes 08 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 27.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 32.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 240.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 58.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 58.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 66.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 54.10 feet along a curve to the right, having a central angle of 08 degree 15 minutes 59 seconds, a radius of 375.00 feet, a tangent of 27.10 feet and whose chord bears North 32 degrees 57 minutes 09 seconds West, 54.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 52 degrees 22 minutes 27 seconds East, 71.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 42 degrees 16 minutes 27 seconds East, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 29 degrees 18 minutes 06 seconds East, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 16 degrees 19 minutes 44 seconds East, 57.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 03 degrees 22 minutes 36 seconds East, 57.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 02 degrees 13 minutes 13 seconds West, 59.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 04 degrees 52 minutes 17 seconds West, 59.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 08 degrees 50 minutes 44 seconds West, 59.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 12 degrees 24 minutes 54 seconds West, 59.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 12 degrees 11 minutes 37 seconds West, 71.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 06 degrees 18 minutes 41 seconds West, 78.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 00 degrees 39 minutes 12 seconds East, 78.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
THENCE North 05 degrees 39 minutes 30 seconds East, 71.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 88 degrees 13 minutes 39 seconds West, 19.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northwesterly, 240.79 feet along a curve to the right, having a central angle of 239 degrees 56 minutes 12 seconds, a radius of 57.50 feet, a tangent of 99.72 feet and whose chord bears North 65 degrees 45 minutes 14 seconds West, 99.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 39 degrees 05 minutes 54 seconds West, 146.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 14 degrees 15 minutes 27 seconds West, 119.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Southwesterly, 31.96 feet along a curve to the left, having a central angle of 02 degrees 42 minutes 45 seconds, a radius of 675.00 feet, a tangent of 15.98 feet and whose chord bears South 74 degrees 24 minutes 18 seconds West, 31.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 16 degrees 57 minutes 05 seconds West, 278.67 feet to a to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 12 degrees 55 minutes 06 seconds East, 208.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 15 degrees 22 minutes 05 seconds East, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 18 degrees 41 minutes 20 seconds East, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 22 degrees 04 minutes 45 seconds East, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 25 degrees 28 minutes 10 seconds East, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 28 degrees 51 minutes 35 seconds East, 55.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 31 degrees 37 minutes 00 seconds East, 35.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 69.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 57 degrees 19 minutes 17 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 185.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 65.340 acre tract;

THENCE along the north line of said 65.340 acre tract as follows:
North 15 degrees 53 minutes 22 seconds West, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 63 degrees 02 minutes 13 seconds West, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 26 degrees 31 minutes 02 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 372.60 feet along a curve to the right having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00 feet, a tangent of 189.54 feet and whose chord bears South 50 degrees 32 minutes 39 seconds East, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 52 degrees 23 minutes 40 seconds East, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 27 degrees 23 minutes 01 seconds East, 204.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 89 degrees 59 minutes 16 seconds East, 238.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 46 degrees 40 minutes 06 seconds East, 327.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 65.340 acre tract;

THENCE along the east line of said 65.340 acre tract as follows:
South 10 degrees 15 minutes 11 seconds West, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 79 degrees 44 minutes 49 seconds East, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 10 degrees 15 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 79 degrees 44 minutes 49 seconds East, 91.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 10 degrees 15 minutes 11 seconds West, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 11 degrees 36 minutes 37 seconds West, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 15 degrees 16 minutes 59 seconds West, 51.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 17 degrees 59 minutes 16 seconds West, 14.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 18 degrees 48 minutes 02 seconds West, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 19 degrees 49 minutes 03 seconds West, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 21 degrees 41 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 23 degrees 24 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 25 degrees 07 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 26 degrees 15 minutes 04 seconds West, 14.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 26 degrees 33 minutes 05 seconds West, 330.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 35 degrees 41 minutes 29 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Northwesterly, 122.12 feet along a curve to the left having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears North 56 degrees 52 minutes 18 seconds West, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 30 degrees 33 minutes 56 seconds West, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 60 degrees 06 minutes 27 seconds East, 9.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 57 degrees 51 minutes 21 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 55 degrees 35 minutes 59 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 53 degrees 34 minutes 53 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 51 degrees 29 minutes 01 seconds East, 48.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 49 degrees 23 minutes 06 seconds East, 48.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 47 degrees 17 minutes 09 seconds East, 48.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 45 degrees 11 minutes 07 seconds East, 49.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 43 degrees 05 minutes 01 seconds East, 49.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 40 degrees 58 minutes 50 seconds East, 49.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 38 degrees 53 minutes 17 seconds East, 48.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 36 degrees 52 minutes 59 seconds East, 45.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 33 degrees 57 minutes 44 seconds East, 91.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner
South 19 degrees 19 minutes 42 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 118.08 feet along a curve to the left having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears South 67 degrees 30 minutes 37 seconds West, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 25 degrees 39 minutes 05 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 65.340 acre tract;

THENCE Southwesterly, 189.59 feet along a curve to the left having a central angle of 11 degrees 26 minutes 03 seconds, a radius of 950.00 feet, a tangent of 95.11 feet and whose chord bears South 58 degrees 37 minutes 54 seconds West, 189.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 830.17 feet to the POINT OF BEGINNING and containing 2,468,083 square feet or 56.659 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That GRBK EDGEWOOD LLC and UMH Development, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 2, PHASES 2E**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

GRBK EDGEWOOD LLC and UMH Development, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

GRBK EDGEWOOD LLC,
a Texas limited liability company

By: _____
Bobby Samuel, Vice President

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Bobby Samuel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

_____
Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

UMH Development, LLC,
a Texas limited liability company

By: _____

Name: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

_____
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____ day of _____, 2024.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

_____
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

"Recommended For Approval"

_____
Chairman, Planning and Zoning Commission Date
City of Lavon,
Collin County, Texas

"Approved For Preparation of Final Plat"

_____
Mayor Date
City of Lavon,
Collin County, Texas

# FINAL PLAT
# ELEVON SECTION 2 PHASE 2E

263 RESIDENTIAL LOTS
7 HOA OPEN SPACE LOTS
270 TOTAL LOTS

BEING 56.659 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON,
COLLIN COUNTY, TEXAS


**GRBK EDGEWOOD LLC** — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
(469) 573-6755

**UMH Development, LLC** — OWNER/DEVELOPER
5001 LBJ Freeway, Suite 450
Dallas, Texas 75244
(972) 231-8200

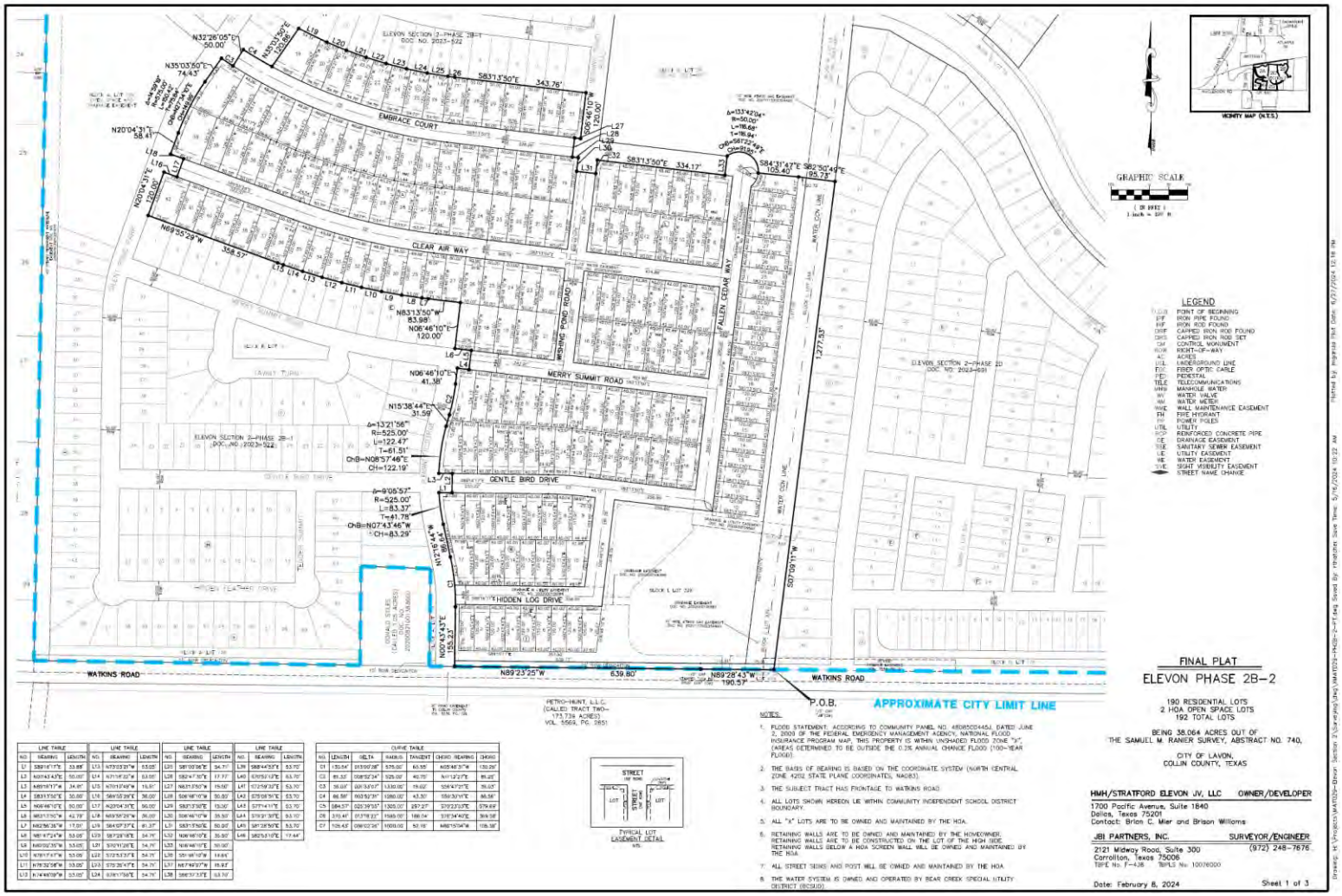
**JBI PARTNERS, INC.** — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000
(972) 248-7676


Date: March 5, 2024 Sheet 4 of 4

Plotted by: mgarcia Plot Date: 3/5/2024 4:00 PM

Drawing: H:\Projects\MAT023-Baron Section 2\Surveying\dwg\MAT023-PH2E-PT.dwg Saved By: mgarcia Save Time: 3/5/2024 3:58 PM

# EXHIBIT S-3 – IMPROVEMENT AREA #2B PLAT



| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| A–1 | 11,164 | 0.256 |
| A–2 | 6,800 | 0.156 |
| A–3 | 6,470 | 0.149 |
| A–4 | 6,252 | 0.144 |
| A–5 | 6,169 | 0.142 |
| A–6 | 6,168 | 0.142 |
| A–7 | 6,169 | 0.142 |
| A–8 | 6,169 | 0.142 |
| A–9 | 6,169 | 0.142 |
| A–10 | 6,169 | 0.142 |
| A–11 | 6,169 | 0.142 |
| A–12 | 6,169 | 0.142 |
| A–13 | 6,057 | 0.139 |
| A–14 | 6,000 | 0.138 |
| A–15 | 6,000 | 0.138 |
| A–16 | 6,000 | 0.138 |
| A–17 | 6,000 | 0.138 |
| A–18 | 6,000 | 0.138 |
| A–19 | 7,200 | 0.165 |
| A–20 | 7,200 | 0.165 |
| A–21 | 6,000 | 0.138 |
| A–22 | 6,000 | 0.138 |
| A–23 | 6,000 | 0.138 |
| A–24 | 6,000 | 0.138 |
| A–25 | 6,000 | 0.138 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| A–26 | 6,087 | 0.139 |
| A–27 | 6,214 | 0.143 |
| A–28 | 6,214 | 0.143 |
| A–29 | 6,214 | 0.143 |
| A–30 | 6,214 | 0.143 |
| A–31 | 6,213 | 0.143 |
| A–32 | 6,213 | 0.143 |
| A–33 | 6,104 | 0.140 |
| A–34 | 6,054 | 0.139 |
| A–35 | 6,184 | 0.142 |
| A–36 | 6,288 | 0.144 |
| A–37 | 6,383 | 0.147 |
| A–38 | 6,478 | 0.149 |
| A–39 | 10,629 | 0.244 |
| bndy–1 | 1,658,076 | 38.064 |
| D–19 | 9,063 | 0.208 |
| D–20 | 6,268 | 0.144 |
| D–21 | 6,267 | 0.144 |
| D–22 | 6,267 | 0.144 |
| D–23 | 6,267 | 0.144 |
| D–24 | 6,267 | 0.144 |
| D–25 | 6,267 | 0.144 |
| D–26 | 6,268 | 0.144 |
| D–27 | 6,084 | 0.140 |
| D–28 | 6,000 | 0.138 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| D–29 | 6,000 | 0.138 |
| D–30 | 6,000 | 0.138 |
| D–31 | 6,000 | 0.138 |
| D–32 | 6,000 | 0.138 |
| D–33 | 7,200 | 0.165 |
| E–17 | 6,000 | 0.138 |
| E–18 | 6,000 | 0.138 |
| E–19 | 6,000 | 0.138 |
| E–20 | 6,000 | 0.138 |
| E–21 | 7,200 | 0.165 |
| E–22 | 7,200 | 0.165 |
| E–23 | 6,000 | 0.138 |
| E–24 | 6,000 | 0.138 |
| E–25 | 6,000 | 0.138 |
| E–26 | 6,000 | 0.138 |
| E–27 | 6,000 | 0.138 |
| E–28 | 6,047 | 0.139 |
| E–29 | 6,139 | 0.141 |
| E–30 | 6,139 | 0.141 |
| E–31 | 6,139 | 0.141 |
| E–32 | 6,139 | 0.141 |
| E–33 | 6,139 | 0.141 |
| E–34 | 6,139 | 0.141 |
| E–35 | 6,139 | 0.141 |
| E–36 | 6,064 | 0.139 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| E–37 | 6,000 | 0.138 |
| E–38 | 6,000 | 0.138 |
| E–39 | 6,000 | 0.138 |
| E–40 | 6,000 | 0.138 |
| E–41 | 6,000 | 0.138 |
| E–42 | 8,762 | 0.201 |
| H–1 | 7,108 | 0.163 |
| H–2 | 4,800 | 0.110 |
| H–3 | 4,800 | 0.110 |
| H–4 | 4,800 | 0.110 |
| H–5 | 4,800 | 0.110 |
| H–6 | 4,800 | 0.110 |
| H–7 | 4,798 | 0.110 |
| H–8 | 4,798 | 0.109 |
| H–9 | 6,121 | 0.141 |
| H–10 | 6,664 | 0.153 |
| H–11 | 4,800 | 0.110 |
| H–12 | 4,800 | 0.110 |
| H–13 | 4,800 | 0.110 |
| H–14 | 4,800 | 0.110 |
| H–15 | 4,800 | 0.110 |
| H–16 | 4,800 | 0.110 |
| H–17 | 7,095 | 0.163 |
| I–1 | 6,000 | 0.138 |
| I–2 | 4,800 | 0.110 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| I–3 | 4,800 | 0.110 |
| I–4 | 4,800 | 0.110 |
| I–5 | 4,800 | 0.110 |
| I–6 | 4,800 | 0.110 |
| I–7 | 4,800 | 0.110 |
| I–8 | 4,800 | 0.110 |
| I–9 | 5,310 | 0.122 |
| I–10 | 4,800 | 0.110 |
| I–11 | 4,800 | 0.110 |
| I–12 | 4,800 | 0.110 |
| I–13 | 4,800 | 0.110 |
| I–14 | 4,800 | 0.110 |
| I–15 | 4,800 | 0.110 |
| I–16 | 4,800 | 0.110 |
| I–17 | 4,800 | 0.110 |
| I–18 | 4,800 | 0.110 |
| I–19 | 4,800 | 0.110 |
| I–20 | 4,800 | 0.110 |
| I–21 | 4,800 | 0.110 |
| I–22 | 4,800 | 0.110 |
| I–23 | 4,800 | 0.110 |
| I–24 | 4,800 | 0.110 |
| I–25 | 4,800 | 0.110 |
| I–26 | 4,800 | 0.110 |
| I–27 | 4,800 | 0.110 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| I–28 | 4,800 | 0.110 |
| I–29 | 4,800 | 0.110 |
| I–30 | 4,800 | 0.110 |
| I–31 | 5,246 | 0.120 |
| I–32X | 183,102 | 4.203 |
| I–33X | 95,019 | 2.181 |
| J–1 | 7,090 | 0.163 |
| J–2 | 5,345 | 0.123 |
| J–3 | 5,256 | 0.121 |
| J–4 | 5,167 | 0.119 |
| J–5 | 5,078 | 0.117 |
| J–6 | 4,989 | 0.115 |
| J–7 | 4,900 | 0.112 |
| J–8 | 5,128 | 0.118 |
| J–9 | 5,400 | 0.124 |
| J–10 | 5,400 | 0.124 |
| J–11 | 5,400 | 0.124 |
| J–12 | 5,400 | 0.124 |
| J–13 | 4,800 | 0.110 |
| J–14 | 4,800 | 0.110 |
| J–15 | 7,200 | 0.165 |
| J–16 | 7,200 | 0.165 |
| J–17 | 4,800 | 0.110 |
| J–18 | 4,800 | 0.110 |
| J–19 | 5,400 | 0.124 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| J–20 | 5,400 | 0.124 |
| J–21 | 5,400 | 0.124 |
| J–22 | 5,413 | 0.124 |
| J–23 | 5,474 | 0.126 |
| J–24 | 4,911 | 0.113 |
| J–25 | 4,988 | 0.115 |
| J–26 | 5,068 | 0.116 |
| J–27 | 5,148 | 0.118 |
| J–28 | 5,228 | 0.120 |
| J–29 | 5,308 | 0.122 |
| J–30 | 8,619 | 0.198 |
| K–1 | 6,000 | 0.138 |
| K–2 | 4,800 | 0.110 |
| K–3 | 4,800 | 0.110 |
| K–4 | 5,148 | 0.118 |
| K–5 | 5,040 | 0.116 |
| K–6 | 4,800 | 0.110 |
| K–7 | 4,800 | 0.110 |
| K–8 | 7,200 | 0.165 |
| K–9 | 7,200 | 0.165 |
| K–10 | 4,800 | 0.110 |
| K–11 | 4,800 | 0.110 |
| K–12 | 5,040 | 0.116 |
| K–13 | 5,148 | 0.118 |
| K–14 | 4,800 | 0.110 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| K–15 | 4,800 | 0.110 |
| K–16 | 6,000 | 0.138 |
| L–1 | 7,200 | 0.165 |
| L–2 | 5,400 | 0.124 |
| L–3 | 6,000 | 0.138 |
| L–4 | 5,520 | 0.127 |
| L–5 | 5,520 | 0.127 |
| L–6 | 5,520 | 0.127 |
| L–7 | 7,426 | 0.170 |
| L–8 | 7,200 | 0.165 |
| L–9 | 4,800 | 0.110 |
| L–10 | 4,800 | 0.110 |
| L–11 | 5,040 | 0.116 |
| L–12 | 5,146 | 0.118 |
| L–13 | 4,800 | 0.110 |
| L–14 | 4,800 | 0.110 |
| L–15 | 6,000 | 0.138 |

FINAL PLAT

ELEVON PHASE 2B–2

189 RESIDENTIAL LOTS
2 HOA OPEN SPACE LOTS
191 TOTAL LOTS

BEING 38.064 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON,
COLLIN COUNTY, TEXAS

HMH/STRATFORD ELEVON JV, LLC — OWNER/DEVELOPER
1700 Pacific Avenue, Suite 1840
Dallas, Texas 75201
Contact: Brian C. Mier and Brison Williams

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: November 08, 2023 Sheet 2 of 3

Drawing: H:\Projects\MAT029–Elevon Section 2\Surveying\dwg\MAT029–PH2B–2–FT.dwg Saved By: dbell Save Time: 11/7/2023 3:29 PM Plotted By: dbell Plot Date: 11/8/2023 3:32 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 88.190 acre tract of land described in deed to HMH/STRATFORD ELEVON JV, LLC as recorded in Document Number 20211118002367850, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 88.190 acre tract, said point being in the north right–of–way line of Watkins Road;

THENCE along the south line of said 88.190 acre tract and along the north right–of–way line of Watkins Road as follows:
North 89 degrees 28 minutes 43 seconds West, 190.57 feet to a one–half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;
North 89 degrees 23 minutes 25 seconds West, 639.80 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east right of way line of Pleasant Field Drive, a fifty foot wide right–of–way as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE along the east right–of–way line of said Pleasant Field Drive:
North 00 degrees 43 minutes 43 seconds East, 155.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 130.54 feet along a curve to the left, having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 575.00 feet, a tangent of 65.55 feet and whose chord bears North 05 degrees 46 minutes 31 seconds West, 130.26 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 12 degrees 16 minutes 44 seconds West, 86.64 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 83.37 feet along a curve to the right, having a central angle of 09 degrees 05 minutes 57 seconds, a radius of 525.00 feet, a tangent of 41.78 feet and whose chord bears North 07 degrees 43 minutes 46 seconds West, 83.29 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the south right–of–way line of Gentle Bird Drive, a fifty foot right–of–way as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE along the South, East and North right–of–way lines of said Gentle Bird Drive as follows:
South 89 degrees 16 minutes 17 seconds East, 33.88 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 43 minutes 43 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 16 minutes 17 seconds West, 34.91 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east right–of–way line of said Pleasant Field Drive;

THENCE along the east right–of–way line of said Pleasant Field Drive as follows:
Northeasterly, 122.47 feet along a curve to the right, having a central angle of 13 degrees 21 minutes 56 seconds, a radius of 525.00 feet, a tangent of 61.51 feet and whose chord bears North 08 degrees 57 minutes 46 seconds East, 122.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 38 minutes 44 seconds East, 31.59 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 81.33 feet along a curve to the left, having a central angle of 08 degrees 52 minutes 34 seconds, a radius of 525.00, a tangent of 40.75 feet and whose chord bears North 11 degrees 12 minutes 27 seconds East, 81.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 06 degrees 46 minutes 10 seconds East, 41.38 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the south right–of–way line of Merry Summit Road, a fifty foot right–of–way, as recorded in Document Number 2023–552, Official Public Records of Collin County, Texas;

THENCE along the south, east, and north right–of–way lines of said Merry Summit Road as follows:
South 83 degrees 13 minutes 50 seconds East, 30.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 06 degrees 46 minutes 10 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 83 degrees 13 minutes 50 seconds West, 42.79 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner of Lot 16, Block E of Elevon Section 2 Phase 2B–1, an addition to Collin County, Texas as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon Section 2 Phase 2B–1 as follows:
North 06 degrees 46 minutes 10 seconds East, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said Lot 16;
North 83 degrees 13 minutes 50 seconds West, 83.98 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 82 degrees 56 minutes 36 seconds West, 17.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 47 minutes 24 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 80 degrees 02 minutes 35 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 78 degrees 17 minutes 47 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 76 degrees 32 minutes 58 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 74 degrees 48 minutes 09 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 73 degrees 03 minutes 21 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 71 degrees 18 minutes 32 seconds West, 53.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 70 degrees 10 minutes 49 seconds West, 15.51 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 69 degrees 55 minutes 29 seconds West, 358.57 to a one–half inch iron rod with yellow cap stamped "JBI" found for corner at the northwest corner of Lot 1, Block E of said Elevon Section 2 Phase 2B–1, said point being in the east right–of–way line of Silent Pond Park, a fifty foot right–of–way as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE North 20 degrees 04 minutes 31 seconds East, 120.00 feet along the east right–of–way line of said Silent Pond Park to a one–half inch iron rod with yellow cap stamped "JBI" found in the south right–of–way line of Clear Air Way, a fifty foot right–of–way line as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE along the south, east, and north right–of–way lines of said Clear Air Way as follows:
South 69 degrees 55 minutes 29 seconds East, 36.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 04 minutes 31 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 69 degrees 55 minutes 29 seconds West, 36.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east right–of–way line of said Silent Pond Park;

THENCE along the east right–of–way line of said Silent Pond Park as follows:
North 20 degrees 04 minutes 31 seconds East, 58.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 150.42 feet along a curve to the right, having a central angle of 14 degrees 59 minutes 19 seconds, a radius of 575.00 feet, a tangent of 75.64 feet and whose chord bears North 27 degrees 34 minutes 10 seconds East, 149.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 03 minutes 50 seconds East, 74.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the south right–of–way line of Embrace Court, a fifty foot right–of–way as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE along the south and east right–of way lines of said Embrace Court as follows:
Southeasterly, 36.03 feet along a curve to the left, having a central angle of 01 degrees 33 minutes 07 seconds, a radius of 1,330.00 feet, a tangent of 18.02 feet and whose chord bears South 56 degrees 47 minutes 21 seconds East, 36.03 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 32 degrees 26 minutes 05 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the south line of Lot 18, Block D of said Elevon Section 2 Phase 2B–1;

THENCE along the east line of said Elevon Section 2 Phase 2B–1 as follows:
Southeasterly, 86.58 feet along a curve to the left, having a central angle of 03 degrees 52 minutes 31 seconds, a radius of 1,280.00 feet, a tangent of 43.30 feet and whose chord bears South 59 degrees 30 minutes 11 seconds East, 86.56 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 03 minutes 50 seconds East, 120.86 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 64 degrees 07 minutes 37 seconds East, 81.37 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 67 degrees 29 minutes 18 seconds East, 54.71 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 70 degrees 11 minutes 28 seconds East, 54.71 to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 72 degrees 53 minutes 37 seconds East, 54.71 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 75 degrees 35 minutes 47 seconds East, 54.71 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 78 degrees 17 minutes 56 seconds East, 54.71 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 81 degrees 00 minutes 06 seconds East, 54.71 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 82 degrees 47 minutes 30 seconds East, 17.77 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 13 minutes 50 seconds East, 343.76 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of Lot 1, Block D of said Elevon Section 2 Phase 2B–1, said point being in the west right–of–way line of Wishing Pond Road, a fifty foot right–of–way as recorded in Document Number 2023–522, Official Public Records of Collin County, Texas;

THENCE South 06 degrees 46 minutes 10 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the north right–of–way line of said Embrace Court;

THENCE along the north, west, and south right–of–way line of said Embrace Court as follows:
North 83 degrees 13 minutes 50 seconds West, 15.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 06 degrees 46 minutes 10 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 13 minutes 50 seconds East, 15.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the west right–of–way line of Wishing Pond Road;

THENCE along the west, south and east right–of–way line of said Wishing Pond Road as follows:
South 06 degrees 46 minutes 10 seconds West, 35.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 13 minutes 50 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 06 degrees 46 minutes 10 seconds East, 35.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the south right–of–way line of said Embrace Court;

THENCE along the south and east lines of said Embrace Court as follows:
South 83 degrees 13 minutes 50 seconds East, 334.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 06 degrees 46 minutes 10 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the north right–of–way line of said Embrace Court, said point being in the south line of Lot 2X, Block M of Elevon Parkway, an addition to Collin County, Texas as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 2X, Block M as follows:
Southeasterly, 116.68 feet along a curve to the right, having a central angle of 133 degrees 42 minutes 04 seconds, a radius of 50.00 feet, a tangent of 116.94 feet and whose chord bears South 61 degrees 22 minutes 49 seconds East, 91.95 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 84 degrees 31 minutes 47 seconds East, 105.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 82 degrees 50 minutes 49 seconds East, 95.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 88.190 acre tract, said point being in the south line of Lot 1X, Block M of said Elevon Parkway, said point being in the east line of a seventy five foot wide Atmos Gas Easement as recorded in Document Number 20211117002354490, Official Public Records of Collin County, Texas, said point also being in the west line of Elevon Section 2 Phase 2D, an addition to Collin County, Texas as recorded in Document Number 2023–691, Official Public Records of Collin County, Texas;

THENCE South 07 degrees 09 minutes 11 seconds West, 1,277.53 feet along the east line of said 88.190 acre tract, along the east line of said seventy five foot wide Atmos Gas Easement and along the west line of said Elevon Section 2 Phase 2D to the POINT OF BEGINNING and containing 1,658,078 square foot or 38.064 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That HMH/STRATFORD ELEVON JV, LLC, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON SECTION 2, PHASE 2B–2, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area 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 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 BCSUD, forever for purposes indicated on this plat.
3. The City of Lavon and BCSUD 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 and 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 as being subordinate to the public, City of Lavon and BCSUD.
5. The City of Lavon, BCSUD, 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. City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring 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 BCSUD facilities, at which time BCSUD shall also review and approve.

HMH/STRATFORD ELEVON JV, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF _____________, 2023.

HMH/STRATFORD ELEVON JV, LLC,
a Texas limited liability company

By: ______________________________

Name: ______________________________

STATE OF TEXAS §

COUNTY OF __________ §

Before me, the undersigned authority, a Notary Public in and for the said County and State

on this day personally appeared ______________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of ____________, 2023.

______________________________
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon's ETJ.

Dated this the _____ day of ____________, 2023.

______________________________
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF __________ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of ____________, 2023.

______________________________
Notary Public in and for the State of Texas

Recommended for Approval:

______________________________

Date: ______________

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

______________________________

Date: ______________

Mayor, City of Lavon, Texas

Accepted:

______________________________

Date: ______________

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the ______________ subdivision or addition to the City of Lavon was submitted to the city council on the ________ day of ______________ 20____ 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 or her name as here in above subscribed.

Witness my hand this _______ day of ______________, AD, 20____.

______________________________

City Secretary, City of Lavon, Texas

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: ______________________

Date: ______________________

FINAL PLAT

ELEVON PHASE 2B–2

189 RESIDENTIAL LOTS
2 HOA OPEN SPACE LOTS
191 TOTAL LOTS

BEING 38.064 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON,
COLLIN COUNTY, TEXAS

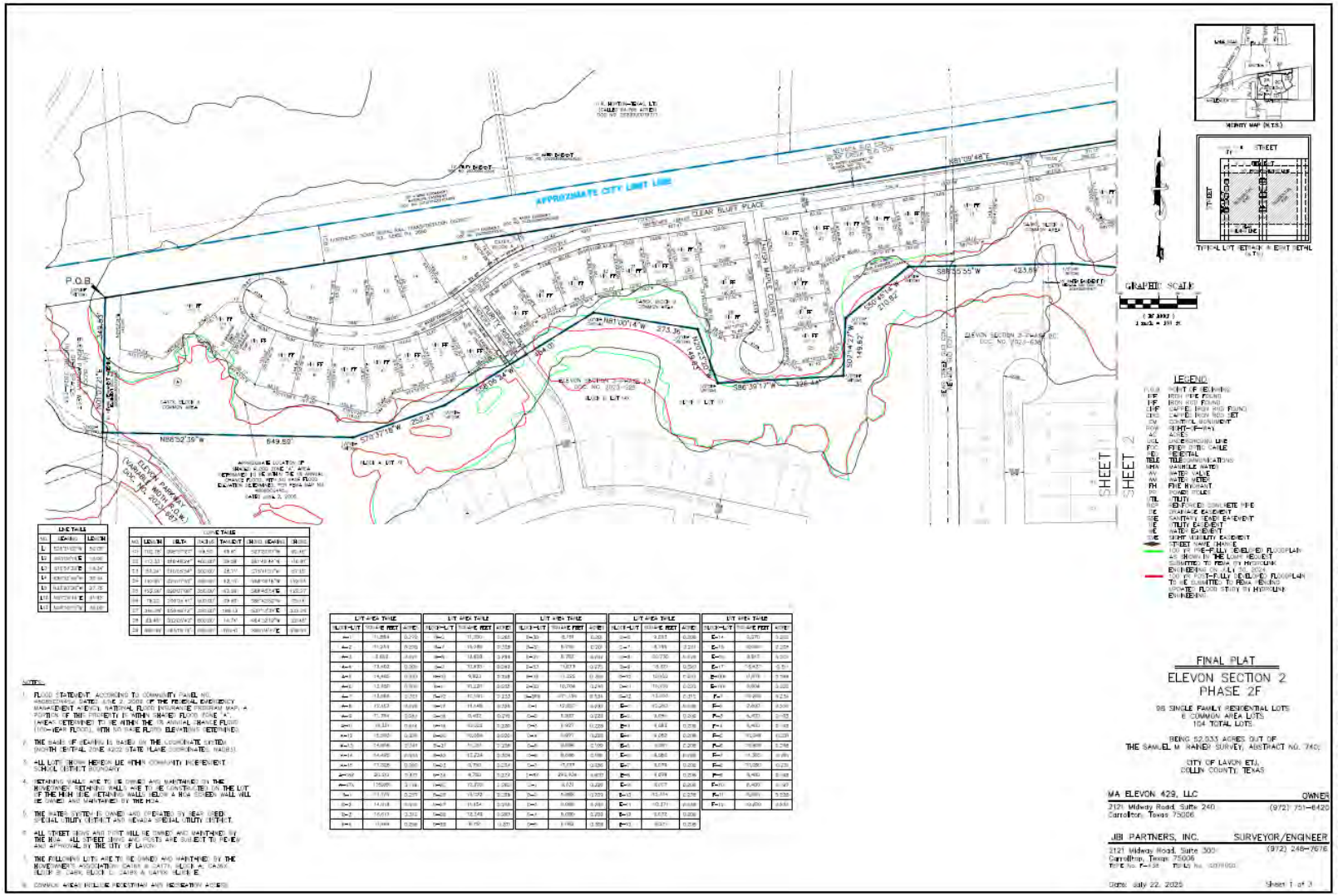
**HMH/STRATFORD ELEVON JV, LLC** OWNER/DEVELOPER
1700 Pacific Avenue, Suite 1840
Dallas, Texas 75201
Contact: Brian C. Mier and Brison Williams

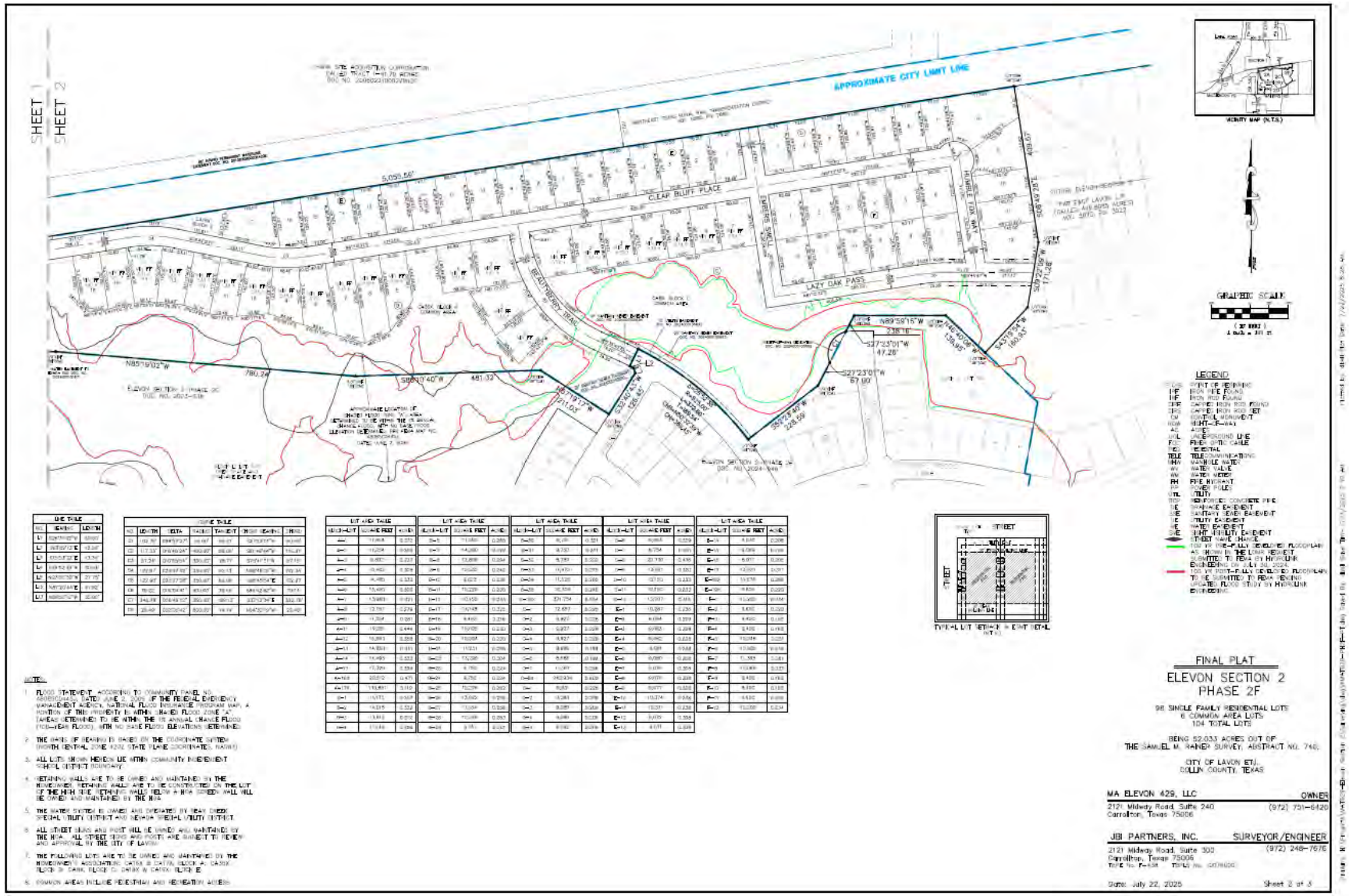
**JBI PARTNERS, INC.** SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: November 08, 2023 Sheet 3 of 3

Drawing: H:\Projects\MAT029—Elevon Section 2\Surveying\dwg\XMAT029—PH2B—2—PT.dwg Saved By: dbell Save Time: 11/7/2023 3:29 PM Plotted by: dbell Plot Date: 11/8/2023 3:32 PM

# EXHIBIT S-4 - IMPROVEMENT AREA #3 PLAT




SHEET 1
SHEET 2
APPROXIMATE CITY LIMIT LINE
CLEAR BLUFF PLACE
LAZY OAK PASS
BEAUTYBERRY TRAIL
5,059.56'
780.24'
481.32'
N85°19'02"W
S89°20'40"W
N89°59'15"W
238.16'
S27°23'01"W
47.28'
S27°23'01"W
67.00'
S62°36'59"E
225.00'
S27°19'54"W
180.30'
S22°26'56"W
117.28'
GRAPHIC SCALE
LEGEND
FINAL PLAT
ELEVON SECTION 2
PHASE 2F
98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS
BEING 52.033 ACRES OUT OF
THE SAMUEL M. WAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS
MA ELEVON 429, LLC
OWNER
2121 Midway Road, Suite 240
Carrollton, Texas 75006
(972) 751-6420
JBI PARTNERS, INC.
SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7676
Date: July 22, 2025
Sheet 2 of 5

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

**THENCE** North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

**THENCE** along the east line of said 429.321 acre tract as follows:
South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

**THENCE** along the north line of said Elevon Section 2-Phase 2E as follows:
North 46 degrees 40 minutes 05 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 59 minutes 15 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner i the northwest right-of-way line of Sunset Canyon Drive;

**THENCE** Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

**THENCE** along the north line of said Elevon Section 2-Phase 2E as follows:
South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

**THENCE** along the north line of said Lot 64X as follows:
North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

**THENCE** along the north line of said Lot 14X as follows:
South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

**THENCE** along the north line of said Lot 7X as follows:
South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-587, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

**THENCE** North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That MA Elevon 429, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 2, PHASE 2F**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area 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 of pavement line.

1. The water system located within the Bear Creek Special Utility District (BCSUD) CCN is owned and operated by BCSUD and construction related to water service shall be done per BCSUD's specifications and general notes. The water system located within the Nevada Special Utility District (NSUD) CCN is owned and operated by NSUD and construction related to water service shall be done per NSUD'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, BCSUD and NSUD, forever for purposes indicated on this plat.
3. The City of Lavon, BCSUD and NSUD 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 and 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 as being subordinate to the public, City of Lavon, BCSUD and NSUD.
5. The City of Lavon, BCSUD, NSUD, 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. City of Lavon, BCSUD, NSUD and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring 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 BCSUD and/or NSUD facilities, at which time BCSUD and NSUD shall also review and approve.

MA Elevon 429, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF ____________, 2024.

MA Elevon 429, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company, its Manager

By: ____________________

Name: ____________________

Title: ____________________

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of ____________, 2024.

____________________
Notary Signature

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: ____________________

Date: ____________________

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the _____ day of ____________, 2024.

____________________
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of ____________, 2024.

____________________
Notary Public in and for the State of Texas

Recommended for Approval:

____________________

Date: ____________

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

____________________

Date: ____________

Mayor, City of Lavon, Texas

Accepted:

____________________

Date: ____________

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 2-Phase 2F subdivision or addition to the City of Lavon was submitted to the city council on the _______ day of ____________ 20____ 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 or her name as here in above subscribed.

Witness my hand this _______ day of ____________, AD, 20____

____________________

City Secretary, City of Lavon, Texas

FINAL PLAT

ELEVON SECTION 2
PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

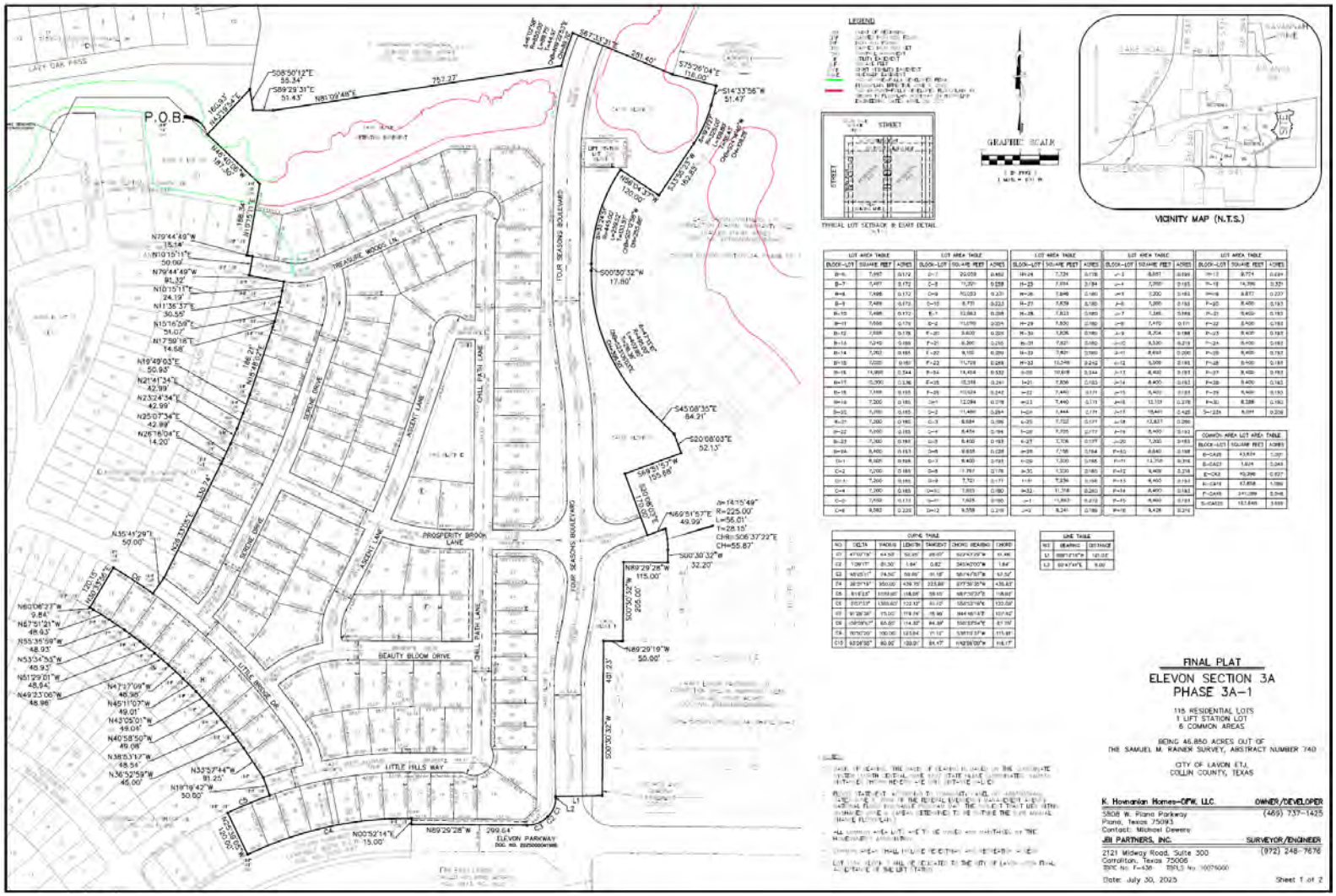
MA ELEVON 429, LLC — OWNER
2121 Midway Road, Suite 240
Carrollton, Texas 75006
(972) 751-6420

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7676
TBPE No. F-438 TBPLS No. 10076000

Date: July 22, 2025 Sheet 2 of 3

Drawing: H:\Projects\MAT029-Elevon Section 2\Surveying\dwg\MAT029-PH2F-PT.dwg Saved By: dbell Save Time: 7/3/2025 7:30 AM Plotted by: dbell Plot Date: 7/22/2025 8:28 AM

# EXHIBIT S-5 - IMPROVEMENT AREA #4 PLAT



LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 68.006 acre tract of land described in deed to K. HOVNANIAN HOMES–DFW, L.L.C. as recorded in Document Number 2025000081630, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the west line of said 68.006 acre tract, said point being in the east line of Lot 10X, Block P, Elevon Section 2–Phase 2E, as recorded in Document Number 2024–946, Official Public Records of Collin County, Texas;

THENCE North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 08 degrees 50 minutes 12 seconds East, 55.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 89 degrees 29 minutes 31 seconds East, 51.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 81 degrees 09 minutes 48 seconds East, 757.27 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northeasterly, 89.75 feet along a curve to the right, having a central angle of 06 degrees 02 minutes 58 seconds, a radius of 850.00 feet, a tangent of 44.91 feet, and whose chord bears North 19 degrees 22 minutes 53 seconds East, 89.70 to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 67 degrees 33 minutes 31 seconds East, 281.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:
South 75 degrees 26 minutes 04 seconds East, 116.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 14 degrees 33 minutes 56 seconds West, 51.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 109.80 feet along a curve to the right, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet, and whose chord bears South 24 degrees 14 minutes 40 seconds West, 109.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 33 degrees 55 minutes 23 seconds West, 162.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 56 degrees 04 minutes 37 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 259.52 feet along a curve to the left, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet, and whose chord bears South 17 degrees 12 minutes 58 seconds West, 255.86 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 30 minutes 32 seconds West, 17.80 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 407.95 feet along a curve to the left, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet, and whose chord bears South 23 degrees 06 minutes 03 seconds East, 396.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 45 degrees 08 minutes 35 seconds East, 84.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 20 degrees 08 minutes 03 seconds East, 52.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 69 degrees 51 minutes 57 seconds West, 155.68 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 20 degrees 08 minutes 03 seconds East, 170.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 69 degrees 51 minutes 57 seconds East, 49.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet, and whose chord bears South 06 degrees 37 minutes 22 seconds East, 55.87 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 30 minutes 32 seconds West, 32.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 29 minutes 28 seconds West, 115.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 30 minutes 32 seconds West, 205.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 29 minutes 19 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 30 minutes 32 seconds West, 401.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner at the southeast corner of said 68.006 acre tract;

THENCE South 89 degrees 12 minutes 19 seconds West, 121.03 feet along the south line of said 68.006 acre tract to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of a right–of–way dedication to the City of Lavon, as recorded in Document Number 2025000041986, Official Public Records of Collin County, Texas;

THENCE along the south line of said 68.006 acre tract and along the north line of said right–of–way dedication as follows:
South 00 degrees 47 minutes 41 seconds East, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet, and whose chord bears South 22 degrees 43 minutes 29 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 1.64 feet along a curve to the right, having a central angle of 01 degree 09 minutes 17 second, a radius of 81.50 feet, a tangent of 1.64 feet, and whose chord bears South 45 degrees 40 minutes 00 seconds West, 1.64 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet, and whose chord bears South 67 degrees 47 minutes 57 seconds West, 57.52 to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 29 minutes 28 seconds West, 299.64 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north right–of–way line of Elevon Parkway, a variable width right–of–way as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas, said point being the east line of said Elevon Section 2–Phase 2E;

THENCE continuing along the south line of said 68.006 acre tract and along the east line of said Elevon Section 2–Phase 2E as follows:
North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 439.75 feet along a curve to the left, having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet, and whose chord bears South 77 degrees 36 minutes 35 seconds West, 435.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 68.006 acre tract;

THENCE along the west line of said 68.006 acre tract and continuing along the east line of said Elevon Section 2–Phase 2E as follows:
North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1070.00 feet, a tangent of 59.10 feet, and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 05 minutes 01 second West, 49.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 51 degrees 29 minutes 01 second West, 48.94 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 122.12 feet along a curve to the right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet, and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 59 minutes 18 seconds East, 14.58 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 16 minutes 59 seconds East, 51.07 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 40 minutes 06 seconds West, 187.30 feet to the POINT OF BEGINNING and containing 2,040,804 square feet or 46.850 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.


LEGAL DESCRIPTION CONTINUED

North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 59 minutes 18 seconds East, 14.58 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 16 minutes 59 seconds East, 51.07 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 40 minutes 06 seconds West, 187.30 feet to the POINT OF BEGINNING and containing 2,040,804 square feet or 46.850 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.


DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P., acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON SECTION 3A, PHASE 3A–1, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF ___________, 2025.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P

By: ______________________________

Name: ______________________________

Title: ______________________________

STATE OF TEXAS §

COUNTY OF __________ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared ____________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of ____________, 2025.

______________________________________________
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____ day of ______________, 2025.

______________________________________________
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of ____________, 2025.

______________________________________________
Notary Public in and for the State of Texas

Recommended for Approval:

______________________________

Date: ______________

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

______________________________

Date: ______________

Mayor, City of Lavon, Texas

Accepted:

______________________________

Date: ______________

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3A–Phase 3A–1 subdivision or addition to the City of Lavon was submitted to the city council on the ________ day of ______________, 20____ 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 or her name as here in above subscribed.

Witness my hand this ________ day of ______________, AD, 20____.

______________________________
City Secretary, City of Lavon, Texas

**FINAL PLAT**

**ELEVON SECTION 3A**
**PHASE 3A–1**

115 RESIDENTIAL LOTS
1 LIFT STATION LOT
6 COMMON AREAS

BEING 46.850 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

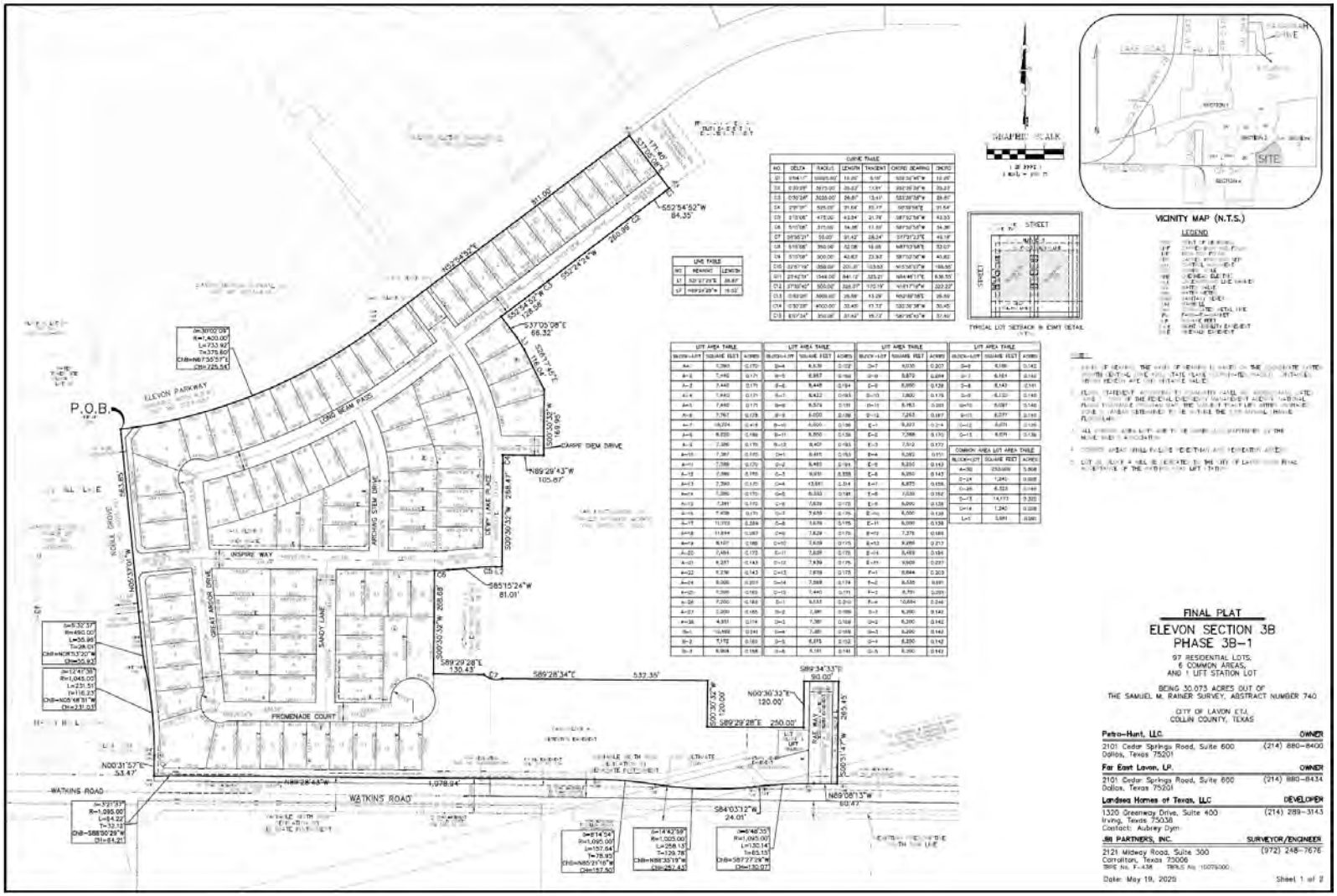
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

**K. Hovnanian Homes–DFW, LLC.** — **OWNER/DEVELOPER**
5808 W. Plano Parkway — (469) 737–1425
Plano, Texas 75093
Contact: Michael Dewers

**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: July 30, 2025 — Sheet 2 of 2

# EXHIBIT S-6 - IMPROVEMENT AREA #5 PLAT



LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to PETRO-HUNT, LLC as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to FAR EAST LAVON, LP as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being in the south line of Lot 1X, Block H, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X as follows:
Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 52 degrees 54 minutes 52 seconds East, 811.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 171.40 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 12.20 feet along a curve to the right, having a central angle of 00 degrees 04 minutes 11 seconds, a radius of 10,025.00 feet, a tangent of 6.10 feet, and whose chord bears South 52 degrees 52 minutes 46 seconds East, 12.20 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 84.35 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 35.23 feet along a curve to the left, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,975.00 feet, a tangent of 17.61 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 35.23 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 52 degrees 24 minutes 24 seconds West, 260.99 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 26.81 feet along a curve to the right, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,025.00 feet, a tangent of 13.41 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 26.81 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 128.58 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 66.32 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 31 degrees 27 minutes 29 seconds East, 38.87 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 26 degrees 17 minutes 45 seconds East, 116.04 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 169.95 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 29 minutes 43 seconds West, 105.87 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southeasterly, 21.54 feet along a curve to the right, having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet, and whose chord bears South 00 degrees 39 minutes 58 seconds East, 21.54 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.47 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 16.52 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 43.54 feet along a curve to the left, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 475.00 feet, a tangent of 21.79 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 43.53 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 85 degrees 15 minutes 24 seconds West, 81.01 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 34.38 feet along a curve to the right, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 375.00 feet, a tangent of 17.20 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 34.36 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.68 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 130.43 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southeasterly, 51.42 feet along a curve to the left, having a central angle of 58 degrees 55 minutes 21 seconds, a radius of 50.00 feet, a tangent of 28.24 feet, and whose chord bears South 77 degrees 21 minutes 23 seconds East, 49.18 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 28 minutes 34 seconds East, 532.35 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 250.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 34 minutes 33 seconds East, 90.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 51 minutes 47 seconds West, 265.45 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner in the north line of a right-of-way dedication to the City of Lavon, as recorded in Document Number 20250000041993, Official Public Records of Collin County, Texas;

THENCE along the north line of said right-of-way dedication as follows:
North 89 degrees 08 minutes 13 seconds West, 60.47 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
Southwesterly, 130.14 feet along a curve to the left, having a central angle of 06 degrees 48 minutes 35 seconds, a radius of 1,095.00 feet, a tangent of 65.15 feet and whose chord bear South 87 degrees 27 minutes 29 seconds West, 130.07 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 84 degrees 03 minutes 12 seconds West, 24.01 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
Northwesterly, 258.13 feet along a curve to the right, having a central angle of 14 degrees 42 minutes 59 seconds, a radius of 1,005.00 feet, a tangent of 129.78 feet and whose chord bear North 88 degrees 35 minutes 19 seconds West, 257.43 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
Northwesterly, 157.64 feet along a curve to the left, having a central angle of 08 degrees 14 minutes 54 seconds, a radius of 1,095.00 feet, a tangent of 78.95 feet and whose chord bear North 85 degrees 21 minutes 16 seconds West, 157.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 89 degrees 28 minutes 43 seconds West, 1,078.94 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner in the north line of a right-of-way dedication to the City of Lavon, as recorded in Document Number 20250000041988, Official Public Records of Collin County, Texas;

THENCE Southwesterly, along the north line of said right-of-way dedication recorded in Document Number 20250000041988, 64.22 feet along a curve to the left, having a central angle of 03 degrees 21 minutes 37 seconds, a radius of 1,095.00 feet, a tangent of 32.12 feet and whose chord bear South 88 degrees 50 minutes 29 seconds West, 64.21 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the east line of Lot 1X, Block I, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 31 minutes 57 seconds East, 53.47 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

THENCE Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

THENCE Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet to the POINT OF BEGINNING and containing 1,310,000 square feet or 30.073 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PETRO-HUNT, LLC and EAST LAVON PARTNERS, L.P., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON SECTION 3B, PHASE 3B-1, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

PETRO-HUNT, LLC and EAST LAVON PARTNERS, L.P., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

PETRO-HUNT, LLC and EAST LAVON PARTNERS, L.P.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Signature

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3-Phase 3B-1 subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____ 20___ 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 or her name as here in above subscribed.

Witness my hand this _____ day of _____, AD, 20___.

_____

City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____ day of _____, 2025.

_____

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

_____

Notary Public in and for the State of Texas

FINAL PLAT

# ELEVON SECTION 3B PHASE 3B-1

97 RESIDENTIAL LOTS,
6 COMMON AREAS,
AND 1 LIFT STATION LOT

BEING 30.073 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

| | |
|---|---|
| **Petro-Hunt, LLC.** | **OWNER** |
| 2101 Cedar Springs Road, Suite 600<br>Dallas, Texas 75201 | (214) 880-8400 |
| **Far East Lavon, LP.** | **OWNER** |
| 2101 Cedar Springs Road, Suite 600<br>Dallas, Texas 75201 | (214) 880-8434 |
| **Landsea Homes of Texas, LLC** | **DEVELOPER** |
| 1320 Greenway Drive, Suite 400<br>Irving, Texas 75038<br>Contact: Aubrey Dym | (214) 289-3143 |
| **JBI PARTNERS, INC.** | **SURVEYOR/ENGINEER** |
| 2121 Midway Road, Suite 300<br>Carrollton, Texas 75006<br>TBPE No. F-438 TBPLS No. 10076000 | (972) 248-7676 |

Date: May 19, 2025 Sheet 2 of 2

# APPENDIX A – ENGINEER'S REPORT

[Remainder of page left intentionally blank.]

[To be updated.]

JBI PARTNERS

Re: Engineer's Report
Elevon Public Improvement District
Lavon, Texas

**Introduction:**
Elevon Public Improvement District (the "Elevon PID") is a 982.719 acre multiphase single family development. The general location of the property is south of the NETEX railroad right-of-way, north of County Road 541 (Watkins Road), and is approximately 1.6 miles east of State Highway 78 and Main Street. The Elevon PID boundary and legal description are shown in Exhibit A and A1. Pods 2A-2E have been planned, preliminary engineered, and cost estimates have been prepared for 1,389 lots. The concept plan for the planned pods is shown in Exhibit B. The Engineer's Report includes the estimated cost, schedule, and development exhibits for the formation of the Elevon PID and for reference for the issuance of bonds by the City to finance public infrastructure projects within the Elevon PID.

**Development Cost**
JBI has prepared an Opinion of Probable Cost summary for improvements within the Elevon PID and for offsite improvements needed to serve the Pods 2A-2E, see Exhibit C.

**Elevon PID Improvements**
The authorized improvements benefitting property within the Elevon PID are illustrated in Exhibits D thru L. There are In-tract Improvements, Major Improvements Onsite, and Major Improvements Offsite.

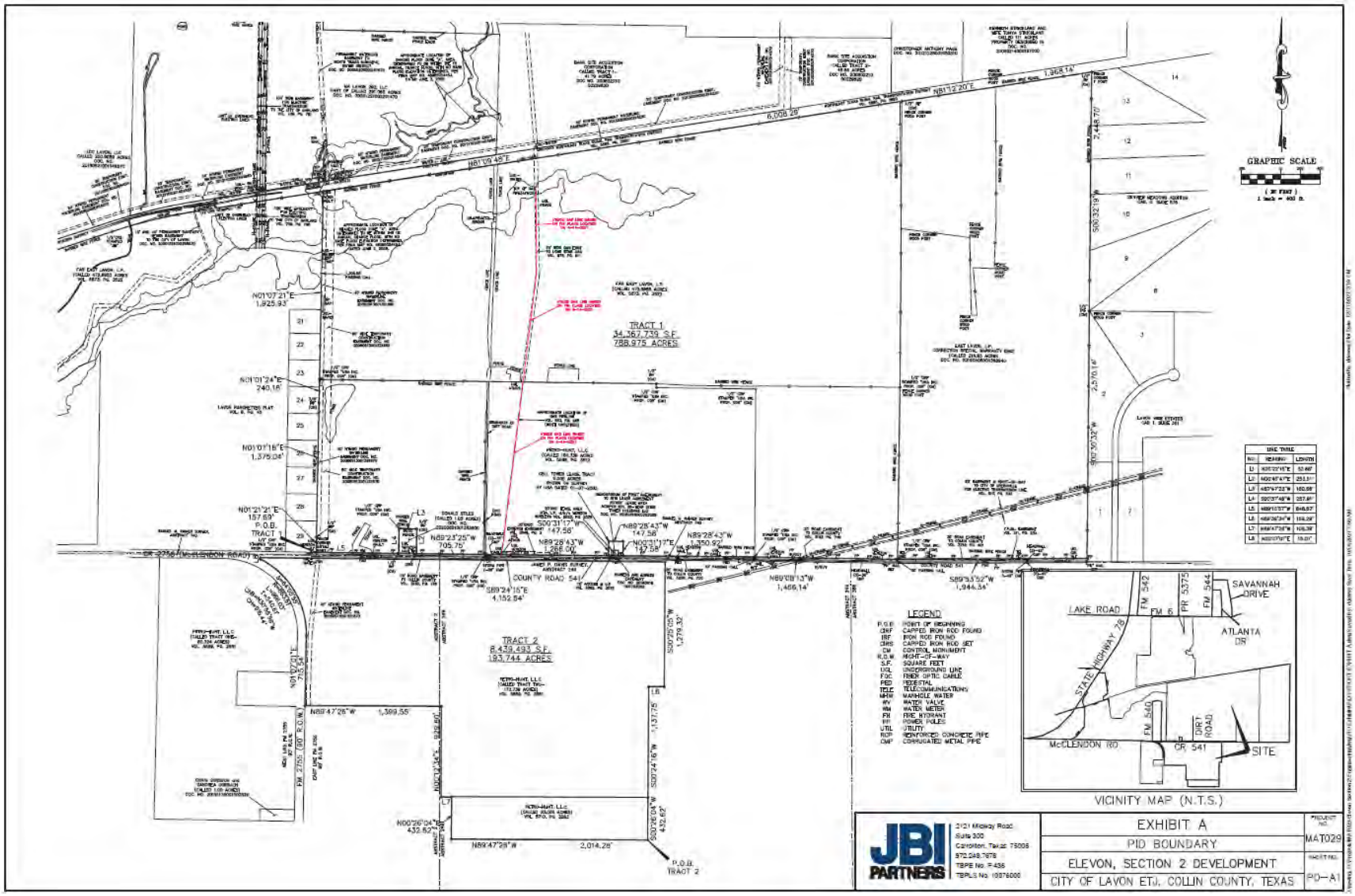
**Development Schedule**
Design Stage – The preliminary plat for Section 2, Phase 2A-2E has been approved by the City of Lavon. Engineering plans and final plat have been submitted for the Master Infrastructure improvements that will provide, water, sewer, drainage, and access to each of the phases of development. A flood study for Pods 2A-2E has been submitted to the City of Lavon for approval. A traffic impact analysis for the entire Elevon development which includes the Elevon PID area has been submitted to the City of Lavon. Design and final platting of Pods 2A, 2B-1, 2C, and 2D are currently underway with an anticipated submittal in the fourth quarter of 2021. Approval and ground breaking for the master infrastructure and phases will occur in the first quarter of 2022.

Construction Stage- The construction of the master infrastructure and pods 2A, 2B-1, 2C, and 2D is anticipated to begin in January 2022. The improvements will take between 12-15 months to complete. Final acceptance of the improvements is anticipated in the first quarter of 2023. A 12 month project time line is depicted in Exhibit M.

STATE OF TEXAS
DANIEL DEWEY
93961
LICENSED
PROFESSIONAL ENGINEER

DECEMBER 17, 2021

2121 Midway Road, Suite 300, Carrollton, TX 75006 | T: 972.248.7676 | TBPE No. F-438 TBPLS No. 10076000 | www.jbipartners.com


GRAPHIC SCALE
TRACT 1
34,367,739 S.F.
788.975 ACRES
TRACT 2
8,439,493 S.F.
193.744 ACRES
COUNTY ROAD 541
LEGEND
VICINITY MAP (N.T.S.)
LAKE ROAD
SAVANNAH DRIVE
ATLANTA DR
STATE HIGHWAY 78
McCLENDON RD
DIRT ROAD
SITE
EXHIBIT A
PID BOUNDARY
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
JBI PARTNERS
MAT029
PD-A1

LEGAL DESCRIPTION
TRACT 1

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 180.339 acre tract and along the east line of said Lavon Ranchettes Addition as follows:
North 01 degrees 21 minutes 21 seconds East, 157.69 feet to a point for corner;
North 01 degrees 07 minutes 18 seconds East, 1,375.04 feet to a point for corner;
North 01 degrees 01 minutes 24 seconds East, 240.18 feet to a point for corner, said point being the northwest corner of said 180.339 acre tract, said point also being in the south line of said 472.8955 acre tract;

THENCE North 01 degrees 07 minutes 21 seconds East, at 1,306.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,925.93 feet to a point for corner, said point being in the north line of said 472.8955 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 6,008.29 feet along the north line of said 472.8955 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner, said point being the northeast corner of said 472.8955 acre tract, said point also being the northwest corner of that called 216.85 acre tract of land described in deed to East Lavon, L.P. as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 12 minutes 20 seconds East, 1,968.14 feet along the north line of said 216.85 acre tract to a point for corner, said point being the northeast corner of said 216.85 acre tract;

THENCE along the east line of said 216.85 acre tract as follows:
South 00 degrees 32 minutes 19 seconds West, 2,448.70 feet to a point or corner;
South 00 degrees 30 minutes 32 seconds West, 2,570.14 feet to a point for corner in the southeast corner of said 216.85 acre tract, said point also being in the approximate centerline of County Road 541;

THENCE along the approximate centerline of County Road Number 541 as follows:
South 89 degrees 53 minutes 52 seconds West, 1,944.34 feet to a point for corner, said point being the southwest corner of said 216.85 acre tract, said point also being the southeast corner of said 472.8955 acre tract;
North 89 degrees 08 minutes 13 seconds West, 1,466.14 feet to a point for corner, said point being the most southerly southwest corner of said 472.8955 acre tract;

THENCE North 00 degrees 22 minutes 15 seconds East, 30.66 feet along the west line of said 472.8955 acre tract to a point for corner, said point being the southeast corner of said 180.339 acre tract, said point also being in the north right-of-way line of County Road Number 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,350.92 feet to a point for corner;

THENCE North 00 degrees 31 minutes 17 seconds East, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 28 minutes 43 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,266.00 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 23 minutes 25 seconds West, 705.75 feet to a point for corner;

THENCE North 00 degrees 45 minutes 47 seconds East, 253.51 feet to a point for corner;

THENCE North 87 degrees 47 minutes 23 seconds West, 180.68 feet to a point for corner;

THENCE South 00 degrees 37 minutes 46 seconds West, 257.91 feet to a point for corner;

THENCE North 89 degrees 10 minutes 57 seconds West, 848.67 feet to the POINT OF BEGINNING and containing 34,367,739 square feet or 788.975 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGAL DESCRIPTION
TRACT 2

Being a parcel of land located in Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being a part James P. Davis Survey, Abstract Number 249, and being all of that called Tract Two – 173.739 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, and also being all of that called 20.005 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5710, Page 3283, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the southeast corner of said 20.005 acre tract;

THENCE North 89 degrees 47 minutes 26 seconds West, 2,014.28 feet to a point for corner, said point being the southwest corner of said 20.005 acre tract;

THENCE North 00 degrees 26 minutes 04 seconds East, 432.62 feet to a point for corner, said point being the northwest corner of said 20.005 acre tract, said point also being in the south line of said 173.739 acre tract;

THENCE North 89 degrees 47 minutes 26 seconds West, 108.39 feet to the most southerly southwest corner of said 173.739 acre tract;

THENCE along the west line of said 173.739 acre tract as follows:
North 00 degrees 12 minutes 34 seconds East, 929.80 feet to a point for corner;
North 89 degrees 47 minutes 26 seconds West, 1399.55 feet to a point for corner, said point being the most westerly southwest corner of said 173.739 acre tract, said point also being in the east right-of-way line of Farm-to-Market Highway Number 2755;

THENCE continuing along the west line of said 173.739 acre tract and along the east right-of-way line of Farm-to-Market Highway Number 2755;
North 01 degrees 07 minutes 01 seconds East, 715.54 feet to a point for corner;
Northwesterly, 966.03 feet along a curve to the left having a central angle of 64 degrees 05 minutes 55 seconds, a radius of 863.51 feet, a tangent of 540.61 feet, and whose chord bears North 30 degrees 55 minutes 56 seconds West, 915.44 feet to a point for corner;
North 00 degrees 37 minutes 01 seconds East, 15.07 feet to a point for corner, said point being the northwest corner of said 173.739 acre tract, said point also being at the intersection of the east right-of-way line of Farm-to-Market Highway Number 2755 with the south right-of-way line of County Road Number 541;

THENCE South 89 degrees 24 minutes 15 seconds East, 4,152.64 feet along the south right-of-way line of County Road Number 541 to a point for corner, said point being the northeast corner of said 173.739 acre tract;

THENCE along the east line of said 173.739 acre tract as follows:
South 00 degrees 25 minutes 05 seconds West, 1279.32 feet to a point for corner;
North 89 degrees 39 minutes 34 seconds West, 159.29 feet to a point for corner;
South 00 degrees 24 minutes 16 seconds West, 1137.75 feet to a point for corner, said point being the southeast corner of said 173.739 acre tract, said point also being the northeast corner of said 20.005 acre tract;

THENCE South 00 degrees 26 minutes 04 seconds West, 432.62 to the POINT OF BEGINNING and containing 8,439,493 square feet or 193.744 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

NOTES:

1.) FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within shaded Flood Zone "A", (areas determined to be within the 1% annual chance flood (100-year flood), with no base flood elevations determined.

2.) The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

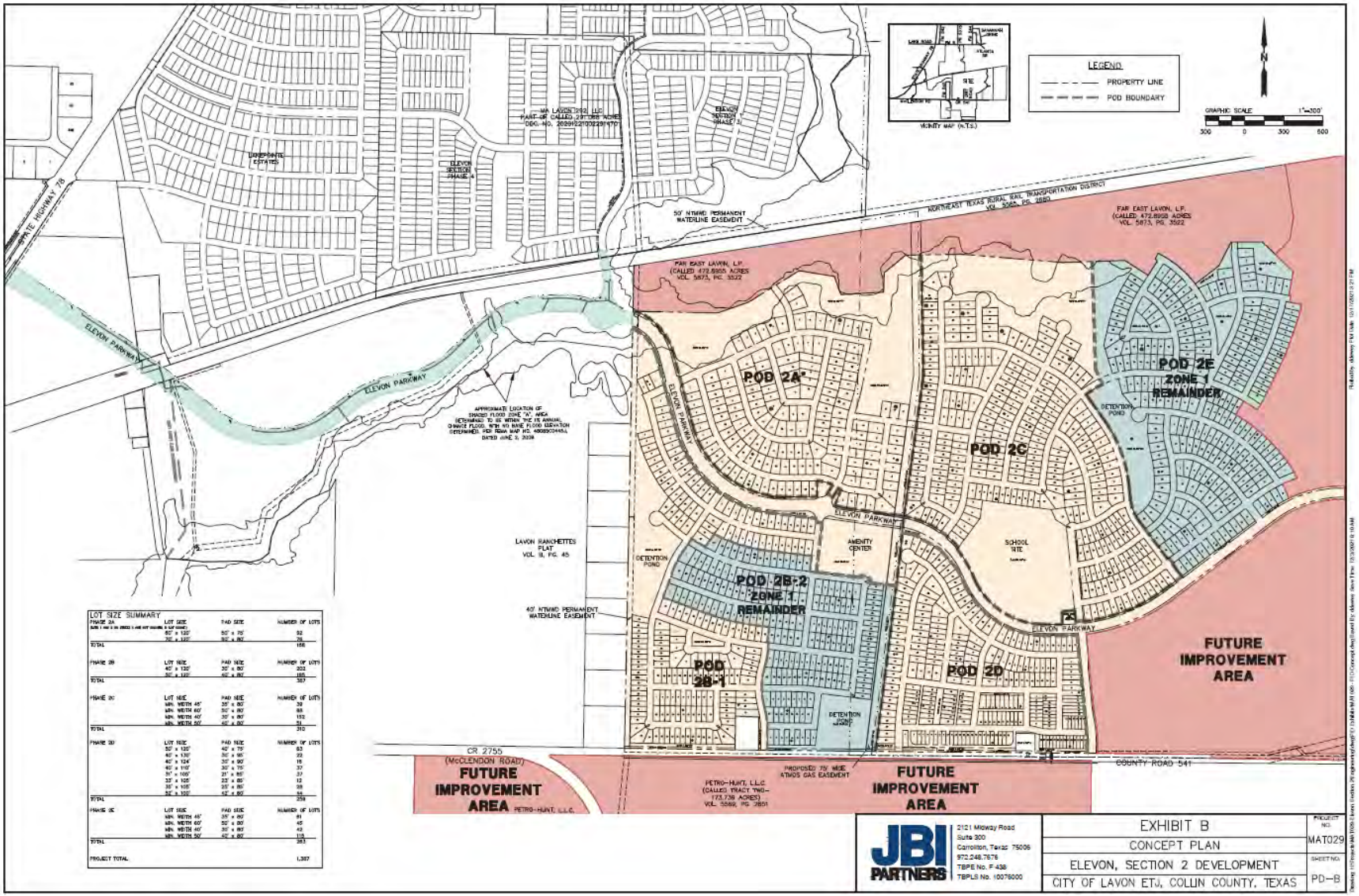
3.) The subject tract has frontage to County Road No. 541.

4.) Abstract lines shown hereon are approximate.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-488
TBPLS No. 10076000

EXHIBIT A
PID BOUNDARY
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

PROJECT NO. MAT029
SHEET NO. PD-A2


LEGEND
PROPERTY LINE
POD BOUNDARY
VICINITY MAP (N.T.S.)
GRAPHIC SCALE
POD 2A*
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
ELEVON PARKWAY
AMENITY CENTER
SCHOOL SITE
DETENTION POND
LAVON RANCHETTES PLAT VOL. B, PG. 45
50' ATMOS PERMANENT WATERLINE EASEMENT
40' ATMOS PERMANENT WATERLINE EASEMENT
PROPOSED 75' WIDE ATMOS GAS EASEMENT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT VOL. 5060, PG. 2880
FAR EAST LAVON, L.P. (CALLED 472.8693 ACRES) VOL. 5873, PG. 3522
PETRO-HUNT, L.L.C. (CALLED TRACT TWO– 173.736 ACRES) VOL. 5868, PG. 2801
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
STATE HIGHWAY 78
LOVE POINTE ESTATES
ELEVON SECTION 4 PHASE 4
ELEVON SECTION 4 PHASE 3
LOT SIZE SUMMARY
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F 438
TBPLS No. 10075000
EXHIBIT B
CONCEPT PLAN
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD–B

# EXHIBIT C

**Elevon PID**
**Lavon, Texas**
**ENGINEERS OPINION OF PROBABLE COST SUMMARY**
**Prepared by JBI PARTNERS**
**7/28/2021**

| Intract Improvement | Total | Offsite | Total Phase 1 | Total Phase 2 | POD 2A | | POD 2B | | | POD 2C | | POD 2D | | POD 2E | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | | | | | Total | Phase 1 | Total | Phase 1 | Phase 2 | Total | Phase 1 | Total | Phase 1 | Total | Phase 2 |
| *Public* | | | | | | | | | | | | | | | |
| Water | 4,977,567 | - | 3,498,472 | 1,479,095 | 742,372 | 742,372 | 1,337,092 | 802,255 | 534,837 | 1,212,760 | 1,212,760 | 741,085 | 741,085 | 944,258 | 944,258 |
| Sanitary Sewer | 4,605,899 | - | 3,139,817 | 1,466,082 | 579,675 | 579,675 | 1,281,767 | 769,060 | 512,707 | 1,116,677 | 1,116,677 | 674,405 | 674,405 | 953,375 | 953,375 |
| Storm Drainage | 3,485,008 | - | 3,931,421 | 1,553,587 | 826,741 | 826,741 | 1,390,090 | 834,054 | 556,036 | 1,495,390 | 1,495,390 | 775,235 | 775,235 | 997,551 | 997,551 |
| Paving | 10,944,437 | - | 7,640,751 | 3,303,686 | 1,593,161 | 1,593,161 | 2,842,732 | 1,705,639 | 1,137,093 | 2,605,719 | 2,605,719 | 1,736,231 | 1,736,231 | 2,166,593 | 2,166,593 |
| Earthwork - ROW and Easements | 5,418,135 | - | 3,769,658 | 1,648,477 | 766,642 | 766,642 | 1,483,542 | 890,125 | 593,417 | 1,250,368 | 1,250,368 | 862,524 | 862,524 | 1,055,060 | 1,055,060 |
| Detention | 766,861 | - | 570,841 | 196,020 | 276,811 | 276,811 | 490,050 | 294,030 | 196,020 | - | - | - | - | - | - |
| Construction Management Fees (4%) | 1,287,916 | - | 902,038 | 385,878 | 191,416 | 191,416 | 353,011 | 211,807 | 141,204 | 307,237 | 307,237 | 191,579 | 191,579 | 244,673 | 244,673 |
| Soft Costs (Engineering, Surveying, Construction Services) - 80% split | 3,811,807 | - | 2,686,848 | 1,124,959 | 595,391 | 595,391 | 1,008,997 | 605,398 | 403,599 | 922,157 | 922,157 | 563,902 | 563,902 | 721,360 | 721,360 |
| Contingency (5%) | 1,609,895 | - | 1,127,548 | 482,347 | 239,270 | 239,270 | 441,264 | 264,758 | 176,505 | 384,046 | 384,046 | 239,474 | 239,474 | 305,842 | 305,842 |
| District Creation Costs (4%) | 1,356,301 | - | 1,090,696 | 465,605 | 232,459 | 232,459 | 425,142 | 255,085 | 170,057 | 371,774 | 371,774 | 231,377 | 231,377 | 295,549 | 295,549 |
| ROW Areas | 2,935,350 | - | 2,030,580 | 904,770 | 423,900 | 423,900 | 762,300 | 457,380 | 304,920 | 702,000 | 702,000 | 447,300 | 447,300 | 599,850 | 599,850 |
| *Total Public* | 43,399,177 | - | 30,388,671 | 13,010,506 | *6,467,840* | *6,467,840* | *11,815,987* | *7,089,592* | *4,726,395* | *10,368,126* | *10,368,126* | *6,463,113* | *6,463,113* | *8,284,111* | *8,284,111* |
| *Private* | - | | - | - | | | | | | | | | | | |
| Earthwork - Lots | 2,322,058 | - | 1,615,568 | 706,490 | 328,561 | 328,561 | 635,804 | 381,482 | 254,321 | 535,872 | 535,872 | 369,653 | 369,653 | 452,169 | 452,169 |
| Retaining Walls | 1,367,218 | - | 1,064,675 | 302,543 | 347,506 | 347,506 | 213,611 | 128,166 | 85,444 | 399,620 | 399,620 | 189,383 | 189,383 | 217,099 | 217,099 |
| Erosion Control | 415,184 | - | 288,063 | 127,120 | 66,287 | 66,287 | 101,942 | 61,165 | 40,777 | 93,878 | 93,878 | 66,734 | 66,734 | 86,344 | 86,344 |
| Soft Costs (Engineering, Surveying, Construction Services) - 20% split | 952,952 | - | 671,712 | 281,240 | 148,848 | 148,848 | 252,249 | 151,350 | 100,900 | 230,539 | 230,539 | 140,976 | 140,976 | 180,340 | 180,340 |
| City Fees | 1,204,695 | - | 843,370 | 361,325 | 174,619 | 174,619 | 315,284 | 189,171 | 126,114 | 297,114 | 297,114 | 182,466 | 182,466 | 235,212 | 235,212 |
| Contingency (5%) | 205,223 | - | 148,415 | 56,808 | 37,118 | 37,118 | 47,568 | 28,541 | 19,027 | 51,468 | 51,468 | 31,288 | 31,288 | 37,781 | 37,781 |
| *Total Private* | *6,467,329* | - | 4,631,803 | 1,835,526 | *1,102,938* | *1,102,938* | *1,566,457* | *939,874* | *626,583* | *1,608,491* | *1,608,491* | *980,500* | *980,500* | *1,208,943* | *1,208,943* |
| Total | 49,866,506 | - | 35,020,474 | 14,846,032 | 7,570,778 | 7,570,778 | 13,382,444 | 8,029,466 | 5,352,978 | 11,976,617 | 11,976,617 | 7,443,613 | 7,443,613 | 9,493,054 | 9,493,054 |

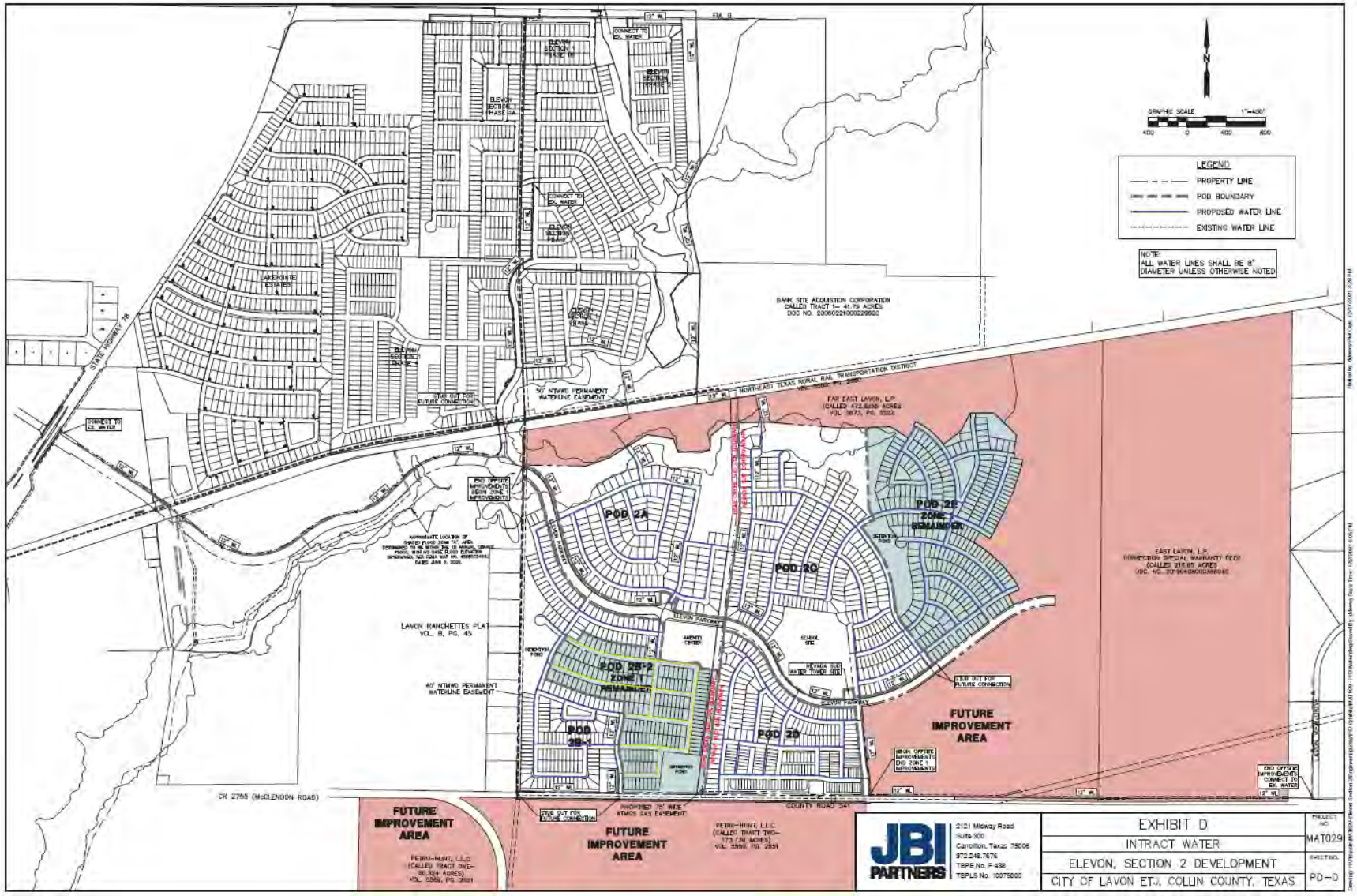
| Major Improvements - Onsite | Total | Offsite | Total Phase 1 | Total Phase 2 | POD 2A | | POD 2B | | | POD 2C | | POD 2D | | POD 2E | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | | | | | Total | Phase 1 | Total | Phase 1 | Phase 2 | Total | Phase 1 | Total | Phase 1 | Total | Phase 2 |
| *Public* | | | | | | | | | | | | | | | |
| Water | 2,901,646 | - | 1,589,146 | 1,312,500 | - | - | - | - | - | - | - | - | - | - | - |
| Sanitary Sewer | 404,293 | - | 404,293 | - | - | - | - | - | - | - | - | - | - | - | - |
| Storm Drainage | 521,867 | - | 521,867 | - | - | - | - | - | - | - | - | - | - | - | - |
| Paving | 4,838,957 | - | 4,838,957 | - | - | - | - | - | - | - | - | - | - | - | - |
| Earthwork | 133,457 | - | 133,457 | - | - | - | - | - | - | - | - | - | - | - | - |
| Detention | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Erosion Control | 67,101 | - | 67,101 | - | - | - | - | - | - | - | - | - | - | - | - |
| Construction Management Fees (4%) | 354,693 | - | 302,193 | 52,500 | - | - | - | - | - | - | - | - | - | - | - |
| Soft Costs (Engineering, Surveying, Construction Services) | 890,815 | - | 890,815 | - | - | - | - | - | - | - | - | - | - | - | - |
| City Fees | 225,098 | - | 225,098 | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency (5%) | 267,741 | - | 267,741 | - | - | - | - | - | - | - | - | - | - | - | - |
| District Creation Costs (4%) | 424,227 | - | 389,627 | 34,600 | - | - | - | - | - | - | - | - | - | - | - |
| ROW Areas | 516,600 | | 516,600 | - | - | - | - | - | - | - | - | - | - | - | - |
| *Total Public* | *11,546,495* | - | *10,126,895* | *1,419,600* | - | - | - | - | - | - | - | - | - | - | - |
| Total | 11,546,495 | - | 10,126,895 | 1,419,600 | - | - | - | - | - | - | - | - | - | - | - |

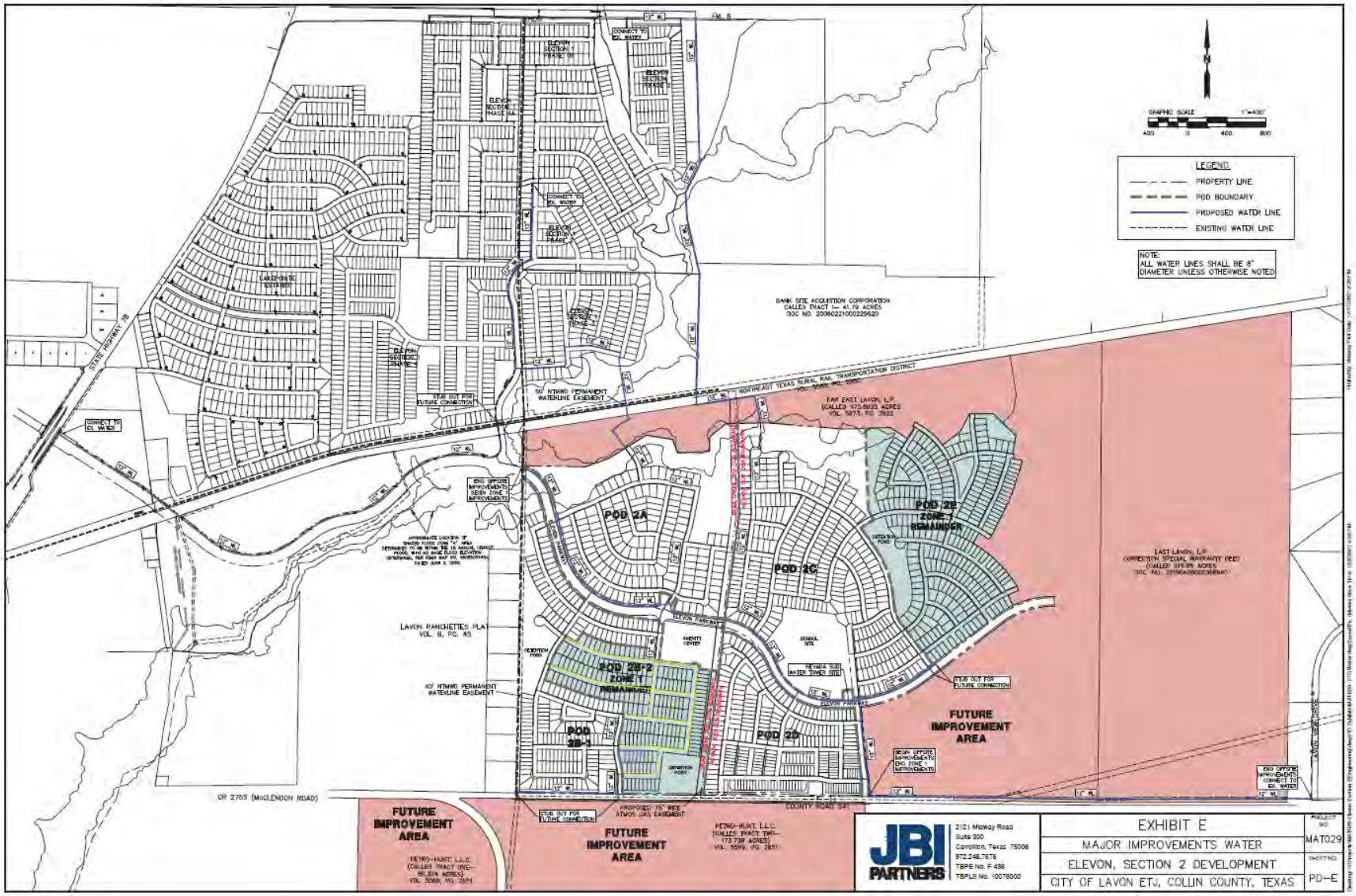
| Major Improvements - Offsite | Total | Offsite | Total Phase 1 | Total Phase 2 | POD 2A | | POD 2B | | | POD 2C | | POD 2D | | POD 2E | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | | | | | Total | Phase 1 | Total | Phase 1 | Phase 2 | Total | Phase 1 | Total | Phase 1 | Total | Phase 2 |
| *Public* | | | | | | | | | | | | | | | |
| Water | 1,079,834 | 1,079,834 | - | - | | | | | | | | | | | |
| Sanitary Sewer | 651,090 | 651,090 | - | - | | | | | | | | | | | |
| Storm Drainage | 872,150 | 872,150 | - | - | | | | | | | | | | | |
| Paving | 2,092,485 | 2,092,485 | - | - | | | | | | | | | | | |
| Earthwork | 91,850 | 91,850 | - | - | | | | | | | | | | | |
| Detention | - | - | - | - | | | | | | | | | | | |
| Erosion Control | 39,842 | 39,842 | - | - | | | | | | | | | | | |
| Construction Management Fees (4%) | 193,090 | 193,090 | - | - | | | | | | | | | | | |
| Soft Costs (Engineering, Surveying, Construction Services) | 753,225 | 753,225 | - | - | | | | | | | | | | | |
| City Fees | 253,000 | 253,000 | - | - | | | | | | | | | | | |
| Contingency (5%) | 241,363 | 241,363 | - | - | | | | | | | | | | | |
| District Creation Costs (4%) | 250,717 | 250,717 | - | - | | | | | | | | | | | |
| ROW Areas | 1,604,800 | 1,604,800 | - | - | | | | | | | | | | | |
| Wastewater Plant Site | 233,550 | 233,550 | - | - | | | | | | | | | | | |
| *Total Public* | *8,356,996* | *8,356,996* | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 8,356,996 | 8,356,996 | - | - | - | - | - | - | - | - | - | - | - | - | - |

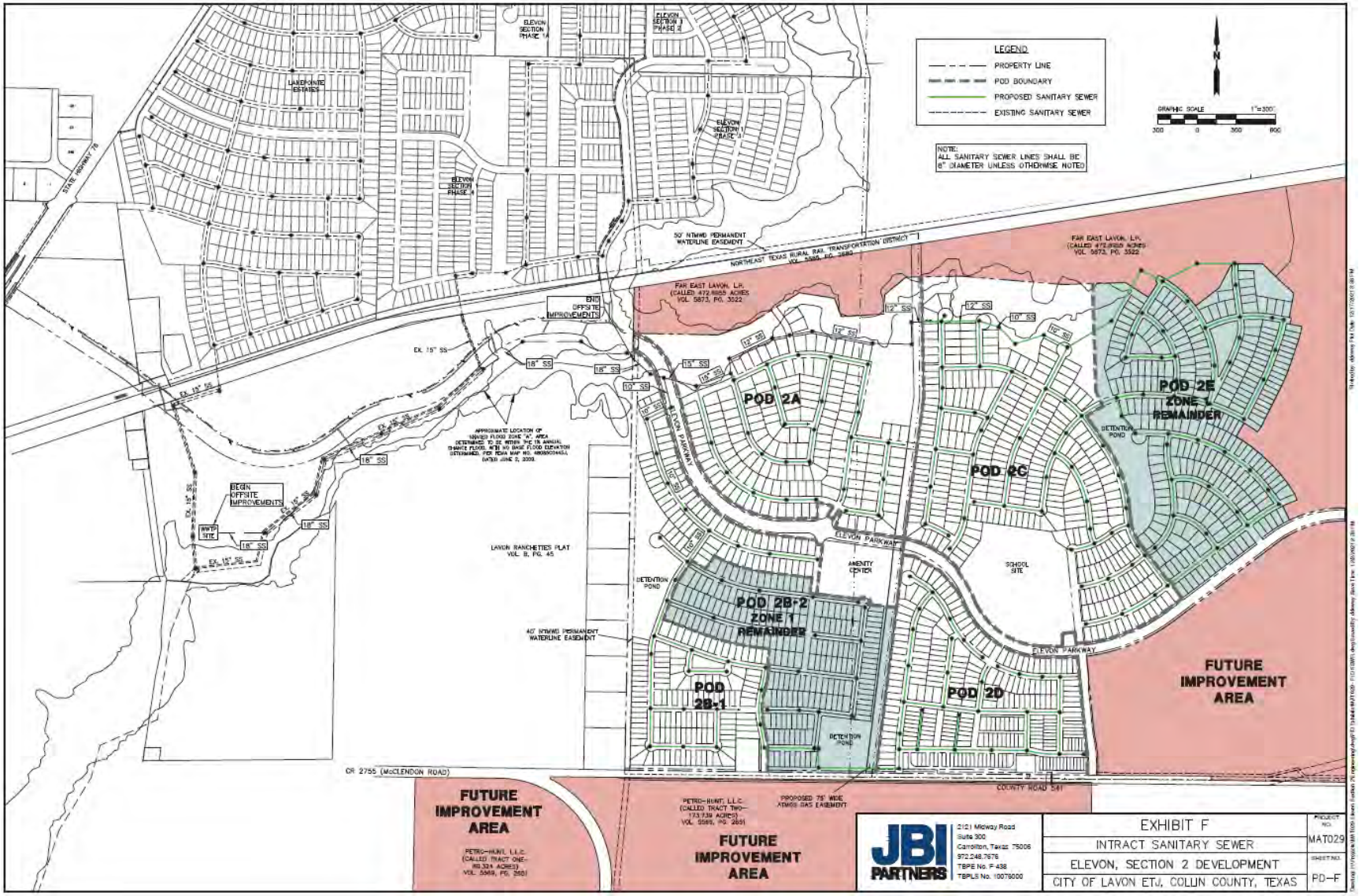
| TOTAL IMPROVEMENT COSTS | Total | Offsite | Total Phase 1 | Total Phase 2 | POD 2A | | POD 2B | | | POD 2C | | POD 2D | | POD 2E | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | Phase 1 | Total | Phase 1 | Phase 2 | Total | Phase 1 | Total | Phase 1 | Total | Phase 2 |
| Total Public | 63,302,668 | 8,356,996 | 40,515,566 | 14,430,106 | 6,467,840 | 6,467,840 | 11,815,987 | 7,089,592 | 4,726,395 | 10,368,126 | 10,368,126 | 6,463,113 | 6,463,113 | 8,284,111 | 8,284,111 |
| Total Private | 6,467,329 | - | 4,631,803 | 1,835,526 | 1,102,938 | 1,102,938 | 1,566,457 | 939,874 | 626,583 | 1,608,491 | 1,608,491 | 980,500 | 980,500 | 1,208,943 | 1,208,943 |
| Total Costs | 69,769,997 | 8,356,996 | 45,147,369 | 16,265,632 | 7,570,778 | 7,570,778 | 13,382,444 | 8,029,466 | 5,352,978 | 11,976,617 | 11,976,617 | 7,443,613 | 7,443,613 | 9,493,054 | 9,493,054 |

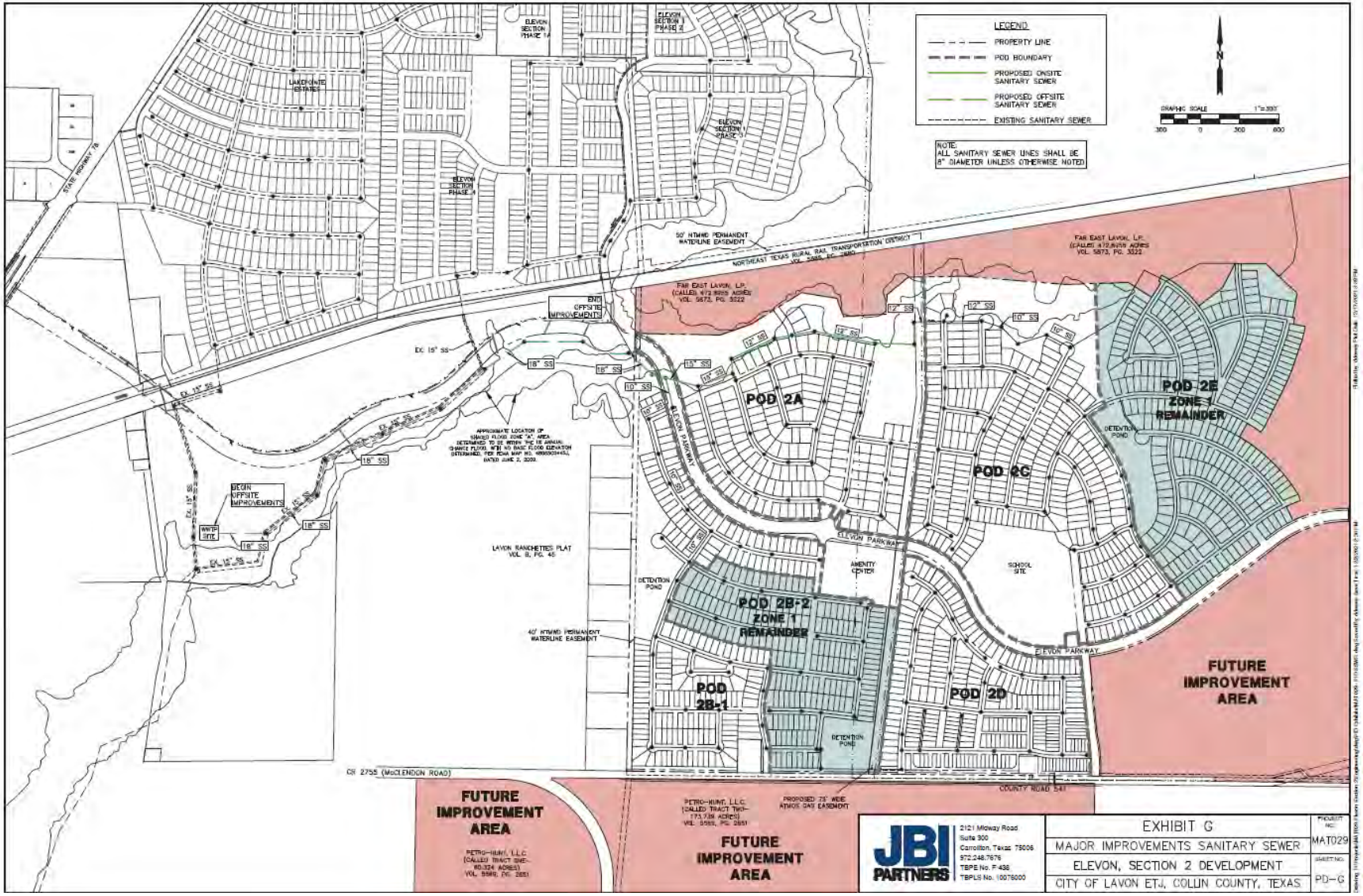
| TOTAL PID COSTS | Total | Offsite | Total Phase 1 | Total Phase 2 |
|---|---|---|---|---|
| Total Public Improvements (includes ROW) | 63,302,668 | 8,356,996 | 40,515,566 | 14,430,106 |

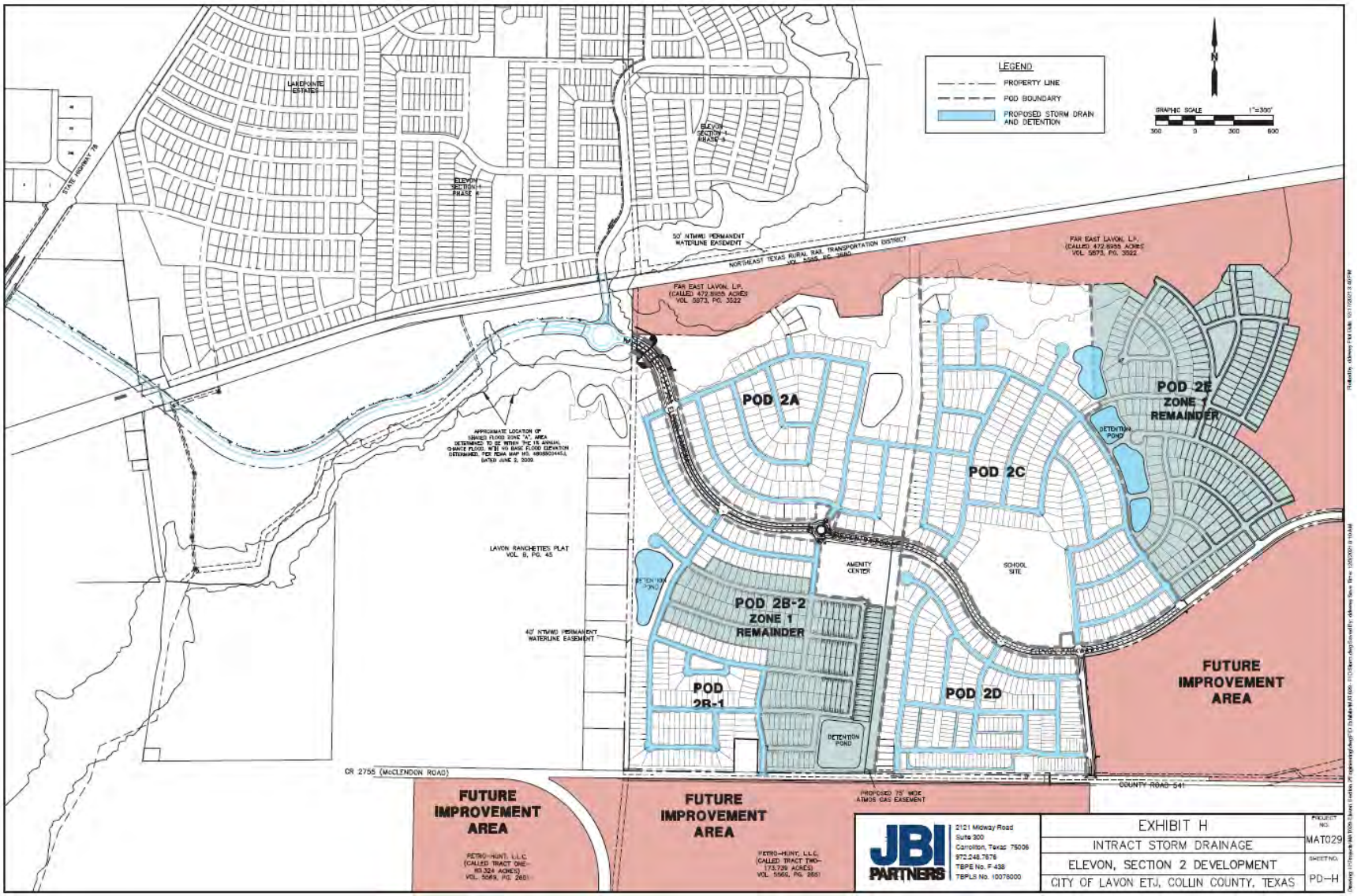
Page 1 of 1

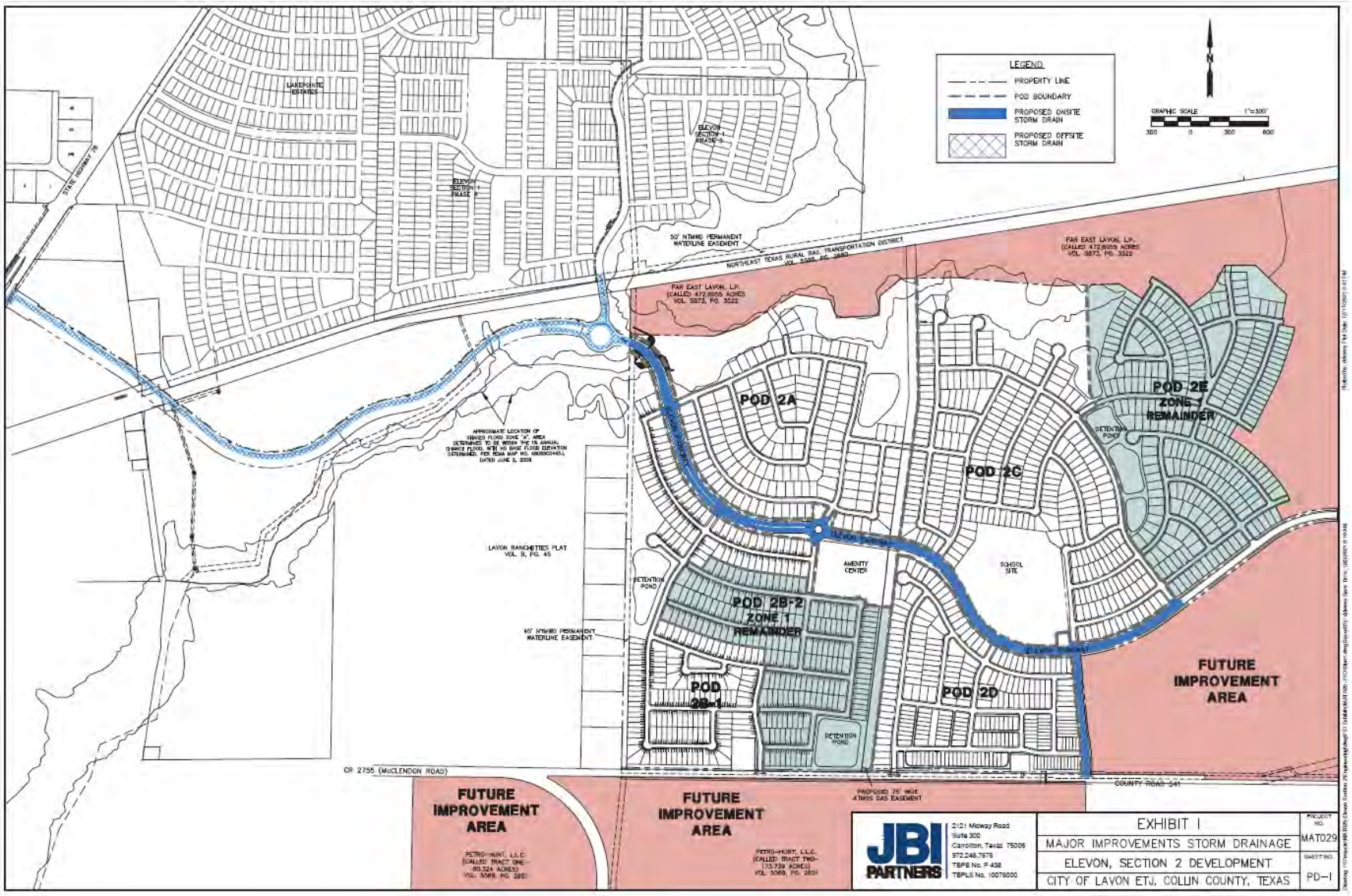

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED WATER LINE
EXISTING WATER LINE
NOTE:
ALL WATER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
POD 2A
POD 2B
ZONE 1 REMAINDER
POD 2C
POD 2B-2
ZONE 1 REMAINDER
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
LAVON RANCHETTES PLAT VOL. B, PG. 45
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
STATE HIGHWAY 78
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10075600
EXHIBIT D
INTRACT WATER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ET., COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-D

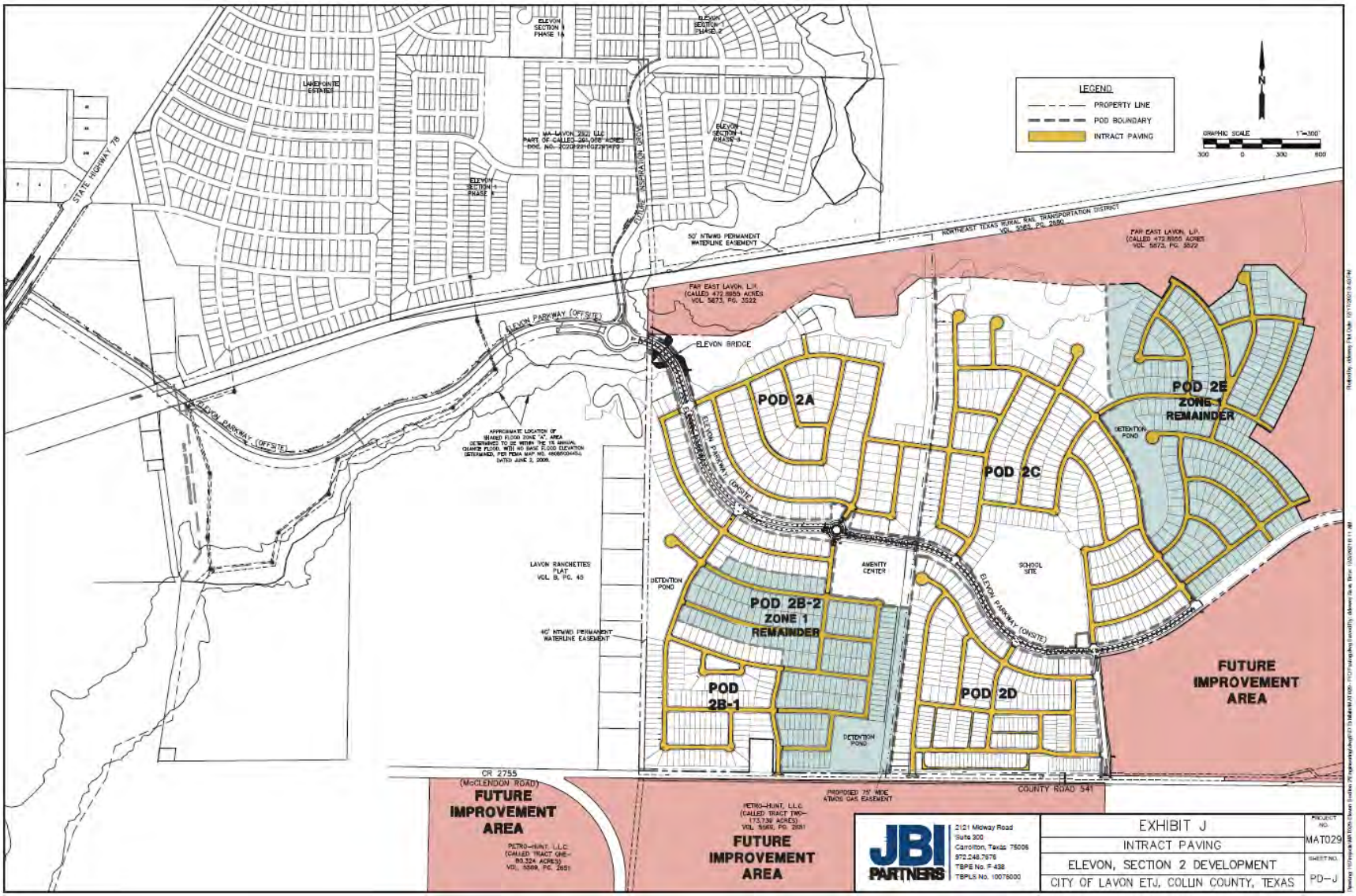

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED WATER LINE
EXISTING WATER LINE
NOTE:
ALL WATER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
POD 2A
POD 2B ZONE 1 REMAINDER
POD 2C
POD 2B-2 ZONE 1 REMAINDER
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
LAVON RANCHETTES PLAT VOL. B, PG. 45
EXHIBIT E
MAJOR IMPROVEMENTS WATER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
JBI PARTNERS

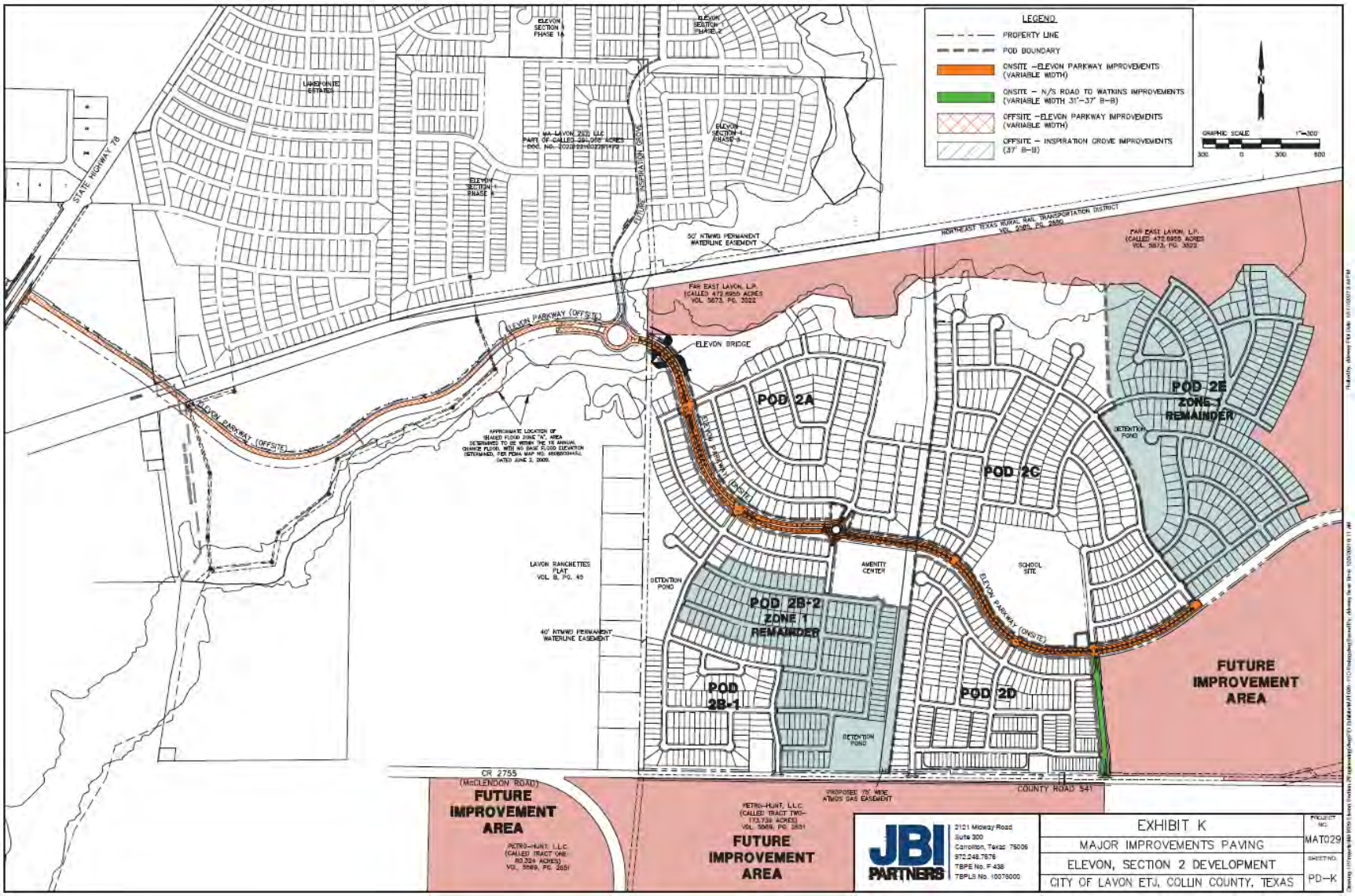

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
GRAPHIC SCALE 1"=300'
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
ELEVON PARKWAY
AMENITY CENTER
SCHOOL SITE
DETENTION POND
DETENTION POND
DETENTION POND
BEGIN OFFSITE IMPROVEMENTS
END OFFSITE IMPROVEMENTS
WWTP SITE
LAVON RANCHETTES PLAT VOL. B, PG. 45
50' NTMWD PERMANENT WATERLINE EASEMENT
407 NTMWD PERMANENT WATERLINE EASEMENT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
FAR EAST LAVON, L.P. (CALLED 472.8855 ACRES) VOL. 5873, PG. 3522
PETRO-HUNT, L.L.C. (CALLED TRACT TWO- 173.739 ACRES) VOL. 5569, PG. 2651
PETRO-HUNT, L.L.C. (CALLED TRACT ONE- 80.324 ACRES) VOL. 5569, PG. 2651
PROPOSED 75' WIDE ATMOS GAS EASEMENT
OR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
STATE HIGHWAY 78
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 1A
ELEVON SECTION 1 PHASE 1B
ELEVON SECTION 1 PHASE 2
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 1 PHASE 4
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10079000
EXHIBIT F
INTRACT SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-F

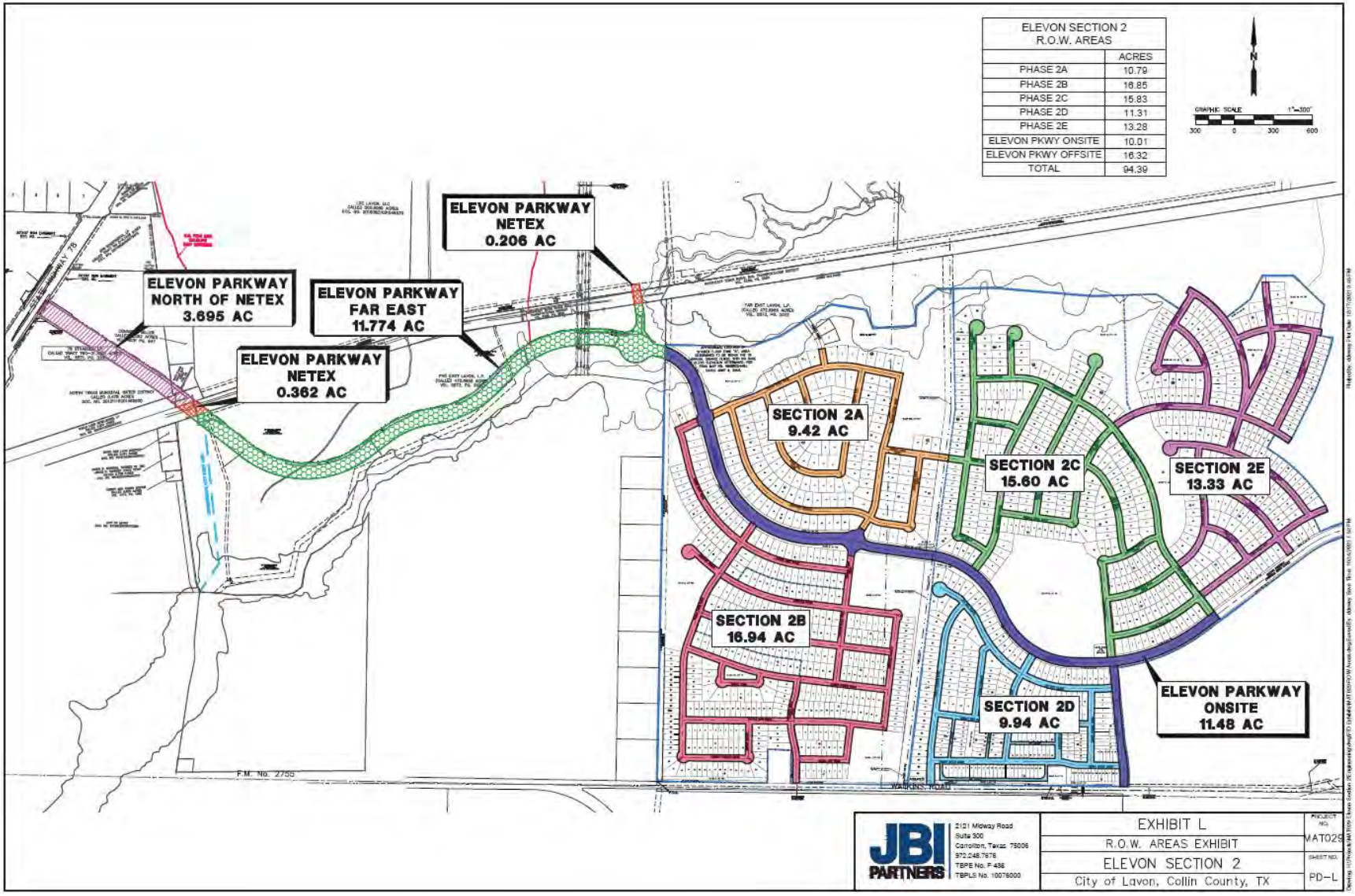

LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED ONSITE SANITARY SEWER
PROPOSED OFFSITE SANITARY SEWER
EXISTING SANITARY SEWER
NOTE:
ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED
GRAPHIC SCALE 1"=300'
300 0 300 600
N
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
ELEVON PARKWAY
ELEVON PARKWAY
AMENITY CENTER
SCHOOL SITE
DETENTION POND
DETENTION POND
DETENTION POND
LAVON RANCHETTES PLAT VOL. B, PG. 46
50' WIDE PERMANENT WATERLINE EASEMENT
40' WIDE PERMANENT WATERLINE EASEMENT
PROPOSED 75' WIDE ATMOS GAS EASEMENT
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
FAR EAST LAVON, LP. (CALLED) 472.9999 ACRES VOL. 5873, PG. 3222
PETRO-HUNT, L.L.C. (CALLED TRACT TWO) 173.739 ACRES VOL. 5999, PG. 2851
PETRO-HUNT, L.L.C. (CALLED TRACT ONE) 80.324 ACRES VOL. 5999, PG. 2851
BEGIN OFFSITE IMPROVEMENTS
END OFFSITE IMPROVEMENTS
WWTP SITE
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 1A
ELEVON SECTION 1 PHASE 2
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 2 PHASE 4
STATE HIGHWAY 78
JBI PARTNERS
2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F 438 TBPLS No. 10076000
EXHIBIT G
MAJOR IMPROVEMENTS SANITARY SEWER
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-G


LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED STORM DRAIN AND DETENTION
GRAPHIC SCALE 1"=300'
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 1 PHASE 4
STATE HIGHWAY 78
50' NTMWD PERMANENT WATERLINE EASEMENT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
FAR EAST LAVON, L.P. (CALLED) 472.8955 ACRES VOL. 5873, PG. 3522
POD 2A
POD 2C
POD 2E ZONE 1 REMAINDER
DETENTION POND
AMENITY CENTER
SCHOOL SITE
POD 2B-2 ZONE 1 REMAINDER
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
LAVON RANCHETTES PLAT VOL. B, PG. 45
40' NTMWD PERMANENT WATERLINE EASEMENT
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
PROPOSED 75' WIDE ATMOS GAS EASEMENT
RETRO-HUNT, L.L.C. (CALLED TRACT ONE- 80.324 ACRES) VOL. 5569, PG. 2651
RETRO-HUNT, L.L.C. (CALLED TRACT TWO- 173.739 ACRES) VOL. 5569, PG. 2651
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000
EXHIBIT H
INTRACT STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-H


LEGEND
PROPERTY LINE
POD BOUNDARY
PROPOSED ONSITE STORM DRAIN
PROPOSED OFFSITE STORM DRAIN
GRAPHIC SCALE 1"=300'
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 1 PHASE 2
STATE HIGHWAY 78
50' NTMWD PERMANENT WATERLINE EASEMENT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT
FAR EAST LAVON, LP. (CALLED) 472.8955 ACRES VOL. 5873, PG. 3522
POD 2A
POD 2E ZONE 1 REMAINDER
POD 2C
DETENTION POND
AMENITY CENTER
SCHOOL SITE
LAVON RANCHETTES PLAT VOL. B, PG. 45
POD 2B-2 ZONE 1 REMAINDER
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
CR 2755 (McCLENDON ROAD)
COUNTY ROAD 541
PROPOSED 25' WIDE ATMOS GAS EASEMENT
PETRO-HUNT, L.L.C. (CALLED) TRACT ONE- 80.324 ACRES VOL. 5069, PG. 2051
PETRO-HUNT, L.L.C. (CALLED) TRACT TWO- 173.739 ACRES VOL. 5069, PG. 2051
JBI PARTNERS
2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
EXHIBIT I
MAJOR IMPROVEMENTS STORM DRAINAGE
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-1


LEGEND
PROPERTY LINE
POD BOUNDARY
INTRACT PAVING
GRAPHIC SCALE 1"=300'
N
POD 2A
POD 2B-1
POD 2B-2 ZONE 1 REMAINDER
POD 2C
POD 2D
POD 2E ZONE 1 REMAINDER
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
FUTURE IMPROVEMENT AREA
ELEVON BRIDGE
ELEVON PARKWAY (OFFSITE)
ELEVON PARKWAY (ONSITE)
COUNTY ROAD 541
CR 2755 (McCLENDON ROAD)
STATE HIGHWAY 78
DETENTION POND
AMENITY CENTER
SCHOOL SITE
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F 438
TBPLS No. 10075000
EXHIBIT J
INTRACT PAVING
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD-J


LEGEND
PROPERTY LINE
POD BOUNDARY
ONSITE –ELEVON PARKWAY IMPROVEMENTS (VARIABLE WIDTH)
ONSITE – N/S ROAD TO WATKINS IMPROVEMENTS (VARIABLE WIDTH 31'–37' B–B)
OFFSITE –ELEVON PARKWAY IMPROVEMENTS (VARIABLE WIDTH)
OFFSITE – INSPIRATION GROVE IMPROVEMENTS (37' B–B)
GRAPHIC SCALE 1"=300'
STATE HIGHWAY 78
LAKEPOINTE ESTATES
ELEVON SECTION 1 PHASE 1A
ELEVON SECTION 1 PHASE 2
ELEVON SECTION 1 PHASE 3
ELEVON SECTION 1 PHASE 4
INSPIRATION GROVE
50' KTMWD PERMANENT WATERLINE EASEMENT
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT VOL. 5085, PG. 2650
FAR EAST LAVON, L.P. (CALLED) 472.6955 ACRES VOL. 5873, PG. 3522
ELEVON PARKWAY (OFFSITE)
ELEVON BRIDGE
POD 2A
POD 2E ZONE 1 REMAINDER
DETENTION POND
POD 2C
ELEVON PARKWAY (ONSITE)
AMENITY CENTER
SCHOOL SITE
LAVON RANCHETTES PLAT VOL. B, PG. 45
POD 2B-2 ZONE 1 REMAINDER
40' KTMWD PERMANENT WATERLINE EASEMENT
POD 2B-1
POD 2D
FUTURE IMPROVEMENT AREA
CR 2755 (McCLENDON ROAD)
FUTURE IMPROVEMENT AREA
PETRO-HUNT, L.L.C. (CALLED) TRACT ONE: 80.324 ACRES VOL. 3569, PG. 265
PETRO-HUNT, L.L.C. (CALLED) TRACT TWO: 173.739 ACRES VOL. 3569, PG. 265
PROPOSED 75' WIDE ATMOS GAS EASEMENT
COUNTY ROAD 541
FUTURE IMPROVEMENT AREA
JBI PARTNERS
2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F 438 TBPLS No. 10076000
EXHIBIT K
MAJOR IMPROVEMENTS PAVING
ELEVON, SECTION 2 DEVELOPMENT
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS
PROJECT NO. MAT029
SHEET NO. PD–K


ELEVON SECTION 2
R.O.W. AREAS
ACRES
PHASE 2A 10.79
PHASE 2B 16.85
PHASE 2C 15.83
PHASE 2D 11.31
PHASE 2E 13.28
ELEVON PKWY ONSITE 10.01
ELEVON PKWY OFFSITE 16.32
TOTAL 94.39
N
GRAPHIC SCALE 1"=300'
300 0 300 600
ELEVON PARKWAY NETEX 0.206 AC
ELEVON PARKWAY NORTH OF NETEX 3.695 AC
ELEVON PARKWAY FAR EAST 11.774 AC
ELEVON PARKWAY NETEX 0.362 AC
SECTION 2A 9.42 AC
SECTION 2C 15.60 AC
SECTION 2E 13.33 AC
SECTION 2B 16.94 AC
SECTION 2D 9.94 AC
ELEVON PARKWAY ONSITE 11.48 AC
F.M. No. 2755
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F 438
TBPLS No. 10078000
EXHIBIT L
R.O.W. AREAS EXHIBIT
ELEVON SECTION 2
City of Lavon, Collin County, TX
PROJECT NO. MAT029
SHEET NO. PD-L

## EXHIBIT M - SCHEDULE

### Elevon PID

| | | Dec-21 | | | | | Jan-22 | | | | Feb-22 | | | | Mar-22 | | | | | Apr-22 | | | | May-22 | | | | | Jun-22 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Cumulative Weeks | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 |
| | Task | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Major Improvements (MI) Bidding and Contract Award | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | MI Erosion Control Install | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | MI Earthwork | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | MI Wet Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | MI Bridge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | MI Paving | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | MI Franchise | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | MI Final Acceptance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | MI Screening Walls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | MI Landscape - Irrigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Pod Erosion Control Install | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Pod Earthwork | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Pod Wet Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Pod Paving | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Pod Franchise | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Pod Final Acceptance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

### Elevon Section 2 Schedule

| | | Jul-22 | | | | Aug-22 | | | | | Sep-22 | | | | Oct-22 | | | | Nov-22 | | | | Dec-22 | | | | Jan-23 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Cumulative Weeks | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 |
| | Task | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Major Improvements (MI) Bidding and Contract Award | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | MI Erosion Control Install | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | MI Earthwork | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | MI Wet Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | MI Bridge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | MI Paving | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | MI Franchise | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | MI Final Acceptance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | MI Screening Walls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | MI Landscape - Irrigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Pod Erosion Control Install | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Pod Earthwork | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Pod Wet Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Pod Paving | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Pod Franchise | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Pod Final Acceptance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JBI PARTNERS

**Re: Engineer's Report**
**Elevon Public Improvement District**
**Improvement Area No. 2**
**Lavon, Texas**

**Introduction:**
Elevon Public Improvement District (the "Elevon PID") is a 982.719 acre multiphase single family development. The general location of the property is south of the NETEX railroad right-of-way, north of County Road 541 (Watkins Road), and is approximately 1.6 miles east of State Highway 78 and Main Street. The Elevon PID boundary and legal description are shown in Exhibit A-1. Pods 2A, 2B-1, 2C, and 2D have been constructed. Pod 2E is under construction and will be completed and released for home building in September of 2024. Pod 2B-2 is beginning earthwork in August 2024. The recorded plats for the completed phases and the final plats for the pods under construction are shown in Exhibit A-4. The Elevon Public Improvement District 2024 Amended and Restated Service and Assessment Plan includes the estimated cost, schedule, and development exhibits for the Improvement Area No. 2 portion of the Elevon PID and for reference for the issuance of bonds by the City to finance public infrastructure projects within the Elevon PID.

**Development Cost**
JBI has prepared an Opinion of Probable Cost summary for improvements within Pod 2B-2 and assisted in the bidding and contracting of the improvements in Pod 2E. The cost of the improvements for Improvement Area No. 2 are summarized in Exhibit B-1.

**Elevon PID Improvements**
The authorized improvements benefitting property within the Elevon PID Improvement Area No 2 are illustrated in Exhibit J-3.

**Development Schedule**
Design Stage – The Improvement Area No. 2 improvements have been designed and approved by the governing authorities.

Construction Stage- Construction of Pod 2E will be completed in September of 2024. Construction of Pod 2B-2 is beginning in August of 2024 and should be completed in August of 2025.

STATE OF TEXAS
DANIEL DEWEY
93961
LICENSED
PROFESSIONAL ENGINEER

July 30, 2024

2121 Midway Road, Suite 300, Carrollton, TX 75006 | T: 972.248.7676 | TBPE No. F-438 TBPLS No. 10076000 | www.jbipartners.com

# EXHIBIT C

## Elevon PID
**Lavon, Texas**
**ENGINEERS OPINION OF PROBABLE COST SUMMARY**
**Prepared by JBI PARTNERS**
**7/23/2024**

| Improvement Area No. 2 Improvements | Total Phase 2 | POD B | POD 2E |
|---|---|---|---|
| **Description** | | **Phase 2B-2** | |
| ***Public*** | | | |
| ***Wet Utilities*** | | | |
| Water | 1,979,738 | 737,610 | 1,242,128 |
| Sanitary Sewer | 2,188,458 | 769,060 | 1,419,397 |
| Storm Drainage | 1,589,071 | 544,584 | 1,044,487 |
| ***Subtotal Wet Utilities*** | 5,757,267 | 2,051,255 | 3,706,012 |
| Paving | 4,127,576 | 1,351,357 | 2,776,220 |
| Earthwork - ROW and Easements | 1,576,564 | 690,637 | 885,927 |
| Detention | 44,752 | 44,752 | - |
| Construction Management Fees (4%) | 460,246 | 165,520 | 294,726 |
| Soft Costs (Engineering, Surveying, Construction Services) - 80% split | 1,077,758 | 454,728 | 623,030 |
| Contingency (5%) | 206,900 | 206,900 | - |
| District Creation Costs | 604,000 | 239,000 | 365,000 |
| ROW Areas | 882,450 | 291,240 | 591,210 |
| ***Total Public*** | **14,737,515** | ***5,495,389*** | ***9,242,126*** |
| ***Private*** | | | |
| Earthwork - Lots | 675,670 | 295,987 | 379,683 |
| Retaining Walls | 283,252 | 80,250 | 203,002 |
| Erosion Control | 201,693 | 64,825 | 136,868 |
| Soft Costs (Engineering, Surveying, Construction Services) - 20% split | 269,440 | 113,682 | 155,758 |
| City Fees | 364,093 | 147,823 | 216,271 |
| Contingency (5%) | 22,053 | 22,053 | - |
| ***Total Private*** | **1,816,201** | ***724,620*** | ***1,091,581*** |
| **Total** | **16,553,716** | **6,220,009** | **10,333,706** |

| Water Improvements - Offsite | Total Phase 2 | POD B | POD 2E |
|---|---|---|---|
| **Description** | | **Phase 2B-2** | |
| ***Nevada SUD Water Tower Allocation ($2,618.42 per Lot)*** | | | |
| Number of Lots | | 0 | 263 |
| Water Tower Allocated Cost | 688,644 | - | 688,644 |
| ROW Areas | 101,700 | - | 101,700 |
| Total Water Tower Cost: $4,144,800 | | | |
| ** POD B is served by Bear Creek SUD for Water | | | |
| ** Remaining Water Tower Cost will be Allocated to Pod 2F and Section 3 | | | |
| **Total** | **790,344** | **-** | **790,344** |

| TOTAL IMPROVEMENT COSTS | Total Phase 2 | POD B | POD 2E |
|---|---|---|---|
| | | **Phase 2B-2** | |
| Total Public | 14,737,515 | 5,495,389 | 9,242,126 |
| Total Private | 1,816,201 | 724,620 | 1,091,581 |
| Water Tower Allocation | 790,344 | - | 790,344 |
| **Total Costs** | **17,344,060** | **6,220,009** | **11,124,051** |

| TOTAL PID COSTS | Total Phase 2 |
|---|---|
| **Total Public Imrprovements** | **15,527,859** |

# APPENDIX B – SOURCES AND USES BY POD

| | Improvement Area #1 Total | POD 2A | POD 2B-1 | POD 2C | POD 2D | Zone 1 Remainder Area Total | POD 2B-2 | POD 2E | Total |
|---|---|---|---|---|---|---|---|---|---|
| **Sources of Funds** | | | | | | | | | |
| Zone 1 Remainder Area Bond Par[a] | $ - | $ - | $ - | $ - | $ - | $ 8,046,000 | $ 3,172,965 | $ 4,873,035 | $ 8,046,000 |
| Improvement Area #1 Initial Bond Par[b] | 31,229,000 | 7,499,364 | 6,150,309 | 10,638,265 | 6,941,063 | - | - | - | 31,229,000 |
| Improvement Area #1 Initial Bond Original Issue Discount | (289,415) | (69,500) | (56,998) | (98,590) | (64,326) | - | - | - | (289,415) |
| Improvement Area #1 Reimbursement Obligation[c] | 2,193,000 | 526,629 | 431,894 | 747,053 | 487,424 | - | - | - | 2,193,000 |
| Improvement Area #1 Additional Bonds | 7,911,000 | 1,899,756 | 1,558,010 | 2,694,909 | 1,758,325 | - | - | - | 7,911,000 |
| Improvement Area #1 Additional Bonds Original Issue Discoun | (20,675) | (4,965) | (4,072) | (7,043) | (4,595) | - | - | - | (20,675) |
| Improvement Area #2A Reimbursement Obligation[d] | - | - | - | - | - | - | - | 366,043 | 366,043 |
| Improvement Area #2B Reimbursement Obligation[d] | - | - | - | - | - | - | 122,974 | - | 122,974 |
| Improvement Area #2A-2B Bonds | - | - | - | - | - | - | 4,685,000 | 7,148,000 | 11,833,000 |
| Improvement Area #2A-2B Bonds Original Issue Discount | - | - | - | - | - | - | (9,548) | (14,511) | (24,059) |
| Owner or Homebuilder Participation[e] | 21,608,437 | 5,189,072 | 4,255,614 | 7,360,987 | 4,802,764 | 4,161,343 | 3,061,177 | 6,156,606 | 30,826,220 |
| **Total Sources** | **$ 62,631,346** | **$ 15,040,355** | **$ 12,334,756** | **$ 21,335,581** | **$ 13,920,654** | **$ 12,207,343** | **$ 11,032,567** | **$ 18,529,174** | **$ 92,193,087** |
| **Uses of Funds** | | | | | | | | | |
| Zone 1 Improvements | $ 11,243,293 | $ 2,699,976 | $ 2,214,279 | $ 3,830,066 | $ 2,498,972 | $ 5,330,745 | $ 2,102,195 | $ 3,228,549 | $ 16,574,038 |
| Improvement Area #1 Improvements | 34,544,600 | 8,295,576 | 6,803,290 | 11,767,735 | 7,677,999 | - | - | - | 34,544,600 |
| Offsite Improvements | 10,655,945 | 2,558,929 | 2,098,605 | 3,629,984 | 2,368,426 | 5,052,267 | 1,992,377 | 3,059,890 | 15,708,212 |
| Improvement Area #2A Improvements | - | - | - | - | - | - | - | 10,032,469 | 10,032,469 |
| Improvement Area #2B Improvements | - | - | - | - | - | - | 5,495,388 | - | 5,495,388 |
| | $ 56,443,838 | $ 13,554,481 | $ 11,116,175 | $ 19,227,785 | $ 12,545,397 | $ 10,383,011 | $ 9,589,960 | $ 16,320,908 | $ 82,354,707 |
| *Bond Issuance Costs - 2022 Bonds* | | | | | | | | | |
| Debt Service Reserve Fund | $ 1,902,364 | $ 456,836 | $ 374,656 | $ 648,047 | $ 422,826 | $ 509,960 | $ 201,104 | $ 308,856 | $ 2,412,324 |
| Capitalized Interest | 728,839 | 175,024 | 143,539 | 248,281 | 161,994 | 555,613 | 219,108 | 336,506 | 1,284,452 |
| Underwriter's Discount | 936,870 | 224,981 | 184,509 | 319,148 | 208,232 | 241,380 | 95,189 | 146,191 | 1,178,250 |
| Costs of Issuance | 1,363,660 | 327,471 | 268,562 | 464,535 | 303,092 | 487,379 | 192,199 | 295,179 | 1,851,039 |
| | $ 4,931,732 | $ 1,184,311 | $ 971,266 | $ 1,680,011 | $ 1,096,143 | $ 1,794,332 | $ 707,600 | $ 1,086,732 | $ 6,726,064 |
| *Other Costs - 2022 Bonds* | | | | | | | | | |
| Deposit to Administrative Fund | $ 45,000 | $ 10,806 | $ 8,862 | $ 15,329 | $ 10,002 | $ 30,000 | $ 11,831 | $ 18,169 | $ 75,000 |
| | $ 45,000 | $ 10,806 | $ 8,862 | $ 15,329 | $ 10,002 | $ 30,000 | $ 11,831 | $ 18,169 | $ 75,000 |
| *Bond Issuance Costs - 2024 Bonds* | | | | | | | | | |
| Debt Service Reserve Fund | $ 554,273 | $ 133,104 | $ 109,160 | $ 188,815 | $ 123,194 | $ - | $ 321,631 | $ 490,719 | $ 1,366,623 |
| Underwriter's Discount | 237,330 | 56,993 | 46,740 | 80,847 | 52,750 | - | 140,550 | 214,440 | 592,320 |
| Costs of Issuance | 419,174 | 100,661 | 82,553 | 142,793 | 93,167 | - | 243,178 | 371,022 | 1,033,374 |
| | $ 1,210,776 | $ 290,757 | $ 238,453 | $ 412,455 | $ 269,111 | $ - | $ 705,359 | $ 1,076,181 | $ 2,992,316 |
| *Other Costs - 2024 Bonds* | | | | | | | | | |
| Deposit to Administrative Fund | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,817 | $ 27,183 | $ 45,000 |
| | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,817 | $ 27,183 | $ 45,000 |
| Rounding Amount | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Total Uses** | **$ 62,631,346** | **$ 15,040,355** | **$ 12,334,756** | **$ 21,335,581** | **$ 13,920,654** | **$ 12,207,343** | **$ 11,032,567** | **$ 18,529,174** | **$ 92,193,087** |

***Footnotes:***

[a] Current outstanding Zone 1 Remainder Area Bonds is $7,902,000 due to debt service payments reducing balance by $144,000.

[b] Current outstanding Zone 1 Improvement Area #1 Initial Bonds is $30,206,000 due to debt service payments reducing balance by $1,023,000.

[c] See Exhibit D-2 for reductions to the Improvement Area #1 Reimbursement Obligation.

[d] Remaining balance of Improvement Area #2A Reimbursement Obligation and Improvement Area #2B Reimbursement Obligation to be paid down with excess Annual Installments to be collected 1/31/2025 totalling $368,874.19, and the remaining $120,142.81 to be forgiven. See Exhibit D-3.

[e] Not reimburseable to Owner through Assessments. To be financed through TIRZ No. 2.

# APPENDIX C – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5
- Lot Type 6
- Lot Type 7

Improvement Area #2A/Zone 1 Remainder Area

- Lot Type 8
- Lot Type 9
- Lot Type 10
- Lot Type 11

Improvement Area #2B/Zone 1 Remainder Area

- POD 2B-2
- Lot Type 12
- Lot Type 13

Improvement Area #3

- Initial Parcel
- Lot Type 14
- Lot Type 15

Zone 2 Remainder Area

- Initial Parcel

Improvement Area #4

- Initial Parcel
- Lot Type 16
- Lot Type 17

Improvement Area #5

- Initial Parcel
- Lot Type 18
- Lot Type 19

[Remainder of page left intentionally blank.]

## ELEVON PID - 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[1] 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: $27,485.58**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 443.83 | $ 878.30 | $ 103.04 | $ 288.48 | $ 137.43 | $ 51.45 | $ 1,902.53 |
| 2027 | $ 460.76 | $ 862.77 | $ 107.46 | $ 284.10 | $ 134.69 | $ 51.54 | $ 1,901.32 |
| 2028 | $ 478.42 | $ 846.64 | $ 112.61 | $ 279.53 | $ 131.85 | $ 52.57 | $ 1,901.63 |
| 2029 | $ 499.03 | $ 828.10 | $ 117.76 | $ 274.75 | $ 128.90 | $ 53.62 | $ 1,902.16 |
| 2030 | $ 519.64 | $ 808.77 | $ 122.92 | $ 269.74 | $ 125.81 | $ 54.69 | $ 1,901.57 |
| 2031 | $ 541.72 | $ 788.63 | $ 128.07 | $ 264.52 | $ 122.60 | $ 55.79 | $ 1,901.33 |
| 2032 | $ 564.54 | $ 767.64 | $ 133.96 | $ 259.08 | $ 119.25 | $ 56.90 | $ 1,901.36 |
| 2033 | $ 588.82 | $ 745.76 | $ 141.32 | $ 252.38 | $ 115.76 | $ 58.04 | $ 1,902.09 |
| 2034 | $ 614.59 | $ 722.21 | $ 148.68 | $ 245.31 | $ 112.11 | $ 59.20 | $ 1,902.10 |
| 2035 | $ 641.08 | $ 697.63 | $ 156.77 | $ 237.88 | $ 108.29 | $ 60.39 | $ 1,902.04 |
| 2036 | $ 669.05 | $ 671.98 | $ 164.87 | $ 230.04 | $ 104.30 | $ 61.59 | $ 1,901.84 |
| 2037 | $ 698.49 | $ 645.22 | $ 173.70 | $ 221.80 | $ 100.13 | $ 62.83 | $ 1,902.17 |
| 2038 | $ 728.67 | $ 617.28 | $ 182.54 | $ 213.11 | $ 95.77 | $ 64.08 | $ 1,901.45 |
| 2039 | $ 761.06 | $ 588.14 | $ 192.10 | $ 203.98 | $ 91.22 | $ 65.36 | $ 1,901.86 |
| 2040 | $ 794.18 | $ 557.69 | $ 202.41 | $ 194.38 | $ 86.45 | $ 66.67 | $ 1,901.78 |
| 2041 | $ 828.77 | $ 525.93 | $ 213.45 | $ 184.26 | $ 81.47 | $ 68.01 | $ 1,901.88 |
| 2042 | $ 864.84 | $ 492.78 | $ 224.49 | $ 173.59 | $ 76.26 | $ 69.37 | $ 1,901.31 |
| 2043 | $ 903.11 | $ 458.18 | $ 236.27 | $ 162.36 | $ 70.81 | $ 70.75 | $ 1,901.48 |
| 2044 | $ 943.59 | $ 420.93 | $ 248.78 | $ 150.55 | $ 65.11 | $ 72.17 | $ 1,901.13 |
| 2045 | $ 986.28 | $ 382.01 | $ 262.03 | $ 138.11 | $ 59.15 | $ 73.61 | $ 1,901.18 |
| 2046 | $ 1,031.18 | $ 341.32 | $ 277.48 | $ 124.03 | $ 52.91 | $ 75.08 | $ 1,902.00 |
| 2047 | $ 1,077.55 | $ 298.79 | $ 292.94 | $ 109.11 | $ 46.37 | $ 76.58 | $ 1,901.34 |
| 2048 | $ 1,126.13 | $ 254.34 | $ 309.87 | $ 93.37 | $ 39.51 | $ 78.12 | $ 1,901.33 |
| 2049 | $ 1,177.65 | $ 207.88 | $ 327.53 | $ 76.71 | $ 32.33 | $ 79.68 | $ 1,901.79 |
| 2050 | $ 1,230.64 | $ 159.31 | $ 346.67 | $ 59.11 | $ 24.81 | $ 81.27 | $ 1,901.80 |
| 2051 | $ 1,286.58 | $ 108.54 | $ 365.81 | $ 40.47 | $ 16.92 | $ 82.90 | $ 1,901.22 |
| 2052 | $ 1,344.73 | $ 55.47 | $ 387.15 | $ 20.81 | $ 8.66 | $ 84.56 | $ 501.18 |
| **Total** | **$ 21,804.90** | **$ 14,732.23** | **$ 5,680.68** | **$ 5,051.55** | **$ 2,288.88** | **$ 1,786.83** | **$ 49,944.88** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

## ELEVON PID - 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[1] 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: $33,029.89**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 533.35 | $ 1,055.47 | $ 123.83 | $ 346.67 | $ 165.15 | $ 61.83 | $ 2,286.30 |
| 2027 | $ 553.70 | $ 1,036.80 | $ 129.14 | $ 341.41 | $ 161.86 | $ 61.94 | $ 2,284.85 |
| 2028 | $ 574.93 | $ 1,017.42 | $ 135.33 | $ 335.92 | $ 158.45 | $ 63.17 | $ 2,285.22 |
| 2029 | $ 599.69 | $ 995.15 | $ 141.52 | $ 330.17 | $ 154.90 | $ 64.44 | $ 2,285.86 |
| 2030 | $ 624.46 | $ 971.91 | $ 147.71 | $ 324.15 | $ 151.19 | $ 65.73 | $ 2,285.15 |
| 2031 | $ 650.99 | $ 947.71 | $ 153.90 | $ 317.88 | $ 147.33 | $ 67.04 | $ 2,284.86 |
| 2032 | $ 678.41 | $ 922.48 | $ 160.98 | $ 311.34 | $ 143.31 | $ 68.38 | $ 2,284.90 |
| 2033 | $ 707.60 | $ 896.20 | $ 169.82 | $ 303.29 | $ 139.11 | $ 69.75 | $ 2,285.77 |
| 2034 | $ 738.56 | $ 867.89 | $ 178.67 | $ 294.80 | $ 134.72 | $ 71.14 | $ 2,285.78 |
| 2035 | $ 770.40 | $ 838.35 | $ 188.40 | $ 285.86 | $ 130.14 | $ 72.57 | $ 2,285.72 |
| 2036 | $ 804.01 | $ 807.53 | $ 198.13 | $ 276.44 | $ 125.34 | $ 74.02 | $ 2,285.48 |
| 2037 | $ 839.39 | $ 775.37 | $ 208.74 | $ 266.54 | $ 120.33 | $ 75.50 | $ 2,285.87 |
| 2038 | $ 875.66 | $ 741.80 | $ 219.36 | $ 256.10 | $ 115.09 | $ 77.01 | $ 2,285.01 |
| 2039 | $ 914.57 | $ 706.77 | $ 230.85 | $ 245.13 | $ 109.62 | $ 78.55 | $ 2,285.50 |
| 2040 | $ 954.38 | $ 670.19 | $ 243.24 | $ 233.59 | $ 103.89 | $ 80.12 | $ 2,285.40 |
| 2041 | $ 995.95 | $ 632.01 | $ 256.51 | $ 221.43 | $ 97.90 | $ 81.72 | $ 2,285.52 |
| 2042 | $ 1,039.29 | $ 592.18 | $ 269.77 | $ 208.60 | $ 91.64 | $ 83.36 | $ 2,284.83 |
| 2043 | $ 1,085.28 | $ 550.60 | $ 283.92 | $ 195.11 | $ 85.09 | $ 85.02 | $ 2,285.04 |
| 2044 | $ 1,133.93 | $ 505.84 | $ 298.96 | $ 180.92 | $ 78.25 | $ 86.73 | $ 2,284.62 |
| 2045 | $ 1,185.23 | $ 459.06 | $ 314.88 | $ 165.97 | $ 71.08 | $ 88.46 | $ 2,284.69 |
| 2046 | $ 1,239.18 | $ 410.17 | $ 333.46 | $ 149.04 | $ 63.58 | $ 90.23 | $ 2,285.67 |
| 2047 | $ 1,294.91 | $ 359.06 | $ 352.03 | $ 131.12 | $ 55.72 | $ 92.03 | $ 2,284.87 |
| 2048 | $ 1,353.29 | $ 305.64 | $ 372.37 | $ 112.20 | $ 47.48 | $ 93.87 | $ 2,284.86 |
| 2049 | $ 1,415.20 | $ 249.82 | $ 393.60 | $ 92.18 | $ 38.86 | $ 95.75 | $ 2,285.41 |
| 2050 | $ 1,478.88 | $ 191.44 | $ 416.60 | $ 71.03 | $ 29.81 | $ 97.67 | $ 2,285.43 |
| 2051 | $ 1,546.11 | $ 130.44 | $ 439.60 | $ 48.64 | $ 20.33 | $ 99.62 | $ 2,284.73 |
| 2052 | $ 1,615.98 | $ 66.66 | $ 465.25 | $ 25.01 | $ 10.41 | $ 101.61 | $ 602.27 |
| **Total** | **$ 26,203.31** | **$ 17,703.97** | **$ 6,826.57** | **$ 6,070.53** | **$ 2,750.59** | **$ 2,147.26** | **$ 60,019.60** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

## ELEVON PID - IMPROVEMENT AREA #1 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[1] 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 3 PRINCIPAL ASSESSMENT: $38,338.26**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 619.07 | $ 1,225.10 | $ 143.73 | $ 402.39 | $ 191.69 | $ 71.76 | $ 2,653.75 |
| 2027 | $ 642.68 | $ 1,203.43 | $ 149.89 | $ 396.28 | $ 187.88 | $ 71.89 | $ 2,652.05 |
| 2028 | $ 667.32 | $ 1,180.94 | $ 157.08 | $ 389.91 | $ 183.91 | $ 73.33 | $ 2,652.49 |
| 2029 | $ 696.07 | $ 1,155.08 | $ 164.26 | $ 383.23 | $ 179.79 | $ 74.79 | $ 2,653.23 |
| 2030 | $ 724.82 | $ 1,128.11 | $ 171.45 | $ 376.25 | $ 175.49 | $ 76.29 | $ 2,652.41 |
| 2031 | $ 755.62 | $ 1,100.02 | $ 178.64 | $ 368.96 | $ 171.01 | $ 77.82 | $ 2,652.06 |
| 2032 | $ 787.44 | $ 1,070.74 | $ 186.85 | $ 361.37 | $ 166.34 | $ 79.37 | $ 2,652.12 |
| 2033 | $ 821.32 | $ 1,040.23 | $ 197.12 | $ 352.03 | $ 161.47 | $ 80.96 | $ 2,653.12 |
| 2034 | $ 857.25 | $ 1,007.38 | $ 207.38 | $ 342.17 | $ 156.37 | $ 82.58 | $ 2,653.14 |
| 2035 | $ 894.21 | $ 973.09 | $ 218.68 | $ 331.80 | $ 151.05 | $ 84.23 | $ 2,653.06 |
| 2036 | $ 933.23 | $ 937.32 | $ 229.97 | $ 320.87 | $ 145.49 | $ 85.91 | $ 2,652.79 |
| 2037 | $ 974.29 | $ 899.99 | $ 242.29 | $ 309.37 | $ 139.67 | $ 87.63 | $ 2,653.25 |
| 2038 | $ 1,016.39 | $ 861.02 | $ 254.61 | $ 297.26 | $ 133.59 | $ 89.39 | $ 2,652.24 |
| 2039 | $ 1,061.56 | $ 820.36 | $ 267.96 | $ 284.53 | $ 127.23 | $ 91.17 | $ 2,652.81 |
| 2040 | $ 1,107.76 | $ 777.90 | $ 282.33 | $ 271.13 | $ 120.59 | $ 93.00 | $ 2,652.70 |
| 2041 | $ 1,156.01 | $ 733.59 | $ 297.73 | $ 257.01 | $ 113.63 | $ 94.86 | $ 2,652.83 |
| 2042 | $ 1,206.32 | $ 687.35 | $ 313.13 | $ 242.13 | $ 106.37 | $ 96.75 | $ 2,652.04 |
| 2043 | $ 1,259.70 | $ 639.09 | $ 329.56 | $ 226.47 | $ 98.77 | $ 98.69 | $ 2,652.28 |
| 2044 | $ 1,316.17 | $ 587.13 | $ 347.01 | $ 209.99 | $ 90.82 | $ 100.66 | $ 2,651.79 |
| 2045 | $ 1,375.71 | $ 532.84 | $ 365.49 | $ 192.64 | $ 82.51 | $ 102.68 | $ 2,651.87 |
| 2046 | $ 1,438.34 | $ 476.09 | $ 387.05 | $ 173.00 | $ 73.80 | $ 104.73 | $ 2,653.01 |
| 2047 | $ 1,503.02 | $ 416.76 | $ 408.61 | $ 152.19 | $ 64.67 | $ 106.82 | $ 2,652.08 |
| 2048 | $ 1,570.78 | $ 354.76 | $ 432.22 | $ 130.23 | $ 55.12 | $ 108.96 | $ 2,652.07 |
| 2049 | $ 1,642.64 | $ 289.97 | $ 456.86 | $ 107.00 | $ 45.10 | $ 111.14 | $ 2,652.71 |
| 2050 | $ 1,716.56 | $ 222.21 | $ 483.55 | $ 82.44 | $ 34.60 | $ 113.36 | $ 2,652.73 |
| 2051 | $ 1,794.59 | $ 151.40 | $ 510.25 | $ 56.45 | $ 23.60 | $ 115.63 | $ 2,651.92 |
| 2052 | $ 1,875.69 | $ 77.37 | $ 540.02 | $ 29.03 | $ 12.08 | $ 117.94 | $ 699.07 |
| **Total** | **$ 30,414.56** | **$ 20,549.25** | **$ 7,923.70** | **$ 7,046.15** | **$ 3,192.65** | **$ 2,492.36** | **$ 69,665.60** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

## ELEVON PID - IMPROVEMENT AREA #1 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[1] 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 4 PRINCIPAL ASSESSMENT: $41,287.36**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 4

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 666.69 | $ 1,319.34 | $ 154.79 | $ 433.34 | $ 206.44 | $ 77.28 | $ 2,857.88 |
| 2027 | $ 692.12 | $ 1,296.01 | $ 161.42 | $ 426.76 | $ 202.33 | $ 77.42 | $ 2,856.06 |
| 2028 | $ 718.66 | $ 1,271.78 | $ 169.16 | $ 419.90 | $ 198.06 | $ 78.97 | $ 2,856.53 |
| 2029 | $ 749.61 | $ 1,243.93 | $ 176.90 | $ 412.71 | $ 193.62 | $ 80.55 | $ 2,857.33 |
| 2030 | $ 780.57 | $ 1,214.89 | $ 184.64 | $ 405.19 | $ 188.99 | $ 82.16 | $ 2,856.44 |
| 2031 | $ 813.74 | $ 1,184.64 | $ 192.38 | $ 397.35 | $ 184.16 | $ 83.80 | $ 2,856.07 |
| 2032 | $ 848.01 | $ 1,153.11 | $ 201.22 | $ 389.17 | $ 179.13 | $ 85.48 | $ 2,856.13 |
| 2033 | $ 884.50 | $ 1,120.25 | $ 212.28 | $ 379.11 | $ 173.89 | $ 87.19 | $ 2,857.21 |
| 2034 | $ 923.20 | $ 1,084.87 | $ 223.34 | $ 368.50 | $ 168.40 | $ 88.93 | $ 2,857.23 |
| 2035 | $ 963.00 | $ 1,047.94 | $ 235.50 | $ 357.33 | $ 162.67 | $ 90.71 | $ 2,857.14 |
| 2036 | $ 1,005.01 | $ 1,009.42 | $ 247.66 | $ 345.55 | $ 156.68 | $ 92.52 | $ 2,856.85 |
| 2037 | $ 1,049.24 | $ 969.22 | $ 260.93 | $ 333.17 | $ 150.41 | $ 94.37 | $ 2,857.34 |
| 2038 | $ 1,094.57 | $ 927.25 | $ 274.20 | $ 320.12 | $ 143.86 | $ 96.26 | $ 2,856.26 |
| 2039 | $ 1,143.22 | $ 883.46 | $ 288.57 | $ 306.41 | $ 137.02 | $ 98.19 | $ 2,856.87 |
| 2040 | $ 1,192.97 | $ 837.74 | $ 304.05 | $ 291.99 | $ 129.86 | $ 100.15 | $ 2,856.75 |
| 2041 | $ 1,244.93 | $ 790.02 | $ 320.63 | $ 276.78 | $ 122.38 | $ 102.15 | $ 2,856.90 |
| 2042 | $ 1,299.11 | $ 740.22 | $ 337.22 | $ 260.75 | $ 114.55 | $ 104.20 | $ 2,856.04 |
| 2043 | $ 1,356.60 | $ 688.26 | $ 354.91 | $ 243.89 | $ 106.37 | $ 106.28 | $ 2,856.30 |
| 2044 | $ 1,417.41 | $ 632.30 | $ 373.70 | $ 226.15 | $ 97.81 | $ 108.41 | $ 2,855.77 |
| 2045 | $ 1,481.54 | $ 573.83 | $ 393.60 | $ 207.46 | $ 88.85 | $ 110.57 | $ 2,855.86 |
| 2046 | $ 1,548.98 | $ 512.71 | $ 416.82 | $ 186.30 | $ 79.48 | $ 112.79 | $ 2,857.08 |
| 2047 | $ 1,618.64 | $ 448.82 | $ 440.04 | $ 163.90 | $ 69.65 | $ 115.04 | $ 2,856.08 |
| 2048 | $ 1,691.61 | $ 382.05 | $ 465.47 | $ 140.25 | $ 59.36 | $ 117.34 | $ 2,856.07 |
| 2049 | $ 1,769.00 | $ 312.27 | $ 492.00 | $ 115.23 | $ 48.57 | $ 119.69 | $ 2,856.76 |
| 2050 | $ 1,848.61 | $ 239.30 | $ 520.75 | $ 88.78 | $ 37.27 | $ 122.08 | $ 2,856.79 |
| 2051 | $ 1,932.63 | $ 163.05 | $ 549.50 | $ 60.79 | $ 25.42 | $ 124.52 | $ 2,855.91 |
| 2052 | $ 2,019.98 | $ 83.32 | $ 581.56 | $ 31.26 | $ 13.01 | $ 127.02 | $ 752.84 |
| **Total** | **$ 32,754.14** | **$ 22,129.96** | **$ 8,533.21** | **$ 7,588.16** | **$ 3,438.23** | **$ 2,684.08** | **$ 75,024.50** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

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

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

## ELEVON PID - IMPROVEMENT AREA #1 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[1] 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 5 PRINCIPAL ASSESSMENT: $24,772.41**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 5

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional Interest | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | | | |
| 2026 | $ 400.02 | $ 791.60 | $ 92.87 | $ 260.00 | $ 123.86 | $ 46.37 | $ 1,714.73 |
| 2027 | $ 415.27 | $ 777.60 | $ 96.85 | $ 256.06 | $ 121.40 | $ 46.45 | $ 1,713.64 |
| 2028 | $ 431.19 | $ 763.07 | $ 101.50 | $ 251.94 | $ 118.84 | $ 47.38 | $ 1,713.92 |
| 2029 | $ 449.77 | $ 746.36 | $ 106.14 | $ 247.63 | $ 116.17 | $ 48.33 | $ 1,714.40 |
| 2030 | $ 468.34 | $ 728.93 | $ 110.78 | $ 243.12 | $ 113.39 | $ 49.30 | $ 1,713.86 |
| 2031 | $ 488.24 | $ 710.78 | $ 115.43 | $ 238.41 | $ 110.50 | $ 50.28 | $ 1,713.64 |
| 2032 | $ 508.81 | $ 691.86 | $ 120.73 | $ 233.50 | $ 107.48 | $ 51.29 | $ 1,713.68 |
| 2033 | $ 530.70 | $ 672.15 | $ 127.37 | $ 227.47 | $ 104.33 | $ 52.31 | $ 1,714.33 |
| 2034 | $ 553.92 | $ 650.92 | $ 134.00 | $ 221.10 | $ 101.04 | $ 53.36 | $ 1,714.34 |
| 2035 | $ 577.80 | $ 628.76 | $ 141.30 | $ 214.40 | $ 97.60 | $ 54.43 | $ 1,714.29 |
| 2036 | $ 603.01 | $ 605.65 | $ 148.60 | $ 207.33 | $ 94.01 | $ 55.51 | $ 1,714.11 |
| 2037 | $ 629.54 | $ 581.53 | $ 156.56 | $ 199.90 | $ 90.25 | $ 56.62 | $ 1,714.41 |
| 2038 | $ 656.74 | $ 556.35 | $ 164.52 | $ 192.07 | $ 86.32 | $ 57.76 | $ 1,713.76 |
| 2039 | $ 685.93 | $ 530.08 | $ 173.14 | $ 183.85 | $ 82.21 | $ 58.91 | $ 1,714.12 |
| 2040 | $ 715.78 | $ 502.64 | $ 182.43 | $ 175.19 | $ 77.92 | $ 60.09 | $ 1,714.05 |
| 2041 | $ 746.96 | $ 474.01 | $ 192.38 | $ 166.07 | $ 73.43 | $ 61.29 | $ 1,714.14 |
| 2042 | $ 779.47 | $ 444.13 | $ 202.33 | $ 156.45 | $ 68.73 | $ 62.52 | $ 1,713.63 |
| 2043 | $ 813.96 | $ 412.95 | $ 212.94 | $ 146.33 | $ 63.82 | $ 63.77 | $ 1,713.78 |
| 2044 | $ 850.45 | $ 379.38 | $ 224.22 | $ 135.69 | $ 58.69 | $ 65.04 | $ 1,713.46 |
| 2045 | $ 888.92 | $ 344.30 | $ 236.16 | $ 124.48 | $ 53.31 | $ 66.34 | $ 1,713.51 |
| 2046 | $ 929.39 | $ 307.63 | $ 250.09 | $ 111.78 | $ 47.69 | $ 67.67 | $ 1,714.25 |
| 2047 | $ 971.18 | $ 269.29 | $ 264.02 | $ 98.34 | $ 41.79 | $ 69.03 | $ 1,713.65 |
| 2048 | $ 1,014.96 | $ 229.23 | $ 279.28 | $ 84.15 | $ 35.61 | $ 70.41 | $ 1,713.64 |
| 2049 | $ 1,061.40 | $ 187.36 | $ 295.20 | $ 69.14 | $ 29.14 | $ 71.81 | $ 1,714.06 |
| 2050 | $ 1,109.16 | $ 143.58 | $ 312.45 | $ 53.27 | $ 22.36 | $ 73.25 | $ 1,714.07 |
| 2051 | $ 1,159.58 | $ 97.83 | $ 329.70 | $ 36.48 | $ 15.25 | $ 74.71 | $ 1,713.55 |
| 2052 | $ 1,211.99 | $ 49.99 | $ 348.94 | $ 18.76 | $ 7.80 | $ 76.21 | $ 451.70 |
| **Total** | **$ 19,652.49** | **$ 13,277.98** | **$ 5,119.93** | **$ 4,552.90** | **$ 2,062.94** | **$ 1,610.45** | **$ 45,014.70** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

# ELEVON PID - IMPROVEMENT AREA #1 LOT TYPE 6 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[1] 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 6 PRINCIPAL ASSESSMENT: $49,544.83**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 6

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional | Annual | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | Interest | Collection Costs | Installment[c] |
| 2026 | $ 800.03 | $ 1,583.21 | $ 185.75 | $ 520.01 | $ 247.72 | $ 92.74 | $ 3,429.46 |
| 2027 | $ 830.55 | $ 1,555.21 | $ 193.71 | $ 512.11 | $ 242.80 | $ 92.90 | $ 3,427.27 |
| 2028 | $ 862.39 | $ 1,526.14 | $ 202.99 | $ 503.88 | $ 237.67 | $ 94.76 | $ 3,427.84 |
| 2029 | $ 899.54 | $ 1,492.72 | $ 212.28 | $ 495.25 | $ 232.35 | $ 96.66 | $ 3,428.80 |
| 2030 | $ 936.69 | $ 1,457.86 | $ 221.57 | $ 486.23 | $ 226.79 | $ 98.59 | $ 3,427.73 |
| 2031 | $ 976.49 | $ 1,421.57 | $ 230.85 | $ 476.82 | $ 221.00 | $ 100.56 | $ 3,427.28 |
| 2032 | $ 1,017.62 | $ 1,383.73 | $ 241.47 | $ 467.00 | $ 214.96 | $ 102.57 | $ 3,427.35 |
| 2033 | $ 1,061.40 | $ 1,344.29 | $ 254.74 | $ 454.93 | $ 208.66 | $ 104.62 | $ 3,428.65 |
| 2034 | $ 1,107.84 | $ 1,301.84 | $ 268.00 | $ 442.19 | $ 202.08 | $ 106.72 | $ 3,428.67 |
| 2035 | $ 1,155.60 | $ 1,257.53 | $ 282.60 | $ 428.79 | $ 195.20 | $ 108.85 | $ 3,428.57 |
| 2036 | $ 1,206.02 | $ 1,211.30 | $ 297.19 | $ 414.66 | $ 188.01 | $ 111.03 | $ 3,428.22 |
| 2037 | $ 1,259.09 | $ 1,163.06 | $ 313.11 | $ 399.80 | $ 180.50 | $ 113.25 | $ 3,428.81 |
| 2038 | $ 1,313.48 | $ 1,112.70 | $ 329.03 | $ 384.15 | $ 172.64 | $ 115.51 | $ 3,427.51 |
| 2039 | $ 1,371.86 | $ 1,060.16 | $ 346.28 | $ 367.70 | $ 164.42 | $ 117.82 | $ 3,428.25 |
| 2040 | $ 1,431.56 | $ 1,005.28 | $ 364.86 | $ 350.38 | $ 155.83 | $ 120.18 | $ 3,428.10 |
| 2041 | $ 1,493.92 | $ 948.02 | $ 384.76 | $ 332.14 | $ 146.85 | $ 122.58 | $ 3,428.28 |
| 2042 | $ 1,558.93 | $ 888.26 | $ 404.66 | $ 312.90 | $ 137.46 | $ 125.04 | $ 3,427.25 |
| 2043 | $ 1,627.92 | $ 825.91 | $ 425.89 | $ 292.67 | $ 127.64 | $ 127.54 | $ 3,427.56 |
| 2044 | $ 1,700.89 | $ 758.76 | $ 448.44 | $ 271.38 | $ 117.37 | $ 130.09 | $ 3,426.92 |
| 2045 | $ 1,777.85 | $ 688.59 | $ 472.32 | $ 248.95 | $ 106.62 | $ 132.69 | $ 3,427.03 |
| 2046 | $ 1,858.78 | $ 615.26 | $ 500.18 | $ 223.57 | $ 95.37 | $ 135.34 | $ 3,428.50 |
| 2047 | $ 1,942.36 | $ 538.58 | $ 528.05 | $ 196.68 | $ 83.58 | $ 138.05 | $ 3,427.30 |
| 2048 | $ 2,029.93 | $ 458.46 | $ 558.56 | $ 168.30 | $ 71.23 | $ 140.81 | $ 3,427.29 |
| 2049 | $ 2,122.80 | $ 374.73 | $ 590.40 | $ 138.28 | $ 58.28 | $ 143.63 | $ 3,428.12 |
| 2050 | $ 2,218.33 | $ 287.16 | $ 624.90 | $ 106.54 | $ 44.72 | $ 146.50 | $ 3,428.15 |
| 2051 | $ 2,319.16 | $ 195.65 | $ 659.39 | $ 72.95 | $ 30.50 | $ 149.43 | $ 3,427.09 |
| 2052 | $ 2,423.97 | $ 99.99 | $ 697.87 | $ 37.51 | $ 15.61 | $ 152.42 | $ 903.41 |
| **Total** | **$ 39,304.97** | **$ 26,555.96** | **$ 10,239.86** | **$ 9,105.79** | **$ 4,125.88** | **$ 3,220.90** | **$ 90,029.40** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

## ELEVON PID - IMPROVEMENT AREA #1 LOT TYPE 7 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[1] 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 7 PRINCIPAL ASSESSMENT: $57,802.30**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 7

| Due 1/31 | Improvement Area #1 Initial Bonds | | Improvement Area #1 Additional Bonds | | Total Additional | Annual | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Principal | Interest[b] | Interest | Collection Costs | Installment[c] |
| 2026 | $ 933.37 | $ 1,847.08 | $ 216.70 | $ 606.68 | $ 289.01 | $ 108.20 | $ 4,001.03 |
| 2027 | $ 968.97 | $ 1,814.41 | $ 225.99 | $ 597.47 | $ 283.26 | $ 108.39 | $ 3,998.48 |
| 2028 | $ 1,006.12 | $ 1,780.49 | $ 236.82 | $ 587.86 | $ 277.29 | $ 110.56 | $ 3,999.14 |
| 2029 | $ 1,049.46 | $ 1,741.51 | $ 247.66 | $ 577.80 | $ 271.07 | $ 112.77 | $ 4,000.26 |
| 2030 | $ 1,092.80 | $ 1,700.84 | $ 258.50 | $ 567.27 | $ 264.59 | $ 115.02 | $ 3,999.01 |
| 2031 | $ 1,139.24 | $ 1,658.49 | $ 269.33 | $ 556.29 | $ 257.83 | $ 117.32 | $ 3,998.50 |
| 2032 | $ 1,187.22 | $ 1,614.35 | $ 281.71 | $ 544.84 | $ 250.79 | $ 119.67 | $ 3,998.58 |
| 2033 | $ 1,238.30 | $ 1,568.34 | $ 297.19 | $ 530.75 | $ 243.44 | $ 122.06 | $ 4,000.09 |
| 2034 | $ 1,292.48 | $ 1,518.81 | $ 312.67 | $ 515.89 | $ 235.76 | $ 124.50 | $ 4,000.12 |
| 2035 | $ 1,348.20 | $ 1,467.11 | $ 329.70 | $ 500.26 | $ 227.74 | $ 126.99 | $ 4,000.00 |
| 2036 | $ 1,407.02 | $ 1,413.18 | $ 346.72 | $ 483.77 | $ 219.35 | $ 129.53 | $ 3,999.59 |
| 2037 | $ 1,468.93 | $ 1,356.90 | $ 365.30 | $ 466.44 | $ 210.58 | $ 132.12 | $ 4,000.28 |
| 2038 | $ 1,532.40 | $ 1,298.15 | $ 383.87 | $ 448.17 | $ 201.41 | $ 134.77 | $ 3,998.77 |
| 2039 | $ 1,600.50 | $ 1,236.85 | $ 404.00 | $ 428.98 | $ 191.83 | $ 137.46 | $ 3,999.62 |
| 2040 | $ 1,670.16 | $ 1,172.83 | $ 425.67 | $ 408.78 | $ 181.81 | $ 140.21 | $ 3,999.45 |
| 2041 | $ 1,742.91 | $ 1,106.02 | $ 448.88 | $ 387.50 | $ 171.33 | $ 143.02 | $ 3,999.65 |
| 2042 | $ 1,818.75 | $ 1,036.31 | $ 472.10 | $ 365.05 | $ 160.37 | $ 145.88 | $ 3,998.46 |
| 2043 | $ 1,899.24 | $ 963.56 | $ 496.87 | $ 341.45 | $ 148.91 | $ 148.79 | $ 3,998.82 |
| 2044 | $ 1,984.38 | $ 885.21 | $ 523.18 | $ 316.60 | $ 136.93 | $ 151.77 | $ 3,998.08 |
| 2045 | $ 2,074.15 | $ 803.36 | $ 551.04 | $ 290.45 | $ 124.39 | $ 154.80 | $ 3,998.20 |
| 2046 | $ 2,168.57 | $ 717.80 | $ 583.55 | $ 260.83 | $ 111.27 | $ 157.90 | $ 3,999.92 |
| 2047 | $ 2,266.09 | $ 628.35 | $ 616.05 | $ 229.46 | $ 97.51 | $ 161.06 | $ 3,998.52 |
| 2048 | $ 2,368.25 | $ 534.87 | $ 651.66 | $ 196.35 | $ 83.10 | $ 164.28 | $ 3,998.50 |
| 2049 | $ 2,476.60 | $ 437.18 | $ 688.80 | $ 161.32 | $ 68.00 | $ 167.57 | $ 3,999.47 |
| 2050 | $ 2,588.05 | $ 335.02 | $ 729.05 | $ 124.30 | $ 52.17 | $ 170.92 | $ 3,999.50 |
| 2051 | $ 2,705.69 | $ 228.26 | $ 769.29 | $ 85.11 | $ 35.59 | $ 174.33 | $ 3,998.28 |
| 2052 | $ 2,827.97 | $ 116.65 | $ 814.18 | $ 43.76 | $ 18.21 | $ 177.82 | $ 1,053.98 |
| **Total** | **$ 45,855.80** | **$ 30,981.95** | **$ 11,946.50** | **$ 10,623.43** | **$ 4,813.53** | **$ 3,757.71** | **$ 105,034.29** |

***Footnotes:***

[a] Interest on the Improvement Area #1 Initial Bonds is calculated at a 3.500%, 3.875%, 4.000% and 4.125% rate for bonds maturing in 2027, 2032, 2042, and 2052 respectively.

[b] Interest on the Improvement Area #1Additional Bonds is calculated at a 4.250%, 5.000%, and 5.375% rate for bonds maturing in 2031, 2044 and 2052 respectively.

[c] 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.

**ELEVON PID - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA – LOT TYPE 8 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA LOT TYPE 8 PRINCIPAL ASSESSMENT: $36,044.90**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA
# LOT TYPE 8

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Total Additional Interest | Total Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | | | |
| 2026 | $ 289.23 | $ 634.23 | $ 336.70 | $ 1,131.50 | $ 180.22 | $ 160.65 | $ 2,732.53 |
| 2027 | $ 300.43 | $ 623.39 | $ 352.14 | $ 1,116.77 | $ 177.09 | $ 114.21 | $ 2,684.03 |
| 2028 | $ 311.62 | $ 612.12 | $ 367.59 | $ 1,101.36 | $ 173.83 | $ 116.49 | $ 2,683.02 |
| 2029 | $ 324.68 | $ 599.27 | $ 386.12 | $ 1,085.28 | $ 170.44 | $ 118.82 | $ 2,684.61 |
| 2030 | $ 339.61 | $ 585.87 | $ 401.57 | $ 1,068.39 | $ 166.88 | $ 121.20 | $ 2,683.52 |
| 2031 | $ 352.67 | $ 571.86 | $ 420.10 | $ 1,050.82 | $ 163.18 | $ 123.62 | $ 2,682.26 |
| 2032 | $ 369.47 | $ 557.32 | $ 441.73 | $ 1,032.44 | $ 159.31 | $ 126.09 | $ 2,686.35 |
| 2033 | $ 384.40 | $ 542.08 | $ 463.35 | $ 1,009.80 | $ 155.26 | $ 128.61 | $ 2,683.49 |
| 2034 | $ 401.19 | $ 525.26 | $ 488.06 | $ 986.06 | $ 151.02 | $ 131.19 | $ 2,682.77 |
| 2035 | $ 419.85 | $ 507.71 | $ 515.86 | $ 961.04 | $ 146.57 | $ 133.81 | $ 2,684.84 |
| 2036 | $ 438.51 | $ 489.34 | $ 540.57 | $ 934.60 | $ 141.89 | $ 136.49 | $ 2,681.40 |
| 2037 | $ 459.04 | $ 470.15 | $ 571.46 | $ 906.90 | $ 137.00 | $ 139.22 | $ 2,683.76 |
| 2038 | $ 479.56 | $ 450.07 | $ 602.35 | $ 877.61 | $ 131.84 | $ 142.00 | $ 2,683.44 |
| 2039 | $ 501.95 | $ 429.09 | $ 633.24 | $ 846.74 | $ 126.44 | $ 144.84 | $ 2,682.30 |
| 2040 | $ 524.35 | $ 407.13 | $ 667.22 | $ 814.29 | $ 120.76 | $ 147.74 | $ 2,681.48 |
| 2041 | $ 548.60 | $ 384.19 | $ 704.29 | $ 780.09 | $ 114.80 | $ 150.69 | $ 2,682.67 |
| 2042 | $ 572.86 | $ 360.19 | $ 741.36 | $ 744.00 | $ 108.54 | $ 153.71 | $ 2,680.65 |
| 2043 | $ 598.99 | $ 335.12 | $ 781.51 | $ 706.00 | $ 101.97 | $ 156.78 | $ 2,680.37 |
| 2044 | $ 626.98 | $ 308.17 | $ 824.76 | $ 665.95 | $ 95.06 | $ 159.92 | $ 2,680.84 |
| 2045 | $ 656.83 | $ 279.96 | $ 868.01 | $ 623.68 | $ 87.80 | $ 163.11 | $ 2,679.39 |
| 2046 | $ 688.55 | $ 250.40 | $ 917.43 | $ 575.94 | $ 80.18 | $ 166.38 | $ 2,678.88 |
| 2047 | $ 722.14 | $ 219.41 | $ 973.03 | $ 525.48 | $ 72.15 | $ 169.70 | $ 2,681.92 |
| 2048 | $ 755.73 | $ 186.92 | $ 1,028.63 | $ 471.97 | $ 63.67 | $ 173.10 | $ 2,680.02 |
| 2049 | $ 791.18 | $ 152.91 | $ 1,087.32 | $ 415.39 | $ 54.75 | $ 176.56 | $ 2,678.12 |
| 2050 | $ 828.50 | $ 117.31 | $ 1,152.19 | $ 355.59 | $ 45.36 | $ 180.09 | $ 2,679.04 |
| 2051 | $ 867.69 | $ 80.02 | $ 1,217.06 | $ 292.22 | $ 35.46 | $ 183.69 | $ 2,676.14 |
| 2052 | $ 910.61 | $ 40.98 | $ 1,288.11 | $ 225.28 | $ 25.03 | $ 187.37 | $ 2,677.37 |
| 2053 | $ - | $ - | $ 1,365.33 | $ 154.43 | $ 14.04 | $ 110.24 | $ 1,644.04 |
| 2054 | $ - | $ - | $ 1,442.56 | $ 79.34 | $ 7.21 | $ 112.44 | $ 1,641.55 |
| **Total** | **$ 14,465.23** | **$ 10,720.44** | **$ 21,579.67** | **$ 21,538.98** | **$ 3,207.76** | **$ 4,228.73** | **$ 75,740.82** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2A.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

# ELEVON PID - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA - LOT TYPE 9 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2/ZONE 1 REMAINDER AREA LOT TYPE 9 PRINCIPAL ASSESSMENT: $41,748.97**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2/ZONE 1 REMAINDER AREA
# LOT TYPE 9

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Total Additional Interest | Total Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | | | |
| 2026 | $ 335.00 | $ 734.60 | $ 389.98 | $ 1,310.56 | $ 208.74 | $ 186.07 | $ 3,164.95 |
| 2027 | $ 347.97 | $ 722.04 | $ 407.87 | $ 1,293.50 | $ 205.12 | $ 132.28 | $ 3,108.77 |
| 2028 | $ 360.94 | $ 708.99 | $ 425.76 | $ 1,275.65 | $ 201.34 | $ 134.92 | $ 3,107.60 |
| 2029 | $ 376.06 | $ 694.10 | $ 447.23 | $ 1,257.03 | $ 197.41 | $ 137.62 | $ 3,109.45 |
| 2030 | $ 393.36 | $ 678.59 | $ 465.12 | $ 1,237.46 | $ 193.29 | $ 140.38 | $ 3,108.18 |
| 2031 | $ 408.48 | $ 662.36 | $ 486.58 | $ 1,217.11 | $ 189.00 | $ 143.18 | $ 3,106.72 |
| 2032 | $ 427.94 | $ 645.51 | $ 511.63 | $ 1,195.82 | $ 184.52 | $ 146.05 | $ 3,111.47 |
| 2033 | $ 445.23 | $ 627.86 | $ 536.67 | $ 1,169.60 | $ 179.83 | $ 148.97 | $ 3,108.15 |
| 2034 | $ 464.68 | $ 608.38 | $ 565.30 | $ 1,142.10 | $ 174.92 | $ 151.95 | $ 3,107.31 |
| 2035 | $ 486.29 | $ 588.05 | $ 597.50 | $ 1,113.13 | $ 169.77 | $ 154.99 | $ 3,109.71 |
| 2036 | $ 507.90 | $ 566.77 | $ 626.12 | $ 1,082.50 | $ 164.35 | $ 158.09 | $ 3,105.73 |
| 2037 | $ 531.68 | $ 544.55 | $ 661.90 | $ 1,050.42 | $ 158.68 | $ 161.25 | $ 3,108.47 |
| 2038 | $ 555.45 | $ 521.29 | $ 697.67 | $ 1,016.49 | $ 152.71 | $ 164.47 | $ 3,108.09 |
| 2039 | $ 581.39 | $ 496.99 | $ 733.45 | $ 980.74 | $ 146.44 | $ 167.76 | $ 3,106.77 |
| 2040 | $ 607.32 | $ 471.56 | $ 772.81 | $ 943.15 | $ 139.87 | $ 171.12 | $ 3,105.82 |
| 2041 | $ 635.42 | $ 444.99 | $ 815.74 | $ 903.54 | $ 132.97 | $ 174.54 | $ 3,107.20 |
| 2042 | $ 663.52 | $ 417.19 | $ 858.68 | $ 861.74 | $ 125.71 | $ 178.03 | $ 3,104.86 |
| 2043 | $ 693.77 | $ 388.16 | $ 905.19 | $ 817.73 | $ 118.10 | $ 181.59 | $ 3,104.54 |
| 2044 | $ 726.19 | $ 356.94 | $ 955.28 | $ 771.34 | $ 110.11 | $ 185.22 | $ 3,105.08 |
| 2045 | $ 760.78 | $ 324.26 | $ 1,005.37 | $ 722.38 | $ 101.70 | $ 188.93 | $ 3,103.41 |
| 2046 | $ 797.52 | $ 290.02 | $ 1,062.61 | $ 667.08 | $ 92.87 | $ 192.70 | $ 3,102.81 |
| 2047 | $ 836.42 | $ 254.14 | $ 1,127.01 | $ 608.64 | $ 83.57 | $ 196.56 | $ 3,106.34 |
| 2048 | $ 875.32 | $ 216.50 | $ 1,191.41 | $ 546.65 | $ 73.75 | $ 200.49 | $ 3,104.13 |
| 2049 | $ 916.39 | $ 177.11 | $ 1,259.39 | $ 481.13 | $ 63.42 | $ 204.50 | $ 3,101.93 |
| 2050 | $ 959.61 | $ 135.87 | $ 1,334.53 | $ 411.86 | $ 52.54 | $ 208.59 | $ 3,103.00 |
| 2051 | $ 1,005.00 | $ 92.69 | $ 1,409.66 | $ 338.46 | $ 41.07 | $ 212.76 | $ 3,099.64 |
| 2052 | $ 1,054.71 | $ 47.46 | $ 1,491.95 | $ 260.93 | $ 28.99 | $ 217.02 | $ 3,101.06 |
| 2053 | $ - | $ - | $ 1,581.40 | $ 178.87 | $ 16.26 | $ 127.68 | $ 1,904.21 |
| 2054 | $ - | $ - | $ 1,670.84 | $ 91.90 | $ 8.35 | $ 130.24 | $ 1,901.33 |
| **Total** | **$ 16,754.34** | **$ 12,416.95** | **$ 24,994.63** | **$ 24,947.50** | **$ 3,715.39** | **$ 4,897.92** | **$ 87,726.74** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2A.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

## ELEVON PID - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA - LOT TYPE 10 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA LOT TYPE 10 PRINCIPAL ASSESSMENT: $45,025.78**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA
# LOT TYPE 10

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Total Additional | Total Annual | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | Interest | Collection Costs | Installment[d] |
| 2026 | $ 361.29 | $ 792.26 | $ 420.59 | $ 1,413.42 | $ 225.13 | $ 200.67 | $ 3,413.37 |
| 2027 | $ 375.28 | $ 778.71 | $ 439.88 | $ 1,395.02 | $ 221.22 | $ 142.66 | $ 3,352.77 |
| 2028 | $ 389.27 | $ 764.64 | $ 459.18 | $ 1,375.78 | $ 217.14 | $ 145.51 | $ 3,351.51 |
| 2029 | $ 405.58 | $ 748.58 | $ 482.33 | $ 1,355.69 | $ 212.90 | $ 148.42 | $ 3,353.50 |
| 2030 | $ 424.23 | $ 731.85 | $ 501.62 | $ 1,334.59 | $ 208.46 | $ 151.39 | $ 3,352.14 |
| 2031 | $ 440.55 | $ 714.35 | $ 524.77 | $ 1,312.64 | $ 203.83 | $ 154.42 | $ 3,350.56 |
| 2032 | $ 461.52 | $ 696.18 | $ 551.78 | $ 1,289.68 | $ 199.01 | $ 157.51 | $ 3,355.68 |
| 2033 | $ 480.17 | $ 677.14 | $ 578.80 | $ 1,261.40 | $ 193.94 | $ 160.66 | $ 3,352.11 |
| 2034 | $ 501.15 | $ 656.13 | $ 609.66 | $ 1,231.74 | $ 188.64 | $ 163.87 | $ 3,351.20 |
| 2035 | $ 524.46 | $ 634.21 | $ 644.39 | $ 1,200.49 | $ 183.09 | $ 167.15 | $ 3,353.79 |
| 2036 | $ 547.77 | $ 611.26 | $ 675.26 | $ 1,167.47 | $ 177.25 | $ 170.49 | $ 3,349.50 |
| 2037 | $ 573.41 | $ 587.30 | $ 713.85 | $ 1,132.86 | $ 171.13 | $ 173.90 | $ 3,352.45 |
| 2038 | $ 599.05 | $ 562.21 | $ 752.43 | $ 1,096.28 | $ 164.69 | $ 177.38 | $ 3,352.04 |
| 2039 | $ 627.02 | $ 536.00 | $ 791.02 | $ 1,057.71 | $ 157.94 | $ 180.93 | $ 3,350.62 |
| 2040 | $ 654.99 | $ 508.57 | $ 833.47 | $ 1,017.17 | $ 150.85 | $ 184.55 | $ 3,349.59 |
| 2041 | $ 685.29 | $ 479.91 | $ 879.77 | $ 974.46 | $ 143.41 | $ 188.24 | $ 3,351.08 |
| 2042 | $ 715.60 | $ 449.93 | $ 926.07 | $ 929.37 | $ 135.58 | $ 192.00 | $ 3,348.55 |
| 2043 | $ 748.23 | $ 418.62 | $ 976.23 | $ 881.91 | $ 127.37 | $ 195.84 | $ 3,348.21 |
| 2044 | $ 783.19 | $ 384.95 | $ 1,030.26 | $ 831.88 | $ 118.75 | $ 199.76 | $ 3,348.79 |
| 2045 | $ 820.49 | $ 349.71 | $ 1,084.28 | $ 779.08 | $ 109.68 | $ 203.75 | $ 3,346.99 |
| 2046 | $ 860.11 | $ 312.79 | $ 1,146.01 | $ 719.44 | $ 100.16 | $ 207.83 | $ 3,346.35 |
| 2047 | $ 902.07 | $ 274.08 | $ 1,215.47 | $ 656.41 | $ 90.13 | $ 211.99 | $ 3,350.15 |
| 2048 | $ 944.03 | $ 233.49 | $ 1,284.93 | $ 589.56 | $ 79.54 | $ 216.23 | $ 3,347.77 |
| 2049 | $ 988.31 | $ 191.01 | $ 1,358.24 | $ 518.89 | $ 68.39 | $ 220.55 | $ 3,345.40 |
| 2050 | $ 1,034.93 | $ 146.53 | $ 1,439.27 | $ 444.19 | $ 56.66 | $ 224.96 | $ 3,346.55 |
| 2051 | $ 1,083.88 | $ 99.96 | $ 1,520.30 | $ 365.03 | $ 44.29 | $ 229.46 | $ 3,342.92 |
| 2052 | $ 1,137.49 | $ 51.19 | $ 1,609.05 | $ 281.41 | $ 31.27 | $ 234.05 | $ 3,344.46 |
| 2053 | $ - | $ - | $ 1,705.52 | $ 192.91 | $ 17.54 | $ 137.70 | $ 2,053.67 |
| 2054 | $ - | $ - | $ 1,801.98 | $ 99.11 | $ 9.01 | $ 140.46 | $ 2,050.56 |
| **Total** | **$ 18,069.36** | **$ 13,391.53** | **$ 26,956.42** | **$ 26,905.59** | **$ 4,007.00** | **$ 5,282.35** | **$ 94,612.27** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2A.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

## ELEVON PID - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA - LOT TYPE 11 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA LOT TYPE 11 PRINCIPAL ASSESSMENT: $54,006.67**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2A/ZONE 1 REMAINDER AREA
# LOT TYPE 11

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Total Additional Interest | Total Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | | | |
| 2026 | $ 433.36 | $ 950.28 | $ 504.48 | $ 1,695.35 | $ 270.03 | $ 240.70 | $ 4,094.20 |
| 2027 | $ 450.13 | $ 934.03 | $ 527.62 | $ 1,673.27 | $ 265.34 | $ 171.12 | $ 4,021.52 |
| 2028 | $ 466.91 | $ 917.15 | $ 550.77 | $ 1,650.19 | $ 260.46 | $ 174.54 | $ 4,020.01 |
| 2029 | $ 486.48 | $ 897.89 | $ 578.54 | $ 1,626.09 | $ 255.37 | $ 178.03 | $ 4,022.40 |
| 2030 | $ 508.85 | $ 877.82 | $ 601.68 | $ 1,600.78 | $ 250.04 | $ 181.59 | $ 4,020.76 |
| 2031 | $ 528.42 | $ 856.83 | $ 629.45 | $ 1,574.46 | $ 244.49 | $ 185.22 | $ 4,018.87 |
| 2032 | $ 553.58 | $ 835.04 | $ 661.84 | $ 1,546.92 | $ 238.70 | $ 188.93 | $ 4,025.01 |
| 2033 | $ 575.95 | $ 812.20 | $ 694.24 | $ 1,513.00 | $ 232.62 | $ 192.70 | $ 4,020.72 |
| 2034 | $ 601.11 | $ 787.00 | $ 731.27 | $ 1,477.42 | $ 226.27 | $ 196.56 | $ 4,019.63 |
| 2035 | $ 629.07 | $ 760.70 | $ 772.92 | $ 1,439.95 | $ 219.61 | $ 200.49 | $ 4,022.74 |
| 2036 | $ 657.03 | $ 733.18 | $ 809.95 | $ 1,400.33 | $ 212.60 | $ 204.50 | $ 4,017.59 |
| 2037 | $ 687.78 | $ 704.44 | $ 856.23 | $ 1,358.82 | $ 205.27 | $ 208.59 | $ 4,021.13 |
| 2038 | $ 718.54 | $ 674.35 | $ 902.51 | $ 1,314.94 | $ 197.55 | $ 212.76 | $ 4,020.65 |
| 2039 | $ 752.09 | $ 642.91 | $ 948.80 | $ 1,268.69 | $ 189.44 | $ 217.02 | $ 4,018.94 |
| 2040 | $ 785.64 | $ 610.01 | $ 999.71 | $ 1,220.06 | $ 180.94 | $ 221.36 | $ 4,017.71 |
| 2041 | $ 821.98 | $ 575.64 | $ 1,055.25 | $ 1,168.83 | $ 172.01 | $ 225.78 | $ 4,019.49 |
| 2042 | $ 858.33 | $ 539.67 | $ 1,110.79 | $ 1,114.74 | $ 162.62 | $ 230.30 | $ 4,016.46 |
| 2043 | $ 897.47 | $ 502.12 | $ 1,170.96 | $ 1,057.82 | $ 152.78 | $ 234.91 | $ 4,016.05 |
| 2044 | $ 939.41 | $ 461.74 | $ 1,235.75 | $ 997.81 | $ 142.43 | $ 239.60 | $ 4,016.74 |
| 2045 | $ 984.14 | $ 419.46 | $ 1,300.55 | $ 934.47 | $ 131.56 | $ 244.40 | $ 4,014.58 |
| 2046 | $ 1,031.67 | $ 375.18 | $ 1,374.60 | $ 862.94 | $ 120.14 | $ 249.28 | $ 4,013.81 |
| 2047 | $ 1,082.00 | $ 328.75 | $ 1,457.91 | $ 787.34 | $ 108.10 | $ 254.27 | $ 4,018.37 |
| 2048 | $ 1,132.32 | $ 280.06 | $ 1,541.22 | $ 707.16 | $ 95.40 | $ 259.35 | $ 4,015.52 |
| 2049 | $ 1,185.44 | $ 229.11 | $ 1,629.16 | $ 622.39 | $ 82.04 | $ 264.54 | $ 4,012.67 |
| 2050 | $ 1,241.36 | $ 175.76 | $ 1,726.35 | $ 532.78 | $ 67.96 | $ 269.83 | $ 4,014.05 |
| 2051 | $ 1,300.07 | $ 119.90 | $ 1,823.54 | $ 437.84 | $ 53.13 | $ 275.23 | $ 4,009.71 |
| 2052 | $ 1,364.38 | $ 61.40 | $ 1,929.99 | $ 337.54 | $ 37.51 | $ 280.73 | $ 4,011.55 |
| 2053 | $ - | $ - | $ 2,045.70 | $ 231.39 | $ 21.04 | $ 165.17 | $ 2,463.30 |
| 2054 | $ - | $ - | $ 2,161.41 | $ 118.88 | $ 10.81 | $ 168.47 | $ 2,459.57 |
| **Total** | **$ 21,673.49** | **$ 16,062.62** | **$ 32,333.17** | **$ 32,272.21** | **$ 4,806.24** | **$ 6,335.98** | **$ 113,483.72** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2A.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

**ELEVON PID - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA POD 2B-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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA POD 2B-2 PRINCIPAL ASSESSMENT: $7,646,161.57**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA
# POD 2B-2

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Additional Interest | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | | | |
| 2026 | $ 61,367 | $ 134,568 | $ 73,000 | $ 239,840 | $ 38,231 | $ 34,086 | $ 581,092 |
| 2027 | $ 63,743 | $ 132,267 | $ 77,000 | $ 236,646 | $ 37,559 | $ 24,232 | $ 571,447 |
| 2028 | $ 66,118 | $ 129,877 | $ 80,000 | $ 233,278 | $ 36,855 | $ 24,717 | $ 570,845 |
| 2029 | $ 68,890 | $ 127,149 | $ 83,000 | $ 229,778 | $ 36,125 | $ 25,211 | $ 570,152 |
| 2030 | $ 72,057 | $ 124,308 | $ 87,000 | $ 226,146 | $ 35,365 | $ 25,715 | $ 570,591 |
| 2031 | $ 74,829 | $ 121,335 | $ 91,000 | $ 222,340 | $ 34,570 | $ 26,230 | $ 570,303 |
| 2032 | $ 78,392 | $ 118,249 | $ 95,000 | $ 218,359 | $ 33,741 | $ 26,754 | $ 570,494 |
| 2033 | $ 81,559 | $ 115,015 | $ 100,000 | $ 213,490 | $ 32,874 | $ 27,289 | $ 570,227 |
| 2034 | $ 85,123 | $ 111,447 | $ 105,000 | $ 208,365 | $ 31,966 | $ 27,835 | $ 569,735 |
| 2035 | $ 89,082 | $ 107,723 | $ 110,000 | $ 202,984 | $ 31,015 | $ 28,392 | $ 569,195 |
| 2036 | $ 93,041 | $ 103,825 | $ 116,000 | $ 197,346 | $ 30,020 | $ 28,960 | $ 569,192 |
| 2037 | $ 97,396 | $ 99,755 | $ 122,000 | $ 191,401 | $ 28,975 | $ 29,539 | $ 569,065 |
| 2038 | $ 101,751 | $ 95,494 | $ 128,000 | $ 185,149 | $ 27,878 | $ 30,129 | $ 568,401 |
| 2039 | $ 106,502 | $ 91,042 | $ 135,000 | $ 178,589 | $ 26,729 | $ 30,732 | $ 568,594 |
| 2040 | $ 111,253 | $ 86,383 | $ 142,000 | $ 171,670 | $ 25,522 | $ 31,347 | $ 568,174 |
| 2041 | $ 116,400 | $ 81,515 | $ 149,000 | $ 164,393 | $ 24,255 | $ 31,974 | $ 567,537 |
| 2042 | $ 121,547 | $ 76,423 | $ 157,000 | $ 156,756 | $ 22,928 | $ 32,613 | $ 567,267 |
| 2043 | $ 127,090 | $ 71,105 | $ 166,000 | $ 148,710 | $ 21,536 | $ 33,265 | $ 567,706 |
| 2044 | $ 133,029 | $ 65,386 | $ 174,000 | $ 140,203 | $ 20,070 | $ 33,931 | $ 566,618 |
| 2045 | $ 139,363 | $ 59,400 | $ 184,000 | $ 131,285 | $ 18,535 | $ 34,609 | $ 567,192 |
| 2046 | $ 146,094 | $ 53,128 | $ 194,000 | $ 121,165 | $ 16,918 | $ 35,302 | $ 566,607 |
| 2047 | $ 153,221 | $ 46,554 | $ 205,000 | $ 110,495 | $ 15,218 | $ 36,008 | $ 566,495 |
| 2048 | $ 160,347 | $ 39,659 | $ 217,000 | $ 99,220 | $ 13,427 | $ 36,728 | $ 566,380 |
| 2049 | $ 167,870 | $ 32,444 | $ 229,000 | $ 87,285 | $ 11,540 | $ 37,462 | $ 565,600 |
| 2050 | $ 175,788 | $ 24,889 | $ 242,000 | $ 74,690 | $ 9,555 | $ 38,211 | $ 565,134 |
| 2051 | $ 184,102 | $ 16,979 | $ 256,000 | $ 61,380 | $ 7,467 | $ 38,976 | $ 564,903 |
| 2052 | $ 193,208 | $ 8,694 | $ 271,000 | $ 47,300 | $ 5,266 | $ 39,755 | $ 565,224 |
| 2053 | $ - | $ - | $ 286,000 | $ 32,395 | $ 2,945 | $ 23,390 | $ 344,730 |
| 2054 | $ - | $ - | $ 303,000 | $ 16,665 | $ 1,515 | $ 23,858 | $ 345,038 |
| **Total** | **$ 3,069,162** | **$ 2,274,611** | **$ 4,577,000** | **$ 4,547,321** | **$ 678,599** | **$ 897,249** | **$ 16,043,941** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2B.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

**ELEVON PID - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA LOT TYPE 12**
**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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA LOY TYPE 12 PRINCIPAL ASSESSMENT: $36,037.04**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA
# LOT TYPE 12

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Additional Interest | Annual Collection Costs | Total Annual Installment[d] |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | | | |
| 2026 | $ 289.23 | $ 634.23 | $ 344.06 | $ 1,130.39 | $ 180.19 | $ 160.65 | $ 2,738.74 |
| 2027 | $ 300.43 | $ 623.39 | $ 362.91 | $ 1,115.33 | $ 177.02 | $ 114.21 | $ 2,693.28 |
| 2028 | $ 311.62 | $ 612.12 | $ 377.05 | $ 1,099.46 | $ 173.70 | $ 116.49 | $ 2,690.44 |
| 2029 | $ 324.68 | $ 599.27 | $ 391.19 | $ 1,082.96 | $ 170.26 | $ 118.82 | $ 2,687.18 |
| 2030 | $ 339.61 | $ 585.87 | $ 410.04 | $ 1,065.85 | $ 166.68 | $ 121.20 | $ 2,689.25 |
| 2031 | $ 352.67 | $ 571.86 | $ 428.89 | $ 1,047.91 | $ 162.93 | $ 123.62 | $ 2,687.89 |
| 2032 | $ 369.47 | $ 557.32 | $ 447.74 | $ 1,029.14 | $ 159.02 | $ 126.09 | $ 2,688.79 |
| 2033 | $ 384.40 | $ 542.08 | $ 471.31 | $ 1,006.20 | $ 154.94 | $ 128.62 | $ 2,687.53 |
| 2034 | $ 401.19 | $ 525.26 | $ 494.87 | $ 982.04 | $ 150.66 | $ 131.19 | $ 2,685.21 |
| 2035 | $ 419.85 | $ 507.71 | $ 518.44 | $ 956.68 | $ 146.18 | $ 133.81 | $ 2,682.67 |
| 2036 | $ 438.51 | $ 489.34 | $ 546.72 | $ 930.11 | $ 141.49 | $ 136.49 | $ 2,682.65 |
| 2037 | $ 459.04 | $ 470.15 | $ 575.00 | $ 902.09 | $ 136.56 | $ 139.22 | $ 2,682.06 |
| 2038 | $ 479.56 | $ 450.07 | $ 603.28 | $ 872.62 | $ 131.39 | $ 142.00 | $ 2,678.92 |
| 2039 | $ 501.95 | $ 429.09 | $ 636.27 | $ 841.70 | $ 125.98 | $ 144.84 | $ 2,679.83 |
| 2040 | $ 524.35 | $ 407.13 | $ 669.26 | $ 809.10 | $ 120.29 | $ 147.74 | $ 2,677.85 |
| 2041 | $ 548.60 | $ 384.19 | $ 702.25 | $ 774.80 | $ 114.32 | $ 150.69 | $ 2,674.85 |
| 2042 | $ 572.86 | $ 360.19 | $ 739.95 | $ 738.81 | $ 108.06 | $ 153.71 | $ 2,673.58 |
| 2043 | $ 598.99 | $ 335.12 | $ 782.37 | $ 700.88 | $ 101.50 | $ 156.78 | $ 2,675.65 |
| 2044 | $ 626.98 | $ 308.17 | $ 820.08 | $ 660.79 | $ 94.59 | $ 159.92 | $ 2,670.52 |
| 2045 | $ 656.83 | $ 279.96 | $ 867.21 | $ 618.76 | $ 87.36 | $ 163.12 | $ 2,673.23 |
| 2046 | $ 688.55 | $ 250.40 | $ 914.34 | $ 571.06 | $ 79.74 | $ 166.38 | $ 2,670.47 |
| 2047 | $ 722.14 | $ 219.41 | $ 966.18 | $ 520.77 | $ 71.72 | $ 169.71 | $ 2,669.94 |
| 2048 | $ 755.73 | $ 186.92 | $ 1,022.74 | $ 467.63 | $ 63.28 | $ 173.10 | $ 2,669.40 |
| 2049 | $ 791.18 | $ 152.91 | $ 1,079.30 | $ 411.38 | $ 54.39 | $ 176.56 | $ 2,665.72 |
| 2050 | $ 828.50 | $ 117.31 | $ 1,140.57 | $ 352.02 | $ 45.04 | $ 180.09 | $ 2,663.53 |
| 2051 | $ 867.69 | $ 80.02 | $ 1,206.55 | $ 289.29 | $ 35.19 | $ 183.70 | $ 2,662.44 |
| 2052 | $ 910.61 | $ 40.98 | $ 1,277.25 | $ 222.93 | $ 24.82 | $ 187.37 | $ 2,663.95 |
| 2053 | $ - | $ - | $ 1,347.94 | $ 152.68 | $ 13.88 | $ 110.24 | $ 1,624.74 |
| 2054 | $ - | $ - | $ 1,428.07 | $ 78.54 | $ 7.14 | $ 112.45 | $ 1,626.20 |
| **Total** | **$ 14,465.23** | **$ 10,720.44** | **$ 21,571.81** | **$ 21,431.93** | **$ 3,198.30** | **$ 4,228.81** | **$ 75,616.52** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2B.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

**ELEVON PID - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA LOT TYPE 13**
**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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA LOT TYPE 13 PRINCIPAL ASSESSMENT: $45,015.96**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2B/ZONE 1 REMAINDER AREA
# LOT TYPE 13

| Due 1/31 | Zone 1 Remainder Area Bonds | | Improvement Area #2A-2B Bonds[a] | | Additional | Annual Collection | Total Annual |
|---|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Principal | Interest[c] | Interest | Costs | Installment[d] |
| 2026 | $ 361.29 | $ 792.26 | $ 429.78 | $ 1,412.03 | $ 225.08 | $ 200.68 | $ 3,421.12 |
| 2027 | $ 375.28 | $ 778.71 | $ 453.33 | $ 1,393.23 | $ 221.12 | $ 142.66 | $ 3,364.33 |
| 2028 | $ 389.27 | $ 764.64 | $ 470.99 | $ 1,373.40 | $ 216.98 | $ 145.52 | $ 3,360.79 |
| 2029 | $ 405.58 | $ 748.58 | $ 488.65 | $ 1,352.79 | $ 212.68 | $ 148.43 | $ 3,356.71 |
| 2030 | $ 424.23 | $ 731.85 | $ 512.20 | $ 1,331.41 | $ 208.21 | $ 151.40 | $ 3,359.30 |
| 2031 | $ 440.55 | $ 714.35 | $ 535.75 | $ 1,309.00 | $ 203.53 | $ 154.42 | $ 3,357.60 |
| 2032 | $ 461.52 | $ 696.18 | $ 559.30 | $ 1,285.56 | $ 198.65 | $ 157.51 | $ 3,358.72 |
| 2033 | $ 480.17 | $ 677.14 | $ 588.74 | $ 1,256.90 | $ 193.54 | $ 160.66 | $ 3,357.15 |
| 2034 | $ 501.15 | $ 656.13 | $ 618.18 | $ 1,226.73 | $ 188.20 | $ 163.88 | $ 3,354.26 |
| 2035 | $ 524.46 | $ 634.21 | $ 647.61 | $ 1,195.05 | $ 182.60 | $ 167.15 | $ 3,351.08 |
| 2036 | $ 547.77 | $ 611.26 | $ 682.94 | $ 1,161.86 | $ 176.74 | $ 170.50 | $ 3,351.06 |
| 2037 | $ 573.41 | $ 587.30 | $ 718.26 | $ 1,126.85 | $ 170.59 | $ 173.91 | $ 3,350.31 |
| 2038 | $ 599.05 | $ 562.21 | $ 753.59 | $ 1,090.04 | $ 164.13 | $ 177.38 | $ 3,346.40 |
| 2039 | $ 627.02 | $ 536.00 | $ 794.80 | $ 1,051.42 | $ 157.36 | $ 180.93 | $ 3,347.54 |
| 2040 | $ 654.99 | $ 508.57 | $ 836.01 | $ 1,010.69 | $ 150.26 | $ 184.55 | $ 3,345.06 |
| 2041 | $ 685.29 | $ 479.91 | $ 877.22 | $ 967.84 | $ 142.80 | $ 188.24 | $ 3,341.31 |
| 2042 | $ 715.60 | $ 449.93 | $ 924.32 | $ 922.89 | $ 134.99 | $ 192.01 | $ 3,339.73 |
| 2043 | $ 748.23 | $ 418.62 | $ 977.31 | $ 875.51 | $ 126.79 | $ 195.85 | $ 3,342.31 |
| 2044 | $ 783.19 | $ 384.95 | $ 1,024.41 | $ 825.43 | $ 118.16 | $ 199.76 | $ 3,335.90 |
| 2045 | $ 820.49 | $ 349.71 | $ 1,083.28 | $ 772.93 | $ 109.12 | $ 203.76 | $ 3,339.28 |
| 2046 | $ 860.11 | $ 312.79 | $ 1,142.15 | $ 713.35 | $ 99.60 | $ 207.83 | $ 3,335.84 |
| 2047 | $ 902.07 | $ 274.08 | $ 1,206.92 | $ 650.53 | $ 89.59 | $ 211.99 | $ 3,335.18 |
| 2048 | $ 944.03 | $ 233.49 | $ 1,277.56 | $ 584.15 | $ 79.05 | $ 216.23 | $ 3,334.50 |
| 2049 | $ 988.31 | $ 191.01 | $ 1,348.21 | $ 513.88 | $ 67.94 | $ 220.55 | $ 3,329.91 |
| 2050 | $ 1,034.93 | $ 146.53 | $ 1,424.75 | $ 439.73 | $ 56.26 | $ 224.97 | $ 3,327.17 |
| 2051 | $ 1,083.88 | $ 99.96 | $ 1,507.17 | $ 361.37 | $ 43.96 | $ 229.47 | $ 3,325.81 |
| 2052 | $ 1,137.49 | $ 51.19 | $ 1,595.48 | $ 278.47 | $ 31.00 | $ 234.05 | $ 3,327.70 |
| 2053 | $ - | $ - | $ 1,683.79 | $ 190.72 | $ 17.34 | $ 137.71 | $ 2,029.56 |
| 2054 | $ - | $ - | $ 1,783.88 | $ 98.11 | $ 8.92 | $ 140.46 | $ 2,031.38 |
| **Total** | **$ 18,069.36** | **$ 13,391.53** | **$ 26,946.60** | **$ 26,771.87** | **$ 3,995.18** | **$ 5,282.46** | **$ 94,457.00** |

***Footnotes:***

[a] Represents the portion of the Improvement Area #2A-2B allocable to Improvement Area #2B.

[b] Interest on the Zone 1 Remainder Area Bonds is calculated at a 3.750%, 4.125%, 4.375%, and 4.500% rate for bonds maturing 2027, 2032, 2042, and 2052 respectively.

[c] Interest on the Improvement Area #2A-2B Bonds is calculated at a 4.375%, 5.125%, and 5.500% rate for bonds maturing in 2031, 2044 and 2054 respectively.

[d] 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.

## ELEVON PID - 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:

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[1] 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: $8,950,000.00**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 INITIAL PARCEL

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 431,464.58 | $ (431,464.58) | $ - | $ - | $ - |
| 2027 | $ 112,000.00 | $ 581,750.00 | $ - | $ 44,750.00 | $ 40,800.00 | $ 779,300.00 |
| 2028 | $ 118,000.00 | $ 574,470.00 | $ - | $ 44,190.00 | $ 41,616.00 | $ 778,276.00 |
| 2029 | $ 126,000.00 | $ 566,800.00 | $ - | $ 43,600.00 | $ 42,448.32 | $ 778,848.32 |
| 2030 | $ 134,000.00 | $ 558,610.00 | $ - | $ 42,970.00 | $ 43,297.29 | $ 778,877.29 |
| 2031 | $ 142,000.00 | $ 549,900.00 | $ - | $ 42,300.00 | $ 44,163.23 | $ 778,363.23 |
| 2032 | $ 152,000.00 | $ 540,670.00 | $ - | $ 41,590.00 | $ 45,046.50 | $ 779,306.50 |
| 2033 | $ 161,000.00 | $ 530,790.00 | $ - | $ 40,830.00 | $ 45,947.43 | $ 778,567.43 |
| 2034 | $ 172,000.00 | $ 520,325.00 | $ - | $ 40,025.00 | $ 46,866.38 | $ 779,216.38 |
| 2035 | $ 183,000.00 | $ 509,145.00 | $ - | $ 39,165.00 | $ 47,803.70 | $ 779,113.70 |
| 2036 | $ 195,000.00 | $ 497,250.00 | $ - | $ 38,250.00 | $ 48,759.78 | $ 779,259.78 |
| 2037 | $ 207,000.00 | $ 484,575.00 | $ - | $ 37,275.00 | $ 49,734.97 | $ 778,584.97 |
| 2038 | $ 221,000.00 | $ 471,120.00 | $ - | $ 36,240.00 | $ 50,729.67 | $ 779,089.67 |
| 2039 | $ 235,000.00 | $ 456,755.00 | $ - | $ 35,135.00 | $ 51,744.27 | $ 778,634.27 |
| 2040 | $ 251,000.00 | $ 441,480.00 | $ - | $ 33,960.00 | $ 52,779.15 | $ 779,219.15 |
| 2041 | $ 267,000.00 | $ 425,165.00 | $ - | $ 32,705.00 | $ 53,834.73 | $ 778,704.73 |
| 2042 | $ 285,000.00 | $ 407,810.00 | $ - | $ 31,370.00 | $ 54,911.43 | $ 779,091.43 |
| 2043 | $ 303,000.00 | $ 389,285.00 | $ - | $ 29,945.00 | $ 56,009.66 | $ 778,239.66 |
| 2044 | $ 324,000.00 | $ 369,590.00 | $ - | $ 28,430.00 | $ 57,129.85 | $ 779,149.85 |
| 2045 | $ 345,000.00 | $ 348,530.00 | $ - | $ 26,810.00 | $ 58,272.45 | $ 778,612.45 |
| 2046 | $ 368,000.00 | $ 326,105.00 | $ - | $ 25,085.00 | $ 59,437.90 | $ 778,627.90 |
| 2047 | $ 393,000.00 | $ 302,185.00 | $ - | $ 23,245.00 | $ 60,626.65 | $ 779,056.65 |
| 2048 | $ 419,000.00 | $ 276,640.00 | $ - | $ 21,280.00 | $ 61,839.19 | $ 778,759.19 |
| 2049 | $ 447,000.00 | $ 249,405.00 | $ - | $ 19,185.00 | $ 63,075.97 | $ 778,665.97 |
| 2050 | $ 477,000.00 | $ 220,350.00 | $ - | $ 16,950.00 | $ 64,337.49 | $ 778,637.49 |
| 2051 | $ 509,000.00 | $ 189,345.00 | $ - | $ 14,565.00 | $ 65,624.24 | $ 778,534.24 |
| 2052 | $ 544,000.00 | $ 156,260.00 | $ - | $ 12,020.00 | $ 66,936.72 | $ 779,216.72 |
| 2053 | $ 580,000.00 | $ 120,900.00 | $ - | $ 9,300.00 | $ 68,275.46 | $ 778,475.46 |
| 2054 | $ 619,000.00 | $ 83,200.00 | $ - | $ 6,400.00 | $ 69,640.97 | $ 778,240.97 |
| 2055 | $ 661,000.00 | $ 42,965.00 | $ - | $ 3,305.00 | $ 71,033.79 | $ 778,303.79 |
| **Total** | **$ 8,950,000.00** | **$ 11,622,839.58** | **$ (431,464.58)** | **$ 860,875.00** | **$ 1,582,723.17** | **$ 22,584,973.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #3.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[c] 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.

# ELEVON PID - IMPROVEMENT AREA #3 LOT TYPE 14 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[1] 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 14 PRINCIPAL ASSESSMENT: $86,278.92**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 14

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 4,159.36 | $ (4,159.36) | $ - | $ - | $ - |
| 2027 | $ 1,079.69 | $ 5,608.13 | $ - | $ 431.39 | $ 393.32 | $ 7,512.53 |
| 2028 | $ 1,137.53 | $ 5,537.95 | $ - | $ 426.00 | $ 401.18 | $ 7,502.66 |
| 2029 | $ 1,214.65 | $ 5,464.01 | $ - | $ 420.31 | $ 409.21 | $ 7,508.18 |
| 2030 | $ 1,291.77 | $ 5,385.06 | $ - | $ 414.24 | $ 417.39 | $ 7,508.46 |
| 2031 | $ 1,368.89 | $ 5,301.09 | $ - | $ 407.78 | $ 425.74 | $ 7,503.50 |
| 2032 | $ 1,465.30 | $ 5,212.11 | $ - | $ 400.93 | $ 434.25 | $ 7,512.59 |
| 2033 | $ 1,552.06 | $ 5,116.87 | $ - | $ 393.61 | $ 442.94 | $ 7,505.47 |
| 2034 | $ 1,658.10 | $ 5,015.99 | $ - | $ 385.85 | $ 451.80 | $ 7,511.73 |
| 2035 | $ 1,764.14 | $ 4,908.21 | $ - | $ 377.55 | $ 460.83 | $ 7,510.74 |
| 2036 | $ 1,879.82 | $ 4,793.54 | $ - | $ 368.73 | $ 470.05 | $ 7,512.14 |
| 2037 | $ 1,995.50 | $ 4,671.35 | $ - | $ 359.33 | $ 479.45 | $ 7,505.64 |
| 2038 | $ 2,130.46 | $ 4,541.65 | $ - | $ 349.36 | $ 489.04 | $ 7,510.50 |
| 2039 | $ 2,265.42 | $ 4,403.17 | $ - | $ 338.71 | $ 498.82 | $ 7,506.11 |
| 2040 | $ 2,419.67 | $ 4,255.91 | $ - | $ 327.38 | $ 508.80 | $ 7,511.75 |
| 2041 | $ 2,573.91 | $ 4,098.63 | $ - | $ 315.28 | $ 518.97 | $ 7,506.79 |
| 2042 | $ 2,747.43 | $ 3,931.33 | $ - | $ 302.41 | $ 529.35 | $ 7,510.52 |
| 2043 | $ 2,920.95 | $ 3,752.75 | $ - | $ 288.67 | $ 539.94 | $ 7,502.31 |
| 2044 | $ 3,123.39 | $ 3,562.89 | $ - | $ 274.07 | $ 550.74 | $ 7,511.08 |
| 2045 | $ 3,325.84 | $ 3,359.87 | $ - | $ 258.45 | $ 561.75 | $ 7,505.90 |
| 2046 | $ 3,547.56 | $ 3,143.69 | $ - | $ 241.82 | $ 572.99 | $ 7,506.05 |
| 2047 | $ 3,788.56 | $ 2,913.09 | $ - | $ 224.08 | $ 584.45 | $ 7,510.19 |
| 2048 | $ 4,039.20 | $ 2,666.84 | $ - | $ 205.14 | $ 596.14 | $ 7,507.32 |
| 2049 | $ 4,309.13 | $ 2,404.29 | $ - | $ 184.95 | $ 608.06 | $ 7,506.42 |
| 2050 | $ 4,598.33 | $ 2,124.20 | $ - | $ 163.40 | $ 620.22 | $ 7,506.15 |
| 2051 | $ 4,906.81 | $ 1,825.31 | $ - | $ 140.41 | $ 632.62 | $ 7,505.15 |
| 2052 | $ 5,244.22 | $ 1,506.36 | $ - | $ 115.87 | $ 645.28 | $ 7,511.73 |
| 2053 | $ 5,591.26 | $ 1,165.49 | $ - | $ 89.65 | $ 658.18 | $ 7,504.58 |
| 2054 | $ 5,967.22 | $ 802.06 | $ - | $ 61.70 | $ 671.35 | $ 7,502.32 |
| 2055 | $ 6,372.11 | $ 414.19 | $ - | $ 31.86 | $ 684.77 | $ 7,502.93 |
| **Total** | **$ 86,278.92** | **$ 112,045.37** | **$ (4,159.36)** | **$ 8,298.92** | **$ 15,257.61** | **$ 217,721.46** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

## ELEVON PID - IMPROVEMENT AREA #3 LOT TYPE 15 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[1] 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 15 PRINCIPAL ASSESSMENT: $92,782.78**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 15

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 4,713.94 | $ (4,713.94) | $ - | $ - | $ - |
| 2027 | $ 1,223.65 | $ 6,355.88 | $ - | $ 488.91 | $ 445.76 | $ 8,514.20 |
| 2028 | $ 1,289.20 | $ 6,276.34 | $ - | $ 482.80 | $ 454.67 | $ 8,503.02 |
| 2029 | $ 1,376.61 | $ 6,192.54 | $ - | $ 476.35 | $ 463.77 | $ 8,509.27 |
| 2030 | $ 1,464.01 | $ 6,103.07 | $ - | $ 469.47 | $ 473.04 | $ 8,509.58 |
| 2031 | $ 1,551.41 | $ 6,007.90 | $ - | $ 462.15 | $ 482.50 | $ 8,503.97 |
| 2032 | $ 1,660.67 | $ 5,907.06 | $ - | $ 454.39 | $ 492.15 | $ 8,514.27 |
| 2033 | $ 1,759.00 | $ 5,799.12 | $ - | $ 446.09 | $ 502.00 | $ 8,506.20 |
| 2034 | $ 1,879.18 | $ 5,684.78 | $ - | $ 437.29 | $ 512.04 | $ 8,513.29 |
| 2035 | $ 1,999.36 | $ 5,562.64 | $ - | $ 427.90 | $ 522.28 | $ 8,512.17 |
| 2036 | $ 2,130.46 | $ 5,432.68 | $ - | $ 417.90 | $ 532.72 | $ 8,513.76 |
| 2037 | $ 2,261.57 | $ 5,294.20 | $ - | $ 407.25 | $ 543.38 | $ 8,506.39 |
| 2038 | $ 2,414.52 | $ 5,147.20 | $ - | $ 395.94 | $ 554.24 | $ 8,511.91 |
| 2039 | $ 2,567.48 | $ 4,990.25 | $ - | $ 383.87 | $ 565.33 | $ 8,506.93 |
| 2040 | $ 2,742.29 | $ 4,823.37 | $ - | $ 371.03 | $ 576.64 | $ 8,513.32 |
| 2041 | $ 2,917.10 | $ 4,645.12 | $ - | $ 357.32 | $ 588.17 | $ 8,507.70 |
| 2042 | $ 3,113.75 | $ 4,455.51 | $ - | $ 342.73 | $ 599.93 | $ 8,511.92 |
| 2043 | $ 3,310.41 | $ 4,253.11 | $ - | $ 327.16 | $ 611.93 | $ 8,502.62 |
| 2044 | $ 3,539.85 | $ 4,037.94 | $ - | $ 310.61 | $ 624.17 | $ 8,512.56 |
| 2045 | $ 3,769.28 | $ 3,807.85 | $ - | $ 292.91 | $ 636.65 | $ 8,506.69 |
| 2046 | $ 4,020.57 | $ 3,562.84 | $ - | $ 274.06 | $ 649.39 | $ 8,506.86 |
| 2047 | $ 4,293.70 | $ 3,301.51 | $ - | $ 253.96 | $ 662.37 | $ 8,511.54 |
| 2048 | $ 4,577.76 | $ 3,022.42 | $ - | $ 232.49 | $ 675.62 | $ 8,508.29 |
| 2049 | $ 4,883.68 | $ 2,724.86 | $ - | $ 209.60 | $ 689.13 | $ 8,507.28 |
| 2050 | $ 5,211.44 | $ 2,407.42 | $ - | $ 185.19 | $ 702.92 | $ 8,506.96 |
| 2051 | $ 5,561.05 | $ 2,068.68 | $ - | $ 159.13 | $ 716.97 | $ 8,505.84 |
| 2052 | $ 5,943.44 | $ 1,707.21 | $ - | $ 131.32 | $ 731.31 | $ 8,513.29 |
| 2053 | $ 6,336.76 | $ 1,320.89 | $ - | $ 101.61 | $ 745.94 | $ 8,505.19 |
| 2054 | $ 6,762.85 | $ 909.00 | $ - | $ 69.92 | $ 760.86 | $ 8,502.63 |
| 2055 | $ 7,221.72 | $ 469.41 | $ - | $ 36.11 | $ 776.08 | $ 8,503.32 |
| **Total** | **$ 97,782.78** | **$ 126,984.75** | **$ (4,713.94)** | **$ 9,405.45** | **$ 17,291.96** | **$ 246,750.99** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

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

## ELEVON PID – ZONE 2 REMAINDER AREA INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**ZONE 2 REMAINDER AREA INITIAL PARCEL PRINCIPAL ASSESSMENT: $13,564,000.00**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - ZONE 2 REMAINDER AREA INITIAL PARCEL

| Due 1/31 | Zone 2 Remainder Area Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 704,197.67 | $ (704,197.67) | $ - | $ - | $ - |
| 2027 | $ 151,000.00 | $ 949,480.00 | $ - | $ 67,820.00 | $ 40,800.00 | $ 1,209,100.00 |
| 2028 | $ 162,000.00 | $ 938,910.00 | $ - | $ 67,065.00 | $ 41,616.00 | $ 1,209,591.00 |
| 2029 | $ 173,000.00 | $ 927,570.00 | $ - | $ 66,255.00 | $ 42,448.32 | $ 1,209,273.32 |
| 2030 | $ 185,000.00 | $ 915,460.00 | $ - | $ 65,390.00 | $ 43,297.29 | $ 1,209,147.29 |
| 2031 | $ 198,000.00 | $ 902,510.00 | $ - | $ 64,465.00 | $ 44,163.23 | $ 1,209,138.23 |
| 2032 | $ 212,000.00 | $ 888,650.00 | $ - | $ 63,475.00 | $ 45,046.50 | $ 1,209,171.50 |
| 2033 | $ 227,000.00 | $ 873,810.00 | $ - | $ 62,415.00 | $ 45,947.43 | $ 1,209,172.43 |
| 2034 | $ 243,000.00 | $ 857,920.00 | $ - | $ 61,280.00 | $ 46,866.38 | $ 1,209,066.38 |
| 2035 | $ 261,000.00 | $ 840,910.00 | $ - | $ 60,065.00 | $ 47,803.70 | $ 1,209,778.70 |
| 2036 | $ 279,000.00 | $ 822,640.00 | $ - | $ 58,760.00 | $ 48,759.78 | $ 1,209,159.78 |
| 2037 | $ 299,000.00 | $ 803,110.00 | $ - | $ 57,365.00 | $ 49,734.97 | $ 1,209,209.97 |
| 2038 | $ 321,000.00 | $ 782,180.00 | $ - | $ 55,870.00 | $ 50,729.67 | $ 1,209,779.67 |
| 2039 | $ 344,000.00 | $ 759,710.00 | $ - | $ 54,265.00 | $ 51,744.27 | $ 1,209,719.27 |
| 2040 | $ 368,000.00 | $ 735,630.00 | $ - | $ 52,545.00 | $ 52,779.15 | $ 1,208,954.15 |
| 2041 | $ 395,000.00 | $ 709,870.00 | $ - | $ 50,705.00 | $ 53,834.73 | $ 1,209,409.73 |
| 2042 | $ 424,000.00 | $ 682,220.00 | $ - | $ 48,730.00 | $ 54,911.43 | $ 1,209,861.43 |
| 2043 | $ 454,000.00 | $ 652,540.00 | $ - | $ 46,610.00 | $ 56,009.66 | $ 1,209,159.66 |
| 2044 | $ 487,000.00 | $ 620,760.00 | $ - | $ 44,340.00 | $ 57,129.85 | $ 1,209,229.85 |
| 2045 | $ 522,000.00 | $ 586,670.00 | $ - | $ 41,905.00 | $ 58,272.45 | $ 1,208,847.45 |
| 2046 | $ 561,000.00 | $ 550,130.00 | $ - | $ 39,295.00 | $ 59,437.90 | $ 1,209,862.90 |
| 2047 | $ 601,000.00 | $ 510,860.00 | $ - | $ 36,490.00 | $ 60,626.65 | $ 1,208,976.65 |
| 2048 | $ 645,000.00 | $ 468,790.00 | $ - | $ 33,485.00 | $ 61,839.19 | $ 1,209,114.19 |
| 2049 | $ 692,000.00 | $ 423,640.00 | $ - | $ 30,260.00 | $ 63,075.97 | $ 1,208,975.97 |
| 2050 | $ 743,000.00 | $ 375,200.00 | $ - | $ 26,800.00 | $ 64,337.49 | $ 1,209,337.49 |
| 2051 | $ 797,000.00 | $ 323,190.00 | $ - | $ 23,085.00 | $ 65,624.24 | $ 1,208,899.24 |
| 2052 | $ 856,000.00 | $ 267,400.00 | $ - | $ 19,100.00 | $ 66,936.72 | $ 1,209,436.72 |
| 2053 | $ 919,000.00 | $ 207,480.00 | $ - | $ 14,820.00 | $ 68,275.46 | $ 1,209,575.46 |
| 2054 | $ 986,000.00 | $ 143,150.00 | $ - | $ 10,225.00 | $ 69,640.97 | $ 1,209,015.97 |
| 2055 | $ 1,059,000.00 | $ 74,130.00 | $ - | $ 5,295.00 | $ 71,033.79 | $ 1,209,458.79 |
| **Total** | **$ 13,564,000.00** | **$ 19,298,717.67** | **$ (704,197.67)** | **$ 1,328,180.00** | **$ 1,582,723.17** | **$ 35,069,423.17** |

***Footnotes:***

[a] Interest on the Zone 2 Remainder Area Bonds is calculated at 7.00% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

## ELEVON PID - IMPROVEMENT AREA #4 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 INITIAL PARCEL PRINCIPAL ASSESSMENT: $7,859,000.00**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 INITIAL PARCEL

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 378,869.29 | $ (378,869.29) | $ - | $ - | $ - |
| 2027 | $ 99,000.00 | $ 510,835.00 | $ - | $ 39,295.00 | $ 40,800.00 | $ 689,930.00 |
| 2028 | $ 105,000.00 | $ 504,400.00 | $ - | $ 38,800.00 | $ 41,616.00 | $ 689,816.00 |
| 2029 | $ 112,000.00 | $ 497,575.00 | $ - | $ 38,275.00 | $ 42,448.32 | $ 690,298.32 |
| 2030 | $ 119,000.00 | $ 490,295.00 | $ - | $ 37,715.00 | $ 43,297.29 | $ 690,307.29 |
| 2031 | $ 126,000.00 | $ 482,560.00 | $ - | $ 37,120.00 | $ 44,163.23 | $ 689,843.23 |
| 2032 | $ 134,000.00 | $ 474,370.00 | $ - | $ 36,490.00 | $ 45,046.50 | $ 689,906.50 |
| 2033 | $ 142,000.00 | $ 465,660.00 | $ - | $ 35,820.00 | $ 45,947.43 | $ 689,427.43 |
| 2034 | $ 152,000.00 | $ 456,430.00 | $ - | $ 35,110.00 | $ 46,866.38 | $ 690,406.38 |
| 2035 | $ 161,000.00 | $ 446,550.00 | $ - | $ 34,350.00 | $ 47,803.70 | $ 689,703.70 |
| 2036 | $ 172,000.00 | $ 436,085.00 | $ - | $ 33,545.00 | $ 48,759.78 | $ 690,389.78 |
| 2037 | $ 183,000.00 | $ 424,905.00 | $ - | $ 32,685.00 | $ 49,734.97 | $ 690,324.97 |
| 2038 | $ 194,000.00 | $ 413,010.00 | $ - | $ 31,770.00 | $ 50,729.67 | $ 689,509.67 |
| 2039 | $ 207,000.00 | $ 400,400.00 | $ - | $ 30,800.00 | $ 51,744.27 | $ 689,944.27 |
| 2040 | $ 220,000.00 | $ 386,945.00 | $ - | $ 29,765.00 | $ 52,779.15 | $ 689,489.15 |
| 2041 | $ 235,000.00 | $ 372,645.00 | $ - | $ 28,665.00 | $ 53,834.73 | $ 690,144.73 |
| 2042 | $ 250,000.00 | $ 357,370.00 | $ - | $ 27,490.00 | $ 54,911.43 | $ 689,771.43 |
| 2043 | $ 267,000.00 | $ 341,120.00 | $ - | $ 26,240.00 | $ 56,009.66 | $ 690,369.66 |
| 2044 | $ 284,000.00 | $ 323,765.00 | $ - | $ 24,905.00 | $ 57,129.85 | $ 689,799.85 |
| 2045 | $ 303,000.00 | $ 305,305.00 | $ - | $ 23,485.00 | $ 58,272.45 | $ 690,062.45 |
| 2046 | $ 323,000.00 | $ 285,610.00 | $ - | $ 21,970.00 | $ 59,437.90 | $ 690,017.90 |
| 2047 | $ 344,000.00 | $ 264,615.00 | $ - | $ 20,355.00 | $ 60,626.65 | $ 689,596.65 |
| 2048 | $ 367,000.00 | $ 242,255.00 | $ - | $ 18,635.00 | $ 61,839.19 | $ 689,729.19 |
| 2049 | $ 392,000.00 | $ 218,400.00 | $ - | $ 16,800.00 | $ 63,075.97 | $ 690,275.97 |
| 2050 | $ 418,000.00 | $ 192,920.00 | $ - | $ 14,840.00 | $ 64,337.49 | $ 690,097.49 |
| 2051 | $ 446,000.00 | $ 165,750.00 | $ - | $ 12,750.00 | $ 65,624.24 | $ 690,124.24 |
| 2052 | $ 476,000.00 | $ 136,760.00 | $ - | $ 10,520.00 | $ 66,936.72 | $ 690,216.72 |
| 2053 | $ 508,000.00 | $ 105,820.00 | $ - | $ 8,140.00 | $ 68,275.46 | $ 690,235.46 |
| 2054 | $ 542,000.00 | $ 72,800.00 | $ - | $ 5,600.00 | $ 69,640.97 | $ 690,040.97 |
| 2055 | $ 578,000.00 | $ 37,570.00 | $ - | $ 2,890.00 | $ 71,033.79 | $ 689,493.79 |
| **Total** | **$ 7,859,000.00** | **$ 10,191,594.29** | **$ (378,869.29)** | **$ 754,825.00** | **$ 1,582,723.17** | **$ 20,009,273.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #4.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

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

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

# ELEVON PID - IMPROVEMENT AREA #4 LOT TYPE 16 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 LOT TYPE 16 PRINCIPAL ASSESSMENT: $65,505.91**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 LOT TYPE 16

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 3,157.93 | $ (3,157.93) | $ - | $ - | $ - |
| 2027 | $ 825.18 | $ 4,257.88 | $ - | $ 327.53 | $ 340.07 | $ 5,750.67 |
| 2028 | $ 875.19 | $ 4,204.25 | $ - | $ 323.40 | $ 346.88 | $ 5,749.72 |
| 2029 | $ 933.54 | $ 4,147.36 | $ - | $ 319.03 | $ 353.81 | $ 5,753.74 |
| 2030 | $ 991.88 | $ 4,086.68 | $ - | $ 314.36 | $ 360.89 | $ 5,753.81 |
| 2031 | $ 1,050.23 | $ 4,022.21 | $ - | $ 309.40 | $ 368.11 | $ 5,749.94 |
| 2032 | $ 1,116.91 | $ 3,953.94 | $ - | $ 304.15 | $ 375.47 | $ 5,750.47 |
| 2033 | $ 1,183.59 | $ 3,881.34 | $ - | $ 298.56 | $ 382.98 | $ 5,746.48 |
| 2034 | $ 1,266.94 | $ 3,804.41 | $ - | $ 292.65 | $ 390.64 | $ 5,754.64 |
| 2035 | $ 1,341.96 | $ 3,722.06 | $ - | $ 286.31 | $ 398.45 | $ 5,748.78 |
| 2036 | $ 1,433.64 | $ 3,634.83 | $ - | $ 279.60 | $ 406.42 | $ 5,754.50 |
| 2037 | $ 1,525.33 | $ 3,541.64 | $ - | $ 272.43 | $ 414.55 | $ 5,753.96 |
| 2038 | $ 1,617.02 | $ 3,442.50 | $ - | $ 264.81 | $ 422.84 | $ 5,747.16 |
| 2039 | $ 1,725.38 | $ 3,337.39 | $ - | $ 256.72 | $ 431.30 | $ 5,750.79 |
| 2040 | $ 1,833.73 | $ 3,225.24 | $ - | $ 248.10 | $ 439.92 | $ 5,746.99 |
| 2041 | $ 1,958.76 | $ 3,106.05 | $ - | $ 238.93 | $ 448.72 | $ 5,752.46 |
| 2042 | $ 2,083.79 | $ 2,978.73 | $ - | $ 229.13 | $ 457.69 | $ 5,749.35 |
| 2043 | $ 2,225.48 | $ 2,843.28 | $ - | $ 218.71 | $ 466.85 | $ 5,754.33 |
| 2044 | $ 2,367.18 | $ 2,698.63 | $ - | $ 207.59 | $ 476.19 | $ 5,749.58 |
| 2045 | $ 2,525.55 | $ 2,544.76 | $ - | $ 195.75 | $ 485.71 | $ 5,751.77 |
| 2046 | $ 2,692.25 | $ 2,380.60 | $ - | $ 183.12 | $ 495.42 | $ 5,751.40 |
| 2047 | $ 2,867.29 | $ 2,205.60 | $ - | $ 169.66 | $ 505.33 | $ 5,747.89 |
| 2048 | $ 3,059.00 | $ 2,019.23 | $ - | $ 155.33 | $ 515.44 | $ 5,748.99 |
| 2049 | $ 3,267.38 | $ 1,820.40 | $ - | $ 140.03 | $ 525.75 | $ 5,753.55 |
| 2050 | $ 3,484.09 | $ 1,608.02 | $ - | $ 123.69 | $ 536.26 | $ 5,752.06 |
| 2051 | $ 3,717.47 | $ 1,381.55 | $ - | $ 106.27 | $ 546.99 | $ 5,752.29 |
| 2052 | $ 3,967.53 | $ 1,139.91 | $ - | $ 87.69 | $ 557.93 | $ 5,753.06 |
| 2053 | $ 4,234.25 | $ 882.03 | $ - | $ 67.85 | $ 569.09 | $ 5,753.21 |
| 2054 | $ 4,517.65 | $ 606.80 | $ - | $ 46.68 | $ 580.47 | $ 5,751.59 |
| 2055 | $ 4,817.71 | $ 313.15 | $ - | $ 24.09 | $ 592.08 | $ 5,747.03 |
| **Total** | **$ 65,505.91** | **$ 84,948.42** | **$ (3,157.93)** | **$ 6,291.58** | **$ 13,192.23** | **$ 166,780.20** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

## ELEVON PID - IMPROVEMENT AREA #4 LOT TYPE 17 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 LOT TYPE 17 PRINCIPAL ASSESSMENT: $71,771.69**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 LOT TYPE 17

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 3,459.99 | $ (3,459.99) | $ - | $ - | $ - |
| 2027 | $ 904.11 | $ 4,665.16 | $ - | $ 358.86 | $ 372.60 | $ 6,300.73 |
| 2028 | $ 958.90 | $ 4,606.39 | $ - | $ 354.34 | $ 380.05 | $ 6,299.69 |
| 2029 | $ 1,022.83 | $ 4,544.06 | $ - | $ 349.54 | $ 387.66 | $ 6,304.09 |
| 2030 | $ 1,086.76 | $ 4,477.58 | $ - | $ 344.43 | $ 395.41 | $ 6,304.18 |
| 2031 | $ 1,150.68 | $ 4,406.94 | $ - | $ 339.00 | $ 403.32 | $ 6,299.94 |
| 2032 | $ 1,223.74 | $ 4,332.15 | $ - | $ 333.24 | $ 411.38 | $ 6,300.52 |
| 2033 | $ 1,296.80 | $ 4,252.60 | $ - | $ 327.12 | $ 419.61 | $ 6,296.14 |
| 2034 | $ 1,388.13 | $ 4,168.31 | $ - | $ 320.64 | $ 428.00 | $ 6,305.08 |
| 2035 | $ 1,470.32 | $ 4,078.08 | $ - | $ 313.70 | $ 436.56 | $ 6,298.66 |
| 2036 | $ 1,570.78 | $ 3,982.51 | $ - | $ 306.35 | $ 445.29 | $ 6,304.93 |
| 2037 | $ 1,671.23 | $ 3,880.41 | $ - | $ 298.49 | $ 454.20 | $ 6,304.34 |
| 2038 | $ 1,771.69 | $ 3,771.78 | $ - | $ 290.14 | $ 463.28 | $ 6,296.89 |
| 2039 | $ 1,890.41 | $ 3,656.62 | $ - | $ 281.28 | $ 472.55 | $ 6,300.86 |
| 2040 | $ 2,009.13 | $ 3,533.74 | $ - | $ 271.83 | $ 482.00 | $ 6,296.70 |
| 2041 | $ 2,146.12 | $ 3,403.15 | $ - | $ 261.78 | $ 491.64 | $ 6,302.69 |
| 2042 | $ 2,283.11 | $ 3,263.65 | $ - | $ 251.05 | $ 501.47 | $ 6,299.28 |
| 2043 | $ 2,438.36 | $ 3,115.25 | $ - | $ 239.63 | $ 511.50 | $ 6,304.75 |
| 2044 | $ 2,593.61 | $ 2,956.76 | $ - | $ 227.44 | $ 521.73 | $ 6,299.54 |
| 2045 | $ 2,767.12 | $ 2,788.17 | $ - | $ 214.47 | $ 532.17 | $ 6,301.94 |
| 2046 | $ 2,949.77 | $ 2,608.31 | $ - | $ 200.64 | $ 542.81 | $ 6,301.53 |
| 2047 | $ 3,141.55 | $ 2,416.58 | $ - | $ 185.89 | $ 553.67 | $ 6,297.69 |
| 2048 | $ 3,351.60 | $ 2,212.37 | $ - | $ 170.18 | $ 564.74 | $ 6,298.90 |
| 2049 | $ 3,579.91 | $ 1,994.52 | $ - | $ 153.42 | $ 576.04 | $ 6,303.89 |
| 2050 | $ 3,817.35 | $ 1,761.83 | $ - | $ 135.53 | $ 587.56 | $ 6,302.26 |
| 2051 | $ 4,073.06 | $ 1,513.70 | $ - | $ 116.44 | $ 599.31 | $ 6,302.50 |
| 2052 | $ 4,347.03 | $ 1,248.95 | $ - | $ 96.07 | $ 611.29 | $ 6,303.35 |
| 2053 | $ 4,639.27 | $ 966.39 | $ - | $ 74.34 | $ 623.52 | $ 6,303.52 |
| 2054 | $ 4,949.77 | $ 664.84 | $ - | $ 51.14 | $ 635.99 | $ 6,301.74 |
| 2055 | $ 5,278.54 | $ 343.11 | $ - | $ 26.39 | $ 648.71 | $ 6,296.75 |
| **Total** | **$ 71,771.69** | **$ 93,073.92** | **$ (3,459.99)** | **$ 6,893.38** | **$ 14,454.09** | **$ 182,733.09** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

## ELEVON PID - IMPROVEMENT AREA #5 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #5 INITIAL PARCEL PRINCIPAL ASSESSMENT: $4,751,000.00**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 INITIAL PARCEL

| Due 1/31 | Improvement Area #3-5 Bonds[a] | | | | Annual Collection Costs | Total Annual Installment[c] |
|---|---|---|---|---|---|---|
| | Principal | Interest[b] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 229,037.79 | $ (229,037.79) | $ - | $ - | $ - |
| 2027 | $ 63,000.00 | $ 308,815.00 | $ - | $ 23,755.00 | $ 40,800.00 | $ 436,370.00 |
| 2028 | $ 67,000.00 | $ 304,720.00 | $ - | $ 23,440.00 | $ 41,616.00 | $ 436,776.00 |
| 2029 | $ 71,000.00 | $ 300,365.00 | $ - | $ 23,105.00 | $ 42,448.32 | $ 436,918.32 |
| 2030 | $ 75,000.00 | $ 295,750.00 | $ - | $ 22,750.00 | $ 43,297.29 | $ 436,797.29 |
| 2031 | $ 79,000.00 | $ 290,875.00 | $ - | $ 22,375.00 | $ 44,163.23 | $ 436,413.23 |
| 2032 | $ 84,000.00 | $ 285,740.00 | $ - | $ 21,980.00 | $ 45,046.50 | $ 436,766.50 |
| 2033 | $ 89,000.00 | $ 280,280.00 | $ - | $ 21,560.00 | $ 45,947.43 | $ 436,787.43 |
| 2034 | $ 94,000.00 | $ 274,495.00 | $ - | $ 21,115.00 | $ 46,866.38 | $ 436,476.38 |
| 2035 | $ 100,000.00 | $ 268,385.00 | $ - | $ 20,645.00 | $ 47,803.70 | $ 436,833.70 |
| 2036 | $ 106,000.00 | $ 261,885.00 | $ - | $ 20,145.00 | $ 48,759.78 | $ 436,789.78 |
| 2037 | $ 113,000.00 | $ 254,995.00 | $ - | $ 19,615.00 | $ 49,734.97 | $ 437,344.97 |
| 2038 | $ 120,000.00 | $ 247,650.00 | $ - | $ 19,050.00 | $ 50,729.67 | $ 437,429.67 |
| 2039 | $ 127,000.00 | $ 239,850.00 | $ - | $ 18,450.00 | $ 51,744.27 | $ 437,044.27 |
| 2040 | $ 135,000.00 | $ 231,595.00 | $ - | $ 17,815.00 | $ 52,779.15 | $ 437,189.15 |
| 2041 | $ 143,000.00 | $ 222,820.00 | $ - | $ 17,140.00 | $ 53,834.73 | $ 436,794.73 |
| 2042 | $ 152,000.00 | $ 213,525.00 | $ - | $ 16,425.00 | $ 54,911.43 | $ 436,861.43 |
| 2043 | $ 162,000.00 | $ 203,645.00 | $ - | $ 15,665.00 | $ 56,009.66 | $ 437,319.66 |
| 2044 | $ 172,000.00 | $ 193,115.00 | $ - | $ 14,855.00 | $ 57,129.85 | $ 437,099.85 |
| 2045 | $ 183,000.00 | $ 181,935.00 | $ - | $ 13,995.00 | $ 58,272.45 | $ 437,202.45 |
| 2046 | $ 194,000.00 | $ 170,040.00 | $ - | $ 13,080.00 | $ 59,437.90 | $ 436,557.90 |
| 2047 | $ 207,000.00 | $ 157,430.00 | $ - | $ 12,110.00 | $ 60,626.65 | $ 437,166.65 |
| 2048 | $ 220,000.00 | $ 143,975.00 | $ - | $ 11,075.00 | $ 61,839.19 | $ 436,889.19 |
| 2049 | $ 234,000.00 | $ 129,675.00 | $ - | $ 9,975.00 | $ 63,075.97 | $ 436,725.97 |
| 2050 | $ 249,000.00 | $ 114,465.00 | $ - | $ 8,805.00 | $ 64,337.49 | $ 436,607.49 |
| 2051 | $ 265,000.00 | $ 98,280.00 | $ - | $ 7,560.00 | $ 65,624.24 | $ 436,464.24 |
| 2052 | $ 283,000.00 | $ 81,055.00 | $ - | $ 6,235.00 | $ 66,936.72 | $ 437,226.72 |
| 2053 | $ 301,000.00 | $ 62,660.00 | $ - | $ 4,820.00 | $ 68,275.46 | $ 436,755.46 |
| 2054 | $ 321,000.00 | $ 43,095.00 | $ - | $ 3,315.00 | $ 69,640.97 | $ 437,050.97 |
| 2055 | $ 342,000.00 | $ 22,230.00 | $ - | $ 1,710.00 | $ 71,033.79 | $ 436,973.79 |
| **Total** | **$ 4,751,000.00** | **$ 6,112,382.79** | **$ (229,037.79)** | **$ 452,565.00** | **$ 1,582,723.17** | **$ 12,669,633.17** |

***Footnotes:***

[a] Represents the portion of Improvement Area #3-5 Bonds allocated to Improvement Area #4.

[b] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

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

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

# ELEVON PID - IMPROVEMENT AREA #5 LOT TYPE 18 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #5 LOT TYPE 18 PRINCIPAL ASSESSMENT: $42,316.60**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 LOT TYPE 18

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 2,040.01 | $ (2,040.01) | $ - | $ - | $ - |
| 2027 | $ 561.13 | $ 2,750.58 | $ - | $ 211.58 | $ 363.40 | $ 3,886.70 |
| 2028 | $ 596.76 | $ 2,714.11 | $ - | $ 208.78 | $ 370.67 | $ 3,890.31 |
| 2029 | $ 632.39 | $ 2,675.32 | $ - | $ 205.79 | $ 378.08 | $ 3,891.58 |
| 2030 | $ 668.02 | $ 2,634.21 | $ - | $ 202.63 | $ 385.64 | $ 3,890.50 |
| 2031 | $ 703.64 | $ 2,590.79 | $ - | $ 199.29 | $ 393.36 | $ 3,887.08 |
| 2032 | $ 748.18 | $ 2,545.05 | $ - | $ 195.77 | $ 401.22 | $ 3,890.23 |
| 2033 | $ 792.71 | $ 2,496.42 | $ - | $ 192.03 | $ 409.25 | $ 3,890.41 |
| 2034 | $ 837.25 | $ 2,444.89 | $ - | $ 188.07 | $ 417.43 | $ 3,887.64 |
| 2035 | $ 890.69 | $ 2,390.47 | $ - | $ 183.88 | $ 425.78 | $ 3,890.83 |
| 2036 | $ 944.13 | $ 2,332.58 | $ - | $ 179.43 | $ 434.30 | $ 3,890.44 |
| 2037 | $ 1,006.48 | $ 2,271.21 | $ - | $ 174.71 | $ 442.98 | $ 3,895.38 |
| 2038 | $ 1,068.83 | $ 2,205.79 | $ - | $ 169.68 | $ 451.84 | $ 3,896.13 |
| 2039 | $ 1,131.17 | $ 2,136.32 | $ - | $ 164.33 | $ 460.88 | $ 3,892.70 |
| 2040 | $ 1,202.43 | $ 2,062.79 | $ - | $ 158.68 | $ 470.10 | $ 3,893.99 |
| 2041 | $ 1,273.68 | $ 1,984.63 | $ - | $ 152.66 | $ 479.50 | $ 3,890.48 |
| 2042 | $ 1,353.85 | $ 1,901.84 | $ - | $ 146.30 | $ 489.09 | $ 3,891.07 |
| 2043 | $ 1,442.91 | $ 1,813.84 | $ - | $ 139.53 | $ 498.87 | $ 3,895.15 |
| 2044 | $ 1,531.98 | $ 1,720.05 | $ - | $ 132.31 | $ 508.85 | $ 3,893.20 |
| 2045 | $ 1,629.96 | $ 1,620.47 | $ - | $ 124.65 | $ 519.03 | $ 3,894.11 |
| 2046 | $ 1,727.94 | $ 1,514.53 | $ - | $ 116.50 | $ 529.41 | $ 3,888.37 |
| 2047 | $ 1,843.72 | $ 1,402.21 | $ - | $ 107.86 | $ 539.99 | $ 3,893.79 |
| 2048 | $ 1,959.51 | $ 1,282.37 | $ - | $ 98.64 | $ 550.79 | $ 3,891.32 |
| 2049 | $ 2,084.21 | $ 1,155.00 | $ - | $ 88.85 | $ 561.81 | $ 3,889.87 |
| 2050 | $ 2,217.81 | $ 1,019.53 | $ - | $ 78.43 | $ 573.05 | $ 3,888.81 |
| 2051 | $ 2,360.32 | $ 875.37 | $ - | $ 67.34 | $ 584.51 | $ 3,887.54 |
| 2052 | $ 2,520.65 | $ 721.95 | $ - | $ 55.53 | $ 596.20 | $ 3,894.33 |
| 2053 | $ 2,680.97 | $ 558.11 | $ - | $ 42.93 | $ 608.12 | $ 3,890.13 |
| 2054 | $ 2,859.11 | $ 383.84 | $ - | $ 29.53 | $ 620.28 | $ 3,892.76 |
| 2055 | $ 3,046.15 | $ 198.00 | $ - | $ 15.23 | $ 632.69 | $ 3,892.07 |
| **Total** | **$ 42,316.60** | **$ 54,442.28** | **$ (2,040.01)** | **$ 4,030.94** | **$ 14,097.13** | **$ 112,846.94** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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.

# ELEVON PID - IMPROVEMENT AREA #5 LOT TYPE 19 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

**IMPROVEMENT AREA #5 LOT TYPE 19 PRINCIPAL ASSESSMENT: $53,857.49**

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 ***Elevon 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 City of Lavon.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 LOT TYPE 19

| Due 1/31 | Improvement Area #3-5 Bonds | | | | Annual Collection Costs | Total Annual Installment[b] |
|---|---|---|---|---|---|---|
| | Principal | Interest[a] | Capitalized Interest | Additional Interest | | |
| 2026 | $ - | $ 2,596.38 | $ (2,596.38) | $ - | $ - | $ - |
| 2027 | $ 714.17 | $ 3,500.74 | $ - | $ 269.29 | $ 462.51 | $ 4,946.70 |
| 2028 | $ 759.51 | $ 3,454.32 | $ - | $ 265.72 | $ 471.76 | $ 4,951.31 |
| 2029 | $ 804.86 | $ 3,404.95 | $ - | $ 261.92 | $ 481.20 | $ 4,952.92 |
| 2030 | $ 850.20 | $ 3,352.63 | $ - | $ 257.89 | $ 490.82 | $ 4,951.55 |
| 2031 | $ 895.55 | $ 3,297.37 | $ - | $ 253.64 | $ 500.64 | $ 4,947.19 |
| 2032 | $ 952.23 | $ 3,239.16 | $ - | $ 249.17 | $ 510.65 | $ 4,951.20 |
| 2033 | $ 1,008.91 | $ 3,177.26 | $ - | $ 244.40 | $ 520.86 | $ 4,951.44 |
| 2034 | $ 1,065.59 | $ 3,111.68 | $ - | $ 239.36 | $ 531.28 | $ 4,947.91 |
| 2035 | $ 1,133.60 | $ 3,042.42 | $ - | $ 234.03 | $ 541.90 | $ 4,951.96 |
| 2036 | $ 1,201.62 | $ 2,968.74 | $ - | $ 228.36 | $ 552.74 | $ 4,951.46 |
| 2037 | $ 1,280.97 | $ 2,890.63 | $ - | $ 222.36 | $ 563.80 | $ 4,957.76 |
| 2038 | $ 1,360.32 | $ 2,807.37 | $ - | $ 215.95 | $ 575.07 | $ 4,958.72 |
| 2039 | $ 1,439.68 | $ 2,718.95 | $ - | $ 209.15 | $ 586.57 | $ 4,954.35 |
| 2040 | $ 1,530.36 | $ 2,625.37 | $ - | $ 201.95 | $ 598.31 | $ 4,955.99 |
| 2041 | $ 1,621.05 | $ 2,525.89 | $ - | $ 194.30 | $ 610.27 | $ 4,951.52 |
| 2042 | $ 1,723.08 | $ 2,420.53 | $ - | $ 186.19 | $ 622.48 | $ 4,952.28 |
| 2043 | $ 1,836.44 | $ 2,308.53 | $ - | $ 177.58 | $ 634.93 | $ 4,957.47 |
| 2044 | $ 1,949.80 | $ 2,189.16 | $ - | $ 168.40 | $ 647.63 | $ 4,954.98 |
| 2045 | $ 2,074.49 | $ 2,062.42 | $ - | $ 158.65 | $ 660.58 | $ 4,956.14 |
| 2046 | $ 2,199.19 | $ 1,927.58 | $ - | $ 148.28 | $ 673.79 | $ 4,948.83 |
| 2047 | $ 2,346.56 | $ 1,784.63 | $ - | $ 137.28 | $ 687.27 | $ 4,955.74 |
| 2048 | $ 2,493.93 | $ 1,632.11 | $ - | $ 125.55 | $ 701.01 | $ 4,952.59 |
| 2049 | $ 2,652.63 | $ 1,470.00 | $ - | $ 113.08 | $ 715.03 | $ 4,950.74 |
| 2050 | $ 2,822.67 | $ 1,297.58 | $ - | $ 99.81 | $ 729.33 | $ 4,949.40 |
| 2051 | $ 3,004.05 | $ 1,114.11 | $ - | $ 85.70 | $ 743.92 | $ 4,947.77 |
| 2052 | $ 3,208.10 | $ 918.84 | $ - | $ 70.68 | $ 758.80 | $ 4,956.42 |
| 2053 | $ 3,412.15 | $ 710.32 | $ - | $ 54.64 | $ 773.97 | $ 4,951.07 |
| 2054 | $ 3,638.87 | $ 488.53 | $ - | $ 37.58 | $ 789.45 | $ 4,954.42 |
| 2055 | $ 3,876.92 | $ 252.00 | $ - | $ 19.38 | $ 805.24 | $ 4,953.55 |
| **Total** | **$ 53,857.49** | **$ 69,290.17** | **$ (2,596.38)** | **$ 5,130.29** | **$ 17,941.80** | **$ 143,623.37** |

***Footnotes:***

[a] Interest on the Improvement Area #3-5 Bonds is calculated at 6.50% for illustrative purposes only and is subject to change upon PID Bond issuance.

[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: November 18, 2025** **ITEM: 9 – B**

**Item:**

Discussion and action regarding Resolution No. **2025-11-04** setting a Public Hearing under Section 311.003 of the Texas Tax Code for the amendment of the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; authorizing the issuance of Notice regarding the Public Hearing by the City Secretary; and directing the City of Lavon, Texas to prepare an Amended and Restated Final Project and Finance Plan**.**

**Background:**

On October 19, 2021 the City created Reinvestment Zone Number Two, City of Lavon (the "Zone") by approving Ordinance No. 2021-10-07 and on January 18, 2022, the Board of Directors of the Zone recommended approval of the Reinvestment Zone Number Two, City of Lavon, Final Project and Finance Plan (the "Final Plan").

Pursuant to an approved Amended and Restated Development Agreement, the City Council has determined it is in the best interest of the City to consider amending the boundaries, and the project costs of the Zone.

State law requires a public hearing be conducted and the proposed Resolution calls for a public hearing regarding the matter on December 2, 2025.

***Staff Notes:***

The developer, city attorney, and city's consulting teams have reviewed and approved the proposed resolution form. Approval is recommended. The City's bond counsel and TIRZ administrator will be at the meeting to answer questions.

**Attachment**: Proposed Resolution and revised boundary

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2025-11-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE AMENDMENT OF THE BOUNDARY AND THE PROJECT COSTS OF REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF LAVON, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF LAVON, TEXAS TO PREPARE AN AMENDED AND RESTATED PROJECT AND FINANCING PLAN.**

**WHEREAS**, the City of Lavon, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits and extraterritorial jurisdiction; and

**WHEREAS**, the City previously created Reinvestment Zone Number Two, City of Lavon (the "Zone") on October 19, 2021 by approving Ordinance No. 2021-10-07 (the "Creation Ordinance"); and

**WHEREAS,** on January 18, 2022, the Board of Directors of the Zone recommended approval of the Reinvestment Zone Number Two, City of Lavon, Final Project and Finance Plan (the "Final Plan"); and

**WHEREAS**, the City Council has determined it is in the best interest of the City to consider amending the boundaries, as depicted on **Exhibit A**, and the project costs of the Zone; and

**WHEREAS**, the City Council wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the amendment of the boundary and the project costs of the Zone as included in the *Reinvestment Zone Number Two, City of Lavon, Amended and Restated Final Project and Finance Plan* (the "Amended and Restated Final Project and Finance Plan"); and

**WHEREAS**, in order to hold a public hearing for the boundary amendment and project costs of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

**WHEREAS**, the City Council has determined to hold a public hearing on December 2, 2025, on the boundary amendment and project costs amendment of the Zone.

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

SECTION I. That a public hearing is hereby called for December 2, 2025, at 6:30 p.m., in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166, for the purpose

of hearing any interested person speak for or against: (i) the boundary amendment of the Zone; (ii) the project costs amendment of the Zone; and/or (iii) the concept of tax increment financing.

SECTION 2. That at such time and place the City Council will hear testimony regarding (i) the boundary amendment of the Zone; (ii) the project costs amendment of the Zone; and/or (iii) the concept of tax increment financing and will provide a reasonable opportunity for the owner of any property within the Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance amending the boundary and the project costs of the Zone, approving the Amended and Restated Project and Finance Plan and other related matters.

SECTION 3. That attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION 4. That the City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto as **Exhibit B** in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on December 2, 2025.

SECTION 5. That before the December 2, 2025, hearing concerning the Zone, the City shall prepare the Amended and Restated Project and Finance Plan.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of Lavon, Texas, on the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED:

_____
City Attorney

## Exhibit A – Depiction of the Amended Zone

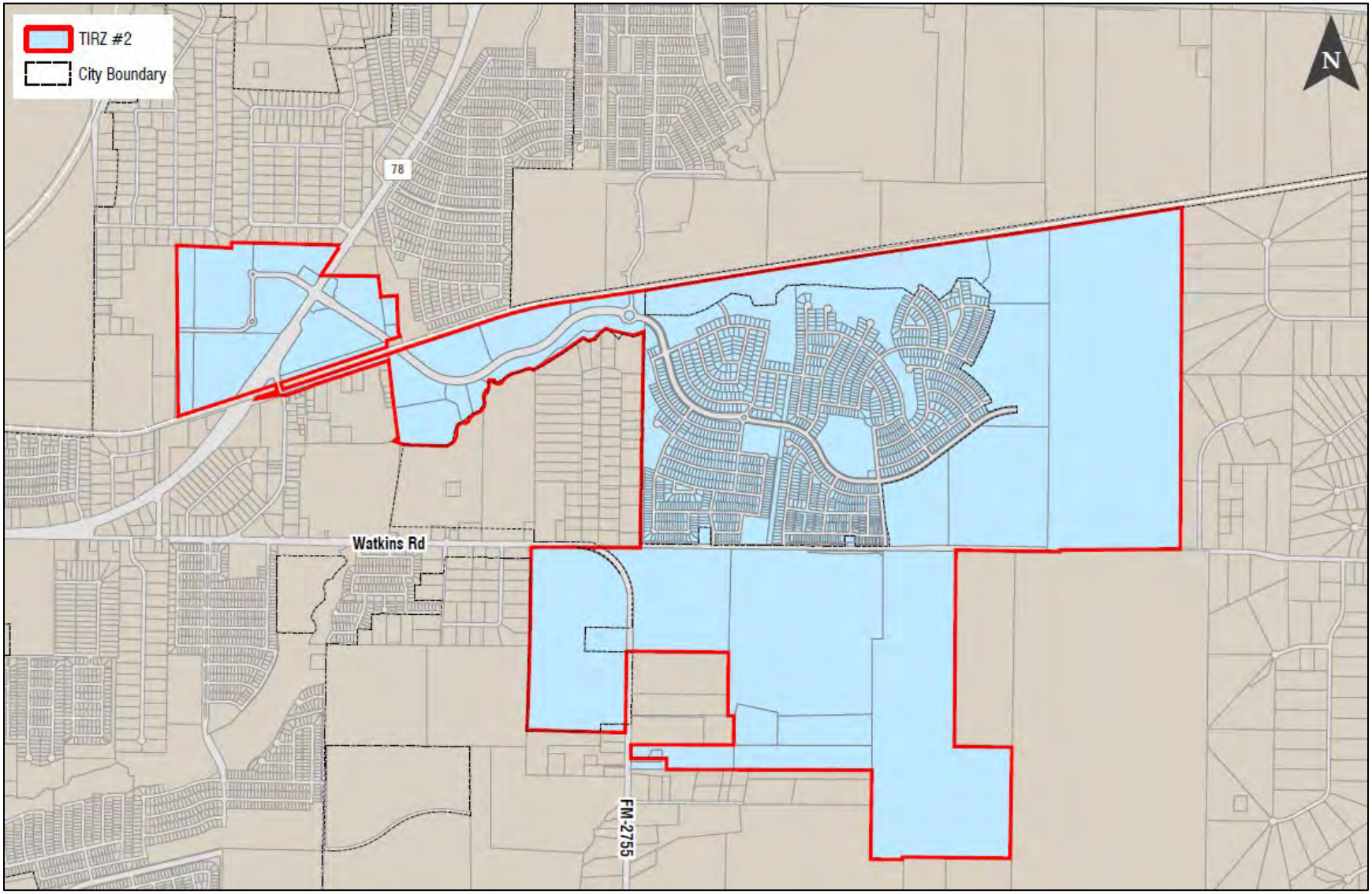


**Exhibit B**

**CITY OF LAVON CITY COUNCIL**
**NOTICE OF PUBLIC HEARING**
**ON AMENDING REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON**

---

THE CITY OF LAVON CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:30 PM ON TUESDAY, DECEMBER 2, 2025 IN THE COUNCIL CHAMBER LOCATED AT LAVON CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS 75166, ON THE AMENDMENT OF THE BOUNDARY AND PROJECT COSTS OF REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON AND ITS BENEFITS TO THE CITY OF LAVON TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE ZONE TO PROTEST THE PROPOSED BOUNDARY AMENDMENT AND PROJECT COST AMENDMENT OF THE ZONE. A REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON, AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN, INCLUSIVE OF THE PROPOSED AMENDMENT, IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 120 SCHOOL ROAD, LAVON, TEXAS 75166, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE AMENDMENT OF THE BOUNDARIES AND PROJECT COSTS OF THE ZONE, AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE LAVON CITY COUNCIL WILL CONSIDER THE ADOPTION OF AN ORDINANCE AMENDING THE ZONE AND OTHER RELATED MATTERS.

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 9 – C**

---

**Item:**

Discussion and action regarding Resolution No. **2025-11-05** approving and authorizing the execution of Change Order No. 2 to the construction contract with DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in an amount not to exceed $15,312.82 and 14 construction days for additional concrete paving, sodding, barricades, and rock rip rap; and providing for an effective date.

**Background:**

On March 18, 2025, the City Council awarded a construction contract to DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in the amount of $1,916,402.90. Construction began around April 2025. The contractor agreed to honor unit prices for additional paving and asphalt repair work for the City. Change Order No. 1 was approved on August 5, 2025 for additional scope and work increased the contract by $285,545.50.

Change Order No. 2 is proposed for the closeout of Project A, CR 484 and Project B, Rosewood Drive with Items not used in construction and adding in items as follows:

Project A, CR 484:
1. Additional Panel Replacement

Project B, Rosewood Drive:
1. Additional Sodding in lieu of the seeding proposed in the original contract
2. Additional Grouted Rock Rip Rap at locations not shown on the plans

**Financial Implications:**

Funding for the project will come from the Series 2023 Certificates of Obligation. Funding is allocated in the CIP FY 2024-25 and FY 2025-26 Program Budgets, and the CIP budget allocations will be amended.

***Staff Notes:***

The city engineer has reviewed the change order and approval is recommended.

**Attachments:** 1**)** Proposed Resolution and Change Order

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2025-11-05**

Change Order No. 2 – CR 484 CIP-11 and Rosewood CIP-35 – DDM Construction

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONSTRUCTION CONTRACT WITH DDM CONSTRUCTION CORPORATION FOR THE CITY OF LAVON CR 484 PAVING (CIP-11) AND ROSEWOOD DRIVE PAVING IMPROVEMENTS (CIP-35) CONSTRUCTION PROJECTS IN AN AMOUNT NOT TO EXCEED $15,312.82 AND 14 CONSTRUCTION DAYS FOR ADDITIONAL CONCRETE PAVING, SODDING, BARRICADES, AND ROCK RIP RAP; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** on March 18, 2025, the City Council awarded a construction contract to DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in the amount of $1,916,402.90 and amended the contract with approved Change Order No. 1 in the amount of $285,545.50; and

**WHEREAS**, the City Council has considered and determined that a change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

**SECTION 1**. The City Council does hereby approve and authorize the execution of Change Order No. 2 to the construction contract with DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in an amount not to exceed $15,312.82 and 14 construction days for additional concrete paving, sodding, barricades, and rock rip rap, attached hereto and incorporated herein as Exhibit “A”.

**SECTION 2**. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

**SECTION 3.** 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 18th day of November 2025.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2025-11-05**

**EXHIBIT A**

# CHANGE ORDER No. 2

ENGINEER'S Project No.: **23038 & 23035**
PROJECT: **PROJECT A- CR 484 PAVING IMPROVEMENTS [CIP-11] & PROJECT B-ROSEWOOD DRIVE PAVING IMPROVEMENTS [CIP-35]**
CONTRACTOR: **DDM Construction Corp.**
ORIGINAL CONTRACT Amount: **$ 1,916,402.90** CONTRACT Date: March 18, 2025

TO: **DDM Construction Corp.**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By:_____

Dated:_____

**NATURE OF CHANGES:**
Closeout of Project A, CR 484 and Project B, Rosewood Drive with Items not used in construction and adding in items as follows:

Project A, CR 484:
1. Additional Panel Replacement

Project B, Rosewood Drive:
1. Additional Sodding in lieu of the seeding proposed in the original contract
2. Additional Grouted Rock Rip Rap at locations not shown on the plans

See attached.

These changes result in the following adjustment of Contract Price and Contract Time:

| | |
|---|---|
| Original Contract Price: | $ 1,916,402.90 |
| Change Order No. 1: | $ 285,545.50 |
| Change Order No. 2: | $ 15,312.82 |
| New Contract Price: | $ 2,217,261.22 |
| Percent Change: | 15.70% |
| Original Calendar Days: | 153 |
| Change Order No. 1 Calendar Days: | 23 |
| Change Order No. 2 Calendar Days: | 14 |
| Revised Calendar Days: | 190 |

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By:
J. Erin Magee, P.E.

Dated: 11/11/2025

DDM Construction Corp.
Contractor

By: Timothy Yoes

Dated: 11/11/2025

# CHANGE ORDER REQUEST

DDM CONSTRUCTION CORP.

**DATE:** **11-Nov-25** **05**

**PROJECT:** **Lavon CR 484 and Rosewood**
DDM # 25005

**TO:** City of Lavon
**ATTN:** Mark Hill

**RE:** **Quantity Reconciliation**

**DESCRIPTION:**
This Change Order includes costs for reconciliating quantities on the project for overruns.

| Item # | Description | Units | UOM | Unit Cost | Total |
|---|---|---|---|---|---|
| 240 | hydromulch, including soil preparation | | SY | | $0.00 |
| 550 | Grouted Rock Rip Rap | 93.00 | SY | $180.00 | $16,740.00 |
| 580 | hydromulch, including soil preparation | 907.00 | SY | $3.50 | $3,174.50 |
| 590 | SODDING, including soil preparation | 394.00 | SY | $11.00 | $4,334.00 |
| COR #001 | Panel Replacement | 112.00 | SY | $132.86 | $14,880.32 |
| 210 | 18" Steel Casing Pipe Over EX 12" Water Pipe | (24.00) | LF | $584.00 | -$14,016.00 |
| 260 | Contingency allowance ($10,000) | (1.00) | LS | $10,000.00 | -$10,000.00 |
| 610 | Contingency allowance ($10,000) | (1.00) | LS | $10,000.00 | -$10,000.00 |
| 200 | Type III Barricade | 3.00 | EA | $3,400.00 | $10,200.00 |

**TOTAL** **$15,312.82**

TOTAL OF THIS CHANGE ORDER REQUEST ADD [X] DEDUCT [ ] TBD [ ] **$15,312.82**

The Contract Time will be revised to reflect: ADD [X] DEDUCT [ ] TBD [ ] 14 Days

| | Name | Title | Signature | Date |
|---|---|---|---|---|
| **DDM** | TIMOTHY YOES | PROJECT MANAGER | TIMOTHY YOES | 11-Nov-25 |

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: 9 – C**

---

**Item:**

Discussion and action regarding direction to place an order for fire apparatus consisting of a water tender in an amount not to exceed $500,000, utilizing the award of $300,000 in Texas Forestry Service grant funding and matching capital improvement funds.

**Background:**

On October 14, 2025, the Lavon Fire Department received notification of the award of a Rural VFD Assistance Program grant that was applied for in 2020. The grant is for the purchase of a Water Tender which is a specialized firefighting apparatus that transports large quantities of water to fire scenes, particularly in areas without fire hydrants. The apparatus is also commonly referred to as a tanker.

The Lavon Fire Department does not presently own a water tender. Typically, if tenders are needed on an LFD scene, they are provided by neighboring departments in Josephine, Nevada, and Farmersville.

The City Council considered the grant opportunity and directed staff to accept the grant and move forward with the evaluation of proposals for the apparatus.

The acquisition of a water tender will enhance the fire department's water supply capabilities in rural and non-hydrant areas, improving overall fire suppression effectiveness and community safety.

The Water Tender will provide:

- Increased water-carrying capacity for areas lacking hydrants.
- If equipped, used as a third fire engine if needed.
- Enhanced operational reliability and firefighter safety.

Fire Chief Danny Anthony obtained and evaluated over five bids from qualified vendors that were bidding through approved government purchase agreements. After receiving and evaluating the bids, contacting other departments, and checking service references, Metro Fire Apparatus was identified as the most qualified and cost-effective supplier.

The current bid by Metro Fire Apparatus is $474,266 for a 2000-gallon tender and $491,326 for a 3000-gallon tender. The quote from Metro Fire Apparatus was the least expensive of the two vendors that offered an enhanced tender equipped such that it can also serve as a third fire truck, which may very likely improve the City's ISO rating. An improvement in the City's ISO rating generally translates into premium savings for most city residents and businesses.

Additionally, Metro Fire Apparatus offered an additional year warranty and the company has a proven service track record with the City of Lavon. With proper maintenance and upkeep, a water tender may be expected to last 15-20 years.

**Financial Implications:**

The grant provides 95% of the actual cost of the apparatus up to a maximum amount of $300,000. The City Council expressed support for preparation of a budget amendment estimated to be roughly $200,000 to redesignate fund balance that was designated to contribute to TMRS to fund the City's grant match. If approved, a budget amendment will be prepared for the City Council's consideration and approval.

The staff is exploring existing storage space and options to try to avoid any additional cost that could possibly be incurred for sheltering the equipment.

***Staff Notes:***

Approval of the purchase of one (1) Water Tender from Metro Fire Apparatus for a total cost not to exceed $500,000, and authorization of the City Manager to execute all necessary purchase documents related to the grant award is recommended.

If there are questions, please contact Chief Danny Anthony at danthony@lavontx.gov .

Outlook

## Tanker Numbers and Options

**From** David Petricca <dpetricca@mfas.com>
**Date** Fri 10/24/2025 7:34 PM
**To** Danny Anthony <danthony@lavontx.gov>

OK I have gotten with Tyler so I can give you some options. I am not trying to confuse things but I know how you are in regard to paint. So hold on !!!!!!!

2000K Tanker with 10k Contingency - $464,226
2000K Tanker with 20K Contingency- $474,266 -This was the Original Amount you showed council
2000K Tanker with 12K Contingency with the TOP painted to match your other Apparatus - $474,266- This was the Original Amount you showed council

3000K Tanker with 10K Contingency - $481,294
3000K Tanker with 20K Contingency – $491,326
3000K Tanker with 12K Contingency with the TOP painted to match your other Apparatus - $491,326

I realize that they are not exactly 10k difference they way the administrative fees calculate it forces the number to be off.

**David Petricca**
Territory Manager
***METRO FIRE* | APPARATUS SPECIALISTS, INC.**
**T** 817.467.0911 | **M** 469.585.8546
**E** DPETRICCA@MFAS.COM

Metro Fire Apparatus Specialists, Inc.
17350 State Hwy 249, Suite 250
Houston, Texas 77064-1142
713.692.0911 Office
*www.mfas.com*

# PROPOSAL

Tuesday, October 07, 2025

Attention: Fire Chief Danny Anthony
Lavon Fire Department
501A Lincoln Ave
Lavon, Texas 75166

The undersigned is prepared to furnish for you, upon an order being placed by you, for final acceptance by Metro Fire Apparatus Specialists, Inc at its office in Houston, Texas the apparatus and equipment herein named and for the following prices:

**One (1) Fouts Bros. 2,000 Gallon Tanker, Hale 1000 GPM Pump, on a Single Cab Kenworth T-480 Chassis and equipment as specified:**

## *TOTAL* $474,266.00

No State, Federal or local taxes included.

The apparatus and equipment are to be supplied and shipped in accordance with the specifications and approvals by the Lavon Fire Department. Production time is the number of days required to manufacture the apparatus itself. The apparatus is scheduled to be delivered within 280 days after chassis arrival, pending any types of delays due to strikes, war or other causes beyond our control. The completed apparatus will be delivered to you at:

*Lavon Fire Department*
*Lavon, Texas*

Unless accepted within 30 days from this date, Metro Fire Apparatus Specialists, Inc. reserves the right to withdraw this proposal.

By David Petricca
David Patricca- Territory Manager

TERMS:
**Payment due upon delivery and acceptance of completed apparatus.**

*The Apparatus Specialists*

Metro Fire Apparatus Specialists, Inc.
17350 State Hwy 249, Suite 250
Houston, Texas 77064-1142
713.692.0911 Office
*www.mfas.com*

# PROPOSAL

Tuesday, October 07, 2025

Attention: Fire Chief Danny Anthony
Lavon Fire Department
501A Lincoln Ave
Lavon, Texas 75166

The undersigned is prepared to furnish for you, upon an order being placed by you, for final acceptance by Metro Fire Apparatus Specialists, Inc at its office in Houston, Texas the apparatus and equipment herein named and for the following prices:

**One (1) Fouts Bros. 3,000 Gallon Tanker, Hale 1000 GPM Pump, on a Single Cab Kenworth T-480 Chassis and equipment as specified:**

## *TOTAL* $486,314.00

No State, Federal or local taxes included.

The apparatus and equipment are to be supplied and shipped in accordance with the specifications and approvals by the Lavon Fire Department. Production time is the number of days required to manufacture the apparatus itself. The apparatus is scheduled to be delivered within 280 days after chassis arrival, pending any types of delays due to strikes, war or other causes beyond our control. The completed apparatus will be delivered to you at:

*Lavon Fire Department*
*Lavon, Texas*

Unless accepted within 30 days from this date, Metro Fire Apparatus Specialists, Inc. reserves the right to withdraw this proposal.

By David Petricca
David Patricca- Territory Manager

TERMS:
**Payment due upon delivery and acceptance of completed apparatus.**

507

# CITY OF LAVON
# Agenda Brief

**MEETING: November 18, 2025** **ITEM: _9 - E_**

---

**Item:**

Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2026.

**Background:**

The Mayor Pro Tempore (also referred to as Mayor Pro Tem) is elected annually by the City Council after the general election.

The general election was conducted on November 4, 2025 and the results of the election are scheduled to be canvassed on November 18, 2025.

***Code Excerpt:***

**Texas Local Government Code, Section 22.037 (b)**

Sec. 22.037. MAYOR AS PRESIDING OFFICER; PRESIDENT PRO TEMPORE. (a) The mayor shall preside at all meetings of the governing body of the municipality and, except in elections, may vote only if there is a tie.

(b) At each new governing body's first meeting or as soon as practicable, the governing body shall elect one alderman to serve as president pro tempore for a term of one year.

***Home Rule Charter Excerpt:***

**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 such 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.

City Councilmember Mike Cook, Place 2 served as the Mayor Pro Tem for the term expiring in November 2025.

# CITY OF LAVON
# BUILDING PERMITS
# CALENDAR YEAR 2024-2025

| PERMITS | October-2025 | Calendar Year 2025 | Permit Valuations | October-2024 | Calendar Year 2024 | Permit Valuations |
|---|---|---|---|---|---|---|
| | NUMBER | NUMBER | Permit Fee's | NUMBER | NUMBER | Permit Fee's |
| **COMMERCIAL** | 46 | 276 | $358,952.45 | 20 | 79 | $97,948.85 |
| **SINGLE FAMILY** | 34 | 505 | $1,818,196.28 | 109 | 863 | $3,252,920.85 |
| **Multi-Family** | 31 | 321 | $578,831.32 | 0 | 266 | $354,706.90 |
| **POOLS** | 1 | 10 | $4,000.00 | 0 | 5 | $2,000.00 |
| **OTHERS** | 123 | 1071 | $106,389.78 | 147 | 1001 | $141,512.46 |
| * **Elevon Section 1 MUD Sewer** | 87 | 207 | | 15 | 64 | |
| **TOTAL** | **322** | **2390** | **$2,866,369.83** | **291** | **2278** | **$3,849,089.06** |
| * **first month reporting/not comulative** | | | | | | |

# Collin County Tax Office



Deposit Date from 10/1/2025 to 10/31/2025 and Tax Units = {LAVON CITY}

| Type | Gen Operating | Interest Sinking | Special 1 | Total |
|---|---|---|---|---|
| **18 - LAVON CITY** | | | | |
| **Current** | | | | |
| Levy | 9,405.33 | 5,655.33 | 0.00 | 15,060.66 |
| Interest | 0.00 | 0.00 | 0.00 | 0.00 |
| Penalty | 0.00 | 0.00 | 0.00 | 0.00 |
| **Current Grand Total** | **9,405.33** | **5,655.33** | **0.00** | **15,060.66** |
| **Delinquent** | | | | |
| Levy | 1,641.36 | 1,377.26 | 0.00 | 3,018.62 |
| Interest | 51.94 | 43.59 | 0.00 | 95.53 |
| Penalty | 63.30 | 53.11 | 0.00 | 116.41 |
| Recalc Refund | (1,405.56) | (1,100.99) | 0.00 | (2,506.55) |
| Recalc Refund P&I | (1.05) | (0.88) | 0.00 | (1.93) |
| **Delinquent Grand Total** | **349.99** | **372.09** | **0.00** | **722.08** |
| **Grand Total** | **9,755.32** | **6,027.42** | **0.00** | **15,782.74** |

## YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 AND Year End Date = 10/31/2025 AND Month Range from 10/01/2025 to 10/31/2025 and Tax Units = {multiple}

**18 - LAVON CITY**

### CURRENT YEAR INFORMATION

| Start Value | Start Exemption | Start Taxable | Rate | Calc Start Levy | Actual Start Levy | Start Frozen Loss | Start + Frozen |
|---|---|---|---|---|---|---|---|
| 1,704,617,281 | 205,929,236 | 1,498,688,045 | 0.420000 | 6,294,489.79 | 6,162,782.98 | 131,707.45 | 6,294,490.43 |

| Adjusted Value | Adjusted Exemption | Adj Taxable | Rate | Calc Adj Levy | Actual Current Levy | Adj Frozen Loss | Act Levy + Act Frozen |
|---|---|---|---|---|---|---|---|
| 1,703,654,695 | 207,244,264 | 1,496,410,431 | 0.420000 | 6,284,923.81 | 6,163,473.12 | 121,451.37 | 6,284,924.49 |

| Start Value | Net Value Adj | Start Value + Net Value Adj | Actual Current Value |
|---|---|---|---|
| 1,704,617,281 | (962,586) | 1,703,654,695 | 1,703,654,695 |

| Start Exemption | Net Exmp Adj | Start Exemp + Net Exmp Adj | Actual Current Exemption |
|---|---|---|---|
| 205,929,236 | 1,315,028 | 207,244,264 | 207,244,264 |

| YEAR | NET START BALANCE | NET MTD ADJ | NET YTD ADJ | NET MTD PAID | NET YTD PAID | CALC BALANCE | REFUNDS DUE | COL % |
|---|---|---|---|---|---|---|---|---|
| 2011 | 280.36 | 0.00 | 0.00 | 0.00 | 0.00 | 280.36 | 0.00 | 0.00 |
| 2012 | 2.92 | 0.00 | 0.00 | 0.00 | 0.00 | 2.92 | 0.00 | 0.00 |
| 2015 | 25.06 | 0.00 | 0.00 | 0.00 | 0.00 | 25.06 | 0.00 | 0.00 |
| 2016 | 25.06 | 0.00 | 0.00 | 0.00 | 0.00 | 25.06 | 0.00 | 0.00 |
| 2017 | 41.01 | 0.00 | 0.00 | 0.00 | 0.00 | 41.01 | 0.00 | 0.00 |
| 2018 | 134.69 | 0.00 | 0.00 | 0.00 | 0.00 | 134.69 | 0.00 | 0.00 |
| 2019 | 320.97 | 0.00 | 0.00 | 0.00 | 0.00 | 320.97 | 0.00 | 0.00 |
| 2020 | 65.23 | 0.00 | 0.00 | 0.00 | 0.00 | 65.23 | 0.00 | 0.00 |
| 2021 | 8,850.31 | (35.93) | (35.93) | 0.00 | 0.00 | 8,814.38 | (35.93) | 0.00 |
| 2022 | 12,341.23 | (32.25) | (32.25) | 0.00 | 0.00 | 12,308.98 | (32.25) | 0.00 |
| 2023 | 14,443.11 | (1,141.28) | (1,141.28) | (261.91) | (261.91) | 13,563.74 | (1,141.33) | 0.00 |
| 2024 | 14,493.87 | (1,757.19) | (1,757.19) | 773.98 | 773.98 | 11,962.70 | (2,130.14) | 5.77 |
| 2025 | 6,162,782.98 | 690.14 | 690.14 | 15,060.66 | 15,060.66 | 6,148,412.46 | 0.00 | 0.24 |
| **TOTAL** | **6,213,806.80** | **(2,276.51)** | **(2,276.51)** | **15,572.73** | **15,572.73** | **6,195,957.56** | **(3,339.65)** | |
| **DELQ TOTAL** | **51,023.82** | **(2,966.65)** | **(2,966.65)** | **512.07** | **512.07** | **47,545.10** | **(3,339.65)** | |

# Collin County Tax Office
# Detail Collections Report Summary

Printed 11/5/2025 4:00 PM 

Deposit Date from 10/1/2025 to 10/31/2025 and Tax Unit = {LAVON CITY} AND Exclude Overpay Refunds = True

| Type | Gen Operating | Interest Sinking | Special 1 | Total |
|---|---|---|---|---|
| **18 - LAVON CITY** | | | | |
| **Current** | | | | |
| Levy | 9,405.33 | 5,655.33 | 0.00 | 15,060.66 |
| Interest | 0.00 | 0.00 | 0.00 | 0.00 |
| Penalty | 0.00 | 0.00 | 0.00 | 0.00 |
| Collection Fees | 0.00 | 0.00 | 0.00 | 0.00 |
| **Current Total:** | **9,405.33** | **5,655.33** | **0.00** | **15,060.66** |
| **Delinquent** | | | | |
| Levy | 1,641.36 | 1,377.26 | 0.00 | 3,018.62 |
| Interest | 51.94 | 43.59 | 0.00 | 95.53 |
| Penalty | 63.30 | 53.11 | 0.00 | 116.41 |
| Collection Fees | 212.69 | 0.00 | 0.00 | 212.69 |
| Recalc Refund | (1,405.56) | (1,100.99) | 0.00 | (2,506.55) |
| Recalc Refund Collection Fees | (2.96) | 0.00 | 0.00 | (2.96) |
| Recalc Refund P&I | (1.05) | (0.88) | 0.00 | (1.93) |
| **Delinquent Total:** | **559.72** | **372.09** | **0.00** | **931.81** |
| **Grand Total:** | **9,965.05** | **6,027.42** | **0.00** | **15,992.47** |

# 2833 - Lavon, City of (General Obligation Debt)



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

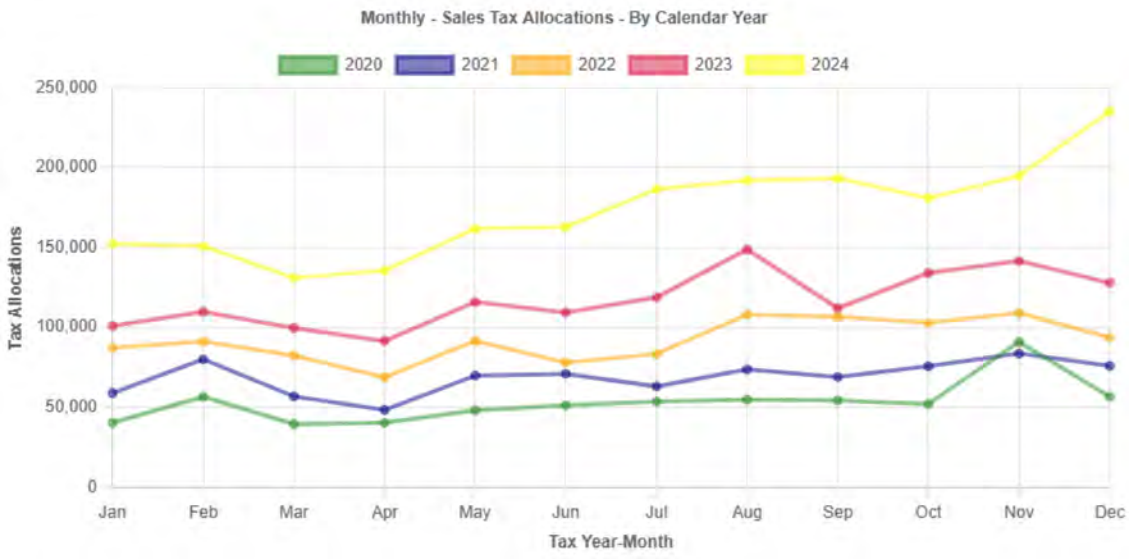
View Grid With All Years

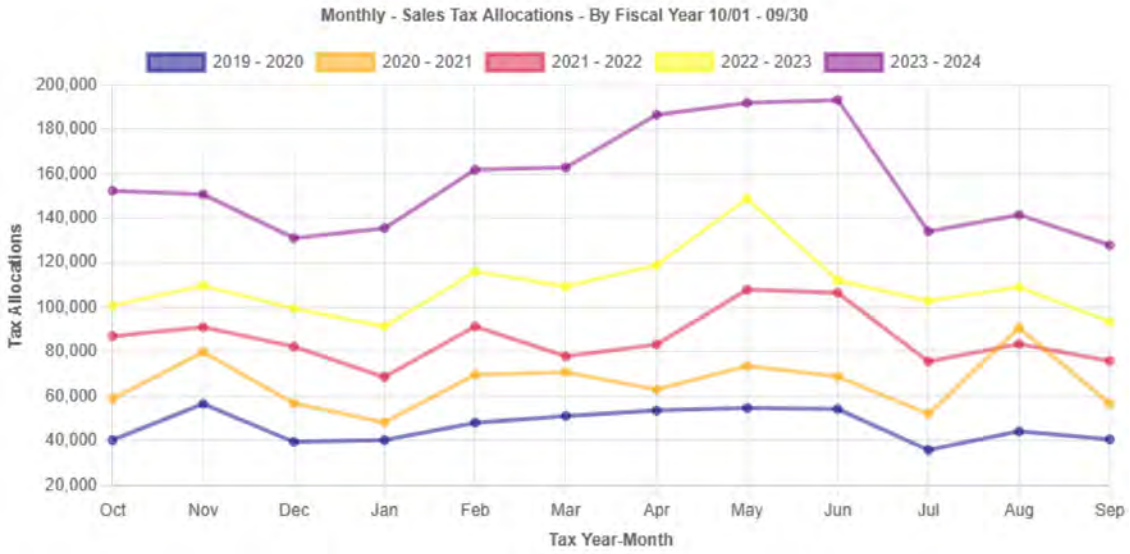
Download to Excel

**Lavon**

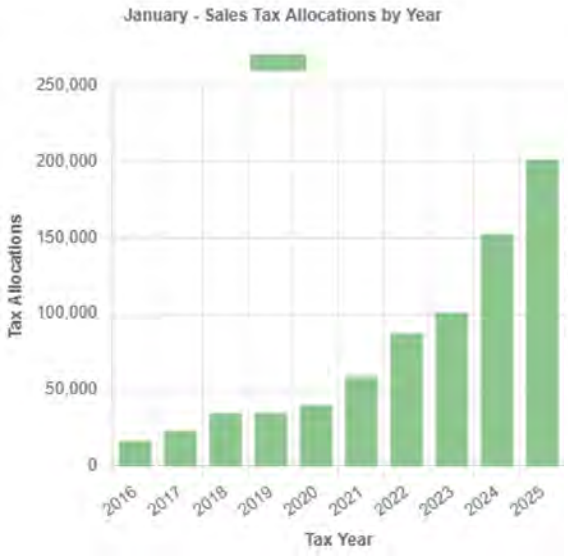
**Change Fiscal Year End** 09/30/2026 Submit

| Year | October | November | December | January | February | March | April | May | June | July | August | September | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2026 | $227,682 | $260,858 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $488,540 |
| 2025 | $180,996 | $194,857 | $235,289 | $201,314 | $264,324 | $186,890 | $190,696 | $234,222 | $240,769 | $239,155 | $273,584 | $264,428 | $2,706,523 |
| 2024 | $134,039 | $141,570 | $127,841 | $152,417 | $150,800 | $131,069 | $135,523 | $161,850 | $162,865 | $186,605 | $191,992 | $193,307 | $1,869,879 |
| 2023 | $102,983 | $109,154 | $93,701 | $100,881 | $109,816 | $99,622 | $91,542 | $115,892 | $109,339 | $118,823 | $148,816 | $112,044 | $1,312,613 |
| 2022 | $75,699 | $83,649 | $75,926 | $87,161 | $91,220 | $82,408 | $68,743 | $91,544 | $78,074 | $83,361 | $108,100 | $106,687 | $1,032,574 |
| 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 |

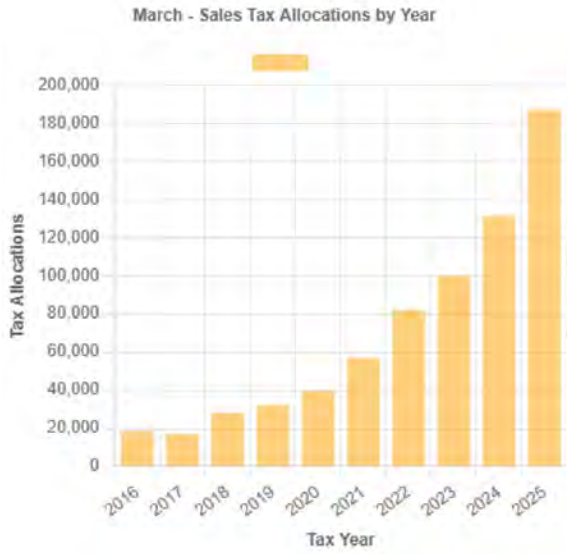


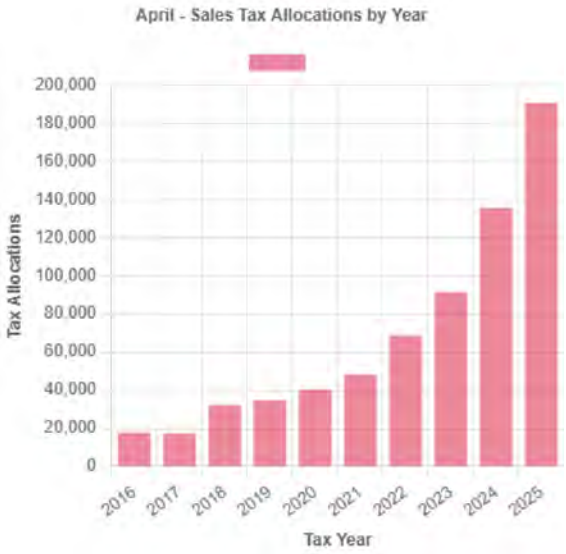

Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30
2019 - 2020
2020 - 2021
2021 - 2022
2022 - 2023
2023 - 2024
Tax Allocations
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Tax Year-Month

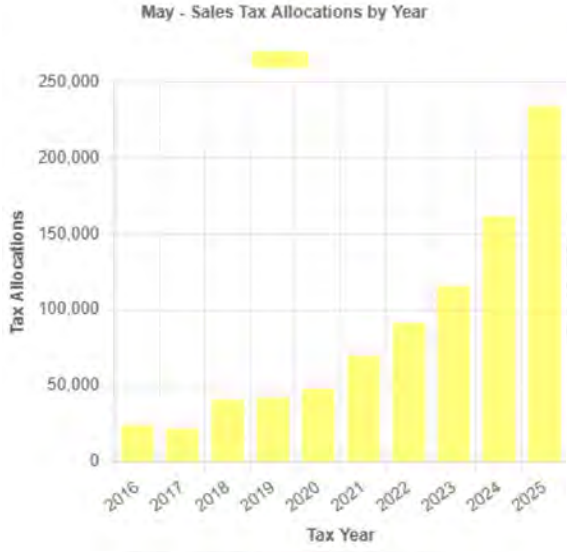
Yearly - Sales Tax Allocations - Past 20 Years
Tax Year
Tax Allocations
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024

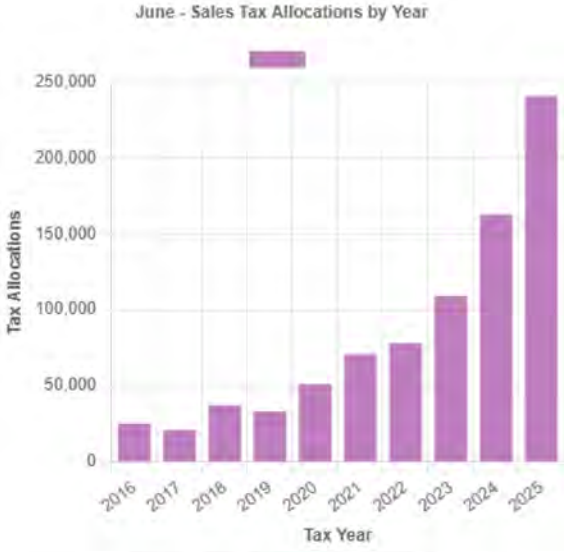

January - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

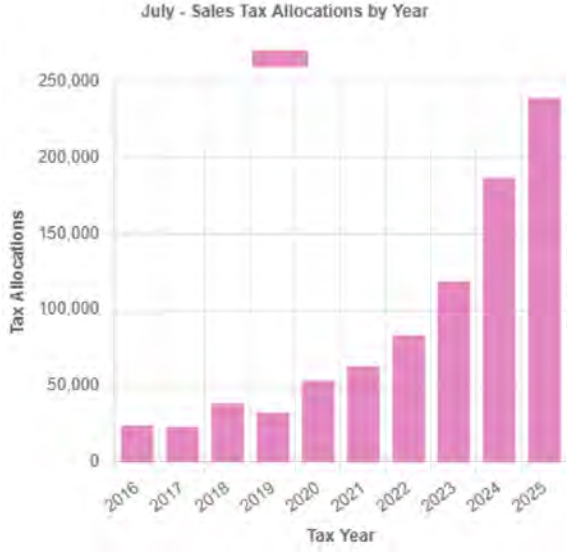
February - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

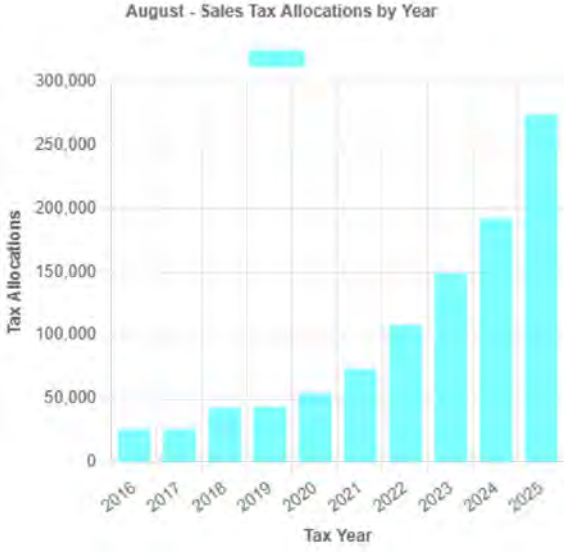

March - Sales Tax Allocations by Year
Tax Allocations
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

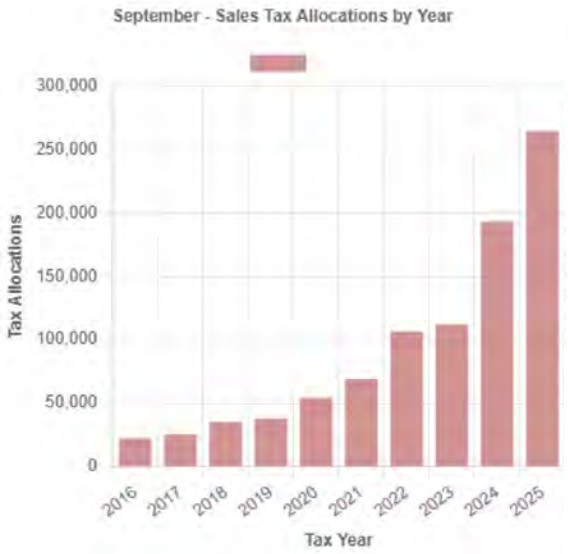

April - Sales Tax Allocations by Year
Tax Allocations
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

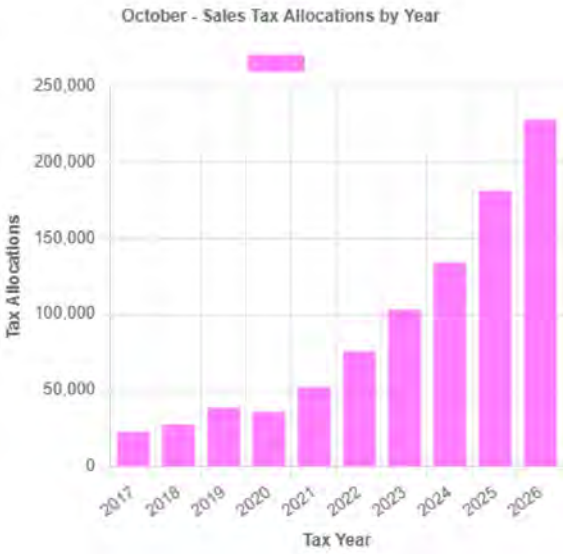

May - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

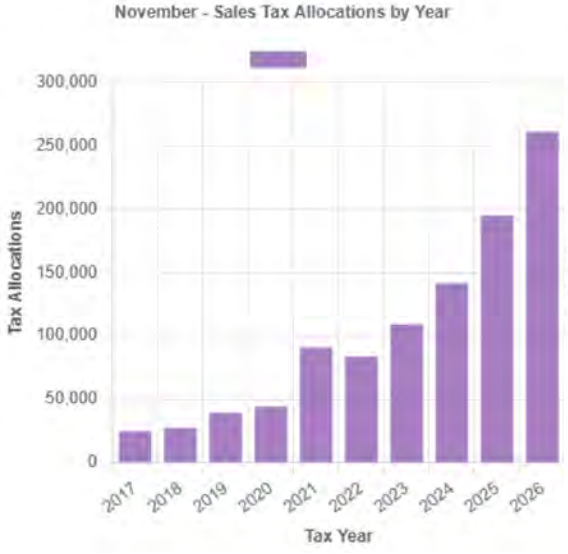

June - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year

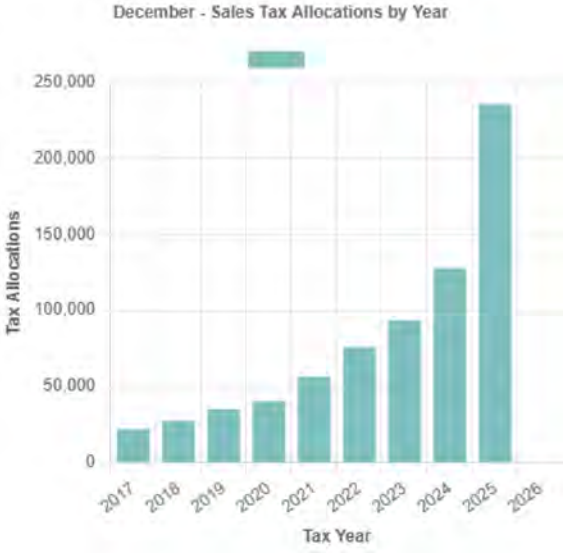

July - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year


August - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year


September - Sales Tax Allocations by Year
300,000
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Year


October - Sales Tax Allocations by Year
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


November - Sales Tax Allocations by Year
300,000
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


December - Sales Tax Allocations by Year
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

# City of Lavon

## Monthly Financial Report

## 10/31/2025

| | Budget | YTD | Remaining | % Budget |
|---|---|---|---|---|
| General Fund | | | | |
| Other Funding | 8,379,533 | 8,379,533 | | |
| Revenue | 10,793,810 | 1,923,361 | 8,870,449 | 17.82% |
| Expenses | 11,955,637 | 808,808 | 11,146,828 | 6.77% |
| Ending Resources | 7,217,706 | 9,494,086 | | |
| Interest & Sinking | | | | |
| Beginning Resources | 519,475 | 519,475 | | |
| Revenue | 2,225,505 | 5,508 | 2,306,347 | 0.25% |
| Expenses | 2,217,550 | - | 2,217,550 | 0.00% |
| Ending Resources | 527,430 | 524,983 | | |
| Street Repairs Fund - Sales Tax Funded | | | | |
| Beginning Resources | 407,613 | 407,613 | | |
| Revenue | 825,000 | 56,921 | 768,079 | 6.90% |
| Expenses | 825,000 | - | 500,000 | 0.00% |
| Ending Resources | 407,613 | 464,534 | | |
| Municipal Court Building Security & Technology Fund | | | | |
| Beginning Resources | 3,765 | 3,765 | | |
| Revenue | 10,500 | 633 | 9,867 | 6.03% |
| Expenses | 8,400 | 525 | 7,875 | 6.25% |
| Ending Resources | 5,865 | 3,873 | | |
| TIRZ 2 Fund | | | | |
| Beginning Resources | 179,226 | 179,226 | | |
| Revenue | 231,500 | 98 | 231,402 | 0.04% |
| Expenses | 25,000 | 3,271 | 21,729 | 13.09% |
| Ending Resources | 385,726 | 176,052 | | |
| Public Safety Fees Fund | | | | |
| Beginning Resources | 1,085,800 | 1,085,800 | | |
| Revenue | - | 30,500 | (30,500) | NA |
| Expenses | 150,000 | - | 150,000 | 0.00% |
| Ending Resources | 935,800 | 1,116,300 | | |
| Utilities | | | | |
| Beginning Resources | 11,296,585 | 11,296,585 | | |
| Revenue | 7,105,000 | 1,148,728 | 5,956,272 | 16.17% |
| Expenses | 8,804,300 | 1,450,648 | 7,353,652 | 16.48% |
| Ending Resources | 9,597,285 | 10,994,665 | | |
| Economic Development Corp | | | | |
| Beginning Resources | 1,436,464 | 1,073,724 | | |
| Revenue | 585,000 | 61,584 | 523,416 | 10.53% |
| Expenses | 2,021,464 | 54,323 | 1,967,141 | 2.69% |
| Ending Resources | - | 1,080,985 | | |
| EDC Construction Fund | | | | |
| Beginning Resources | 1,025,150 | 1,025,150 | | |
| Revenue | - | 3,231 | (3,231) | NA |
| Expenses | 1,025,150 | - | 1,025,150 | 0.00% |
| Ending Resources | - | 1,028,381 | | |

# City of Lavon

## General Fund Summary

## 10/31/2025

| | Budget | YTD | Remaining | % Budget |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Total Taxes | 5,650,820 | 123,699 | 5,527,121 | 2% |
| Total Transfers | 1,432,600 | 1,432,600 | - | 100% |
| Total Other General Government | 101,000 | 8,815 | 92,185 | 9% |
| Administration | 30,000 | - | 30,000 | 0% |
| Municipal Court | 5,750 | 579 | 5,171 | 10% |
| Police | 127,750 | 11,413 | 116,337 | 9% |
| Fire | 402,990 | 110,000 | 292,990 | 27% |
| Parks & Rec | - | 70 | (70) | 0% |
| Development Services | 3,042,900 | 236,186 | 2,806,714 | 8% |
| Total Revenues | 10,793,810 | 1,923,361 | 8,870,449 | 18% |
| | | | | |
| **EXPENDITURES** | | | | |
| OPERATIONS | | | | |
| Administration | 1,050,121 | 137,835 | 912,286 | 13% |
| Non-Departmental | 1,328,700 | 91,085 | 1,237,615 | 7% |
| Municipal Court | 99,830 | 6,656 | 93,174 | 7% |
| Police | 3,437,209 | 224,430 | 3,212,778 | 7% |
| Fire | 2,981,505 | 269,993 | 2,711,512 | 9% |
| Parks & Rec | 15,000 | 150 | 14,850 | 1% |
| Development Services | 1,670,091 | 16,945 | 1,653,146 | 1% |
| Public Works | 1,052,182 | 54,931 | 997,251 | 5% |
| Total Operations Expenditures | 11,634,637 | 802,025 | 10,832,611 | 7% |
| | | | | |
| CAPITAL | | | | |
| Administration Capital Outlay | - | - | - | NA |
| Non-Departmental Capital Outlay | - | - | - | NA |
| Police Capital Outlay | 321,000 | - | 321,000 | 0% |
| Fire Capital Outlay | - | 6,783 | (6,783) | NA |
| Parks & Rec Capital Outlay | - | - | - | NA |
| Development Services Capital Outlay | - | - | - | NA |
| Public Works Capital Outlay | - | - | - | NA |
| Total Capital Outlay | 321,000 | 6,783 | 314,217 | 2% |
| | | | | |
| Total Expenditures | 11,955,637 | 808,808 | 11,146,828 | 7% |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | | | | | |
| | Est. Beginning Resources - Unrestricted | 2,656,193 | 2,656,193 | | |
| | Est. Beginning Resources - Assigned for Capita | 5,723,340 | 5,723,340 | | |
| **REVENUES** | | | | | |
| **Taxes** | | | | | |
| 10-00-4001 | Property Taxes | 3,834,470 | 8,465 | 3,826,005 | 0.22% |
| 10-00-4040 | Sales & Use Tax | 1,650,000 | 113,841 | 1,536,159 | 6.90% |
| 10-00-4045 | Mixed Beverage Sales Tax | 10,000 | 1,381 | 8,619 | 13.81% |
| 10-00-4060 | Franchise Fees | 300,000 | 11 | 299,989 | 0.00% |
| 10-00-48xx | Transfer Property Taxes to TIRZ 2 | (143,650) | - | (143,650) | 0.00% |
| | **Total Taxes** | **5,650,820** | **123,699** | **5,527,121** | **2.19%** |
| **Other General Government** | | | | | |
| 10-00-4500 | Interest Income | 100,000 | 6,741 | 93,259 | 6.74% |
| 10-00-4799 | Miscellaneous Revenue | 1,000 | 2,074 | (1,074) | 207.42% |
| | **Total Other General Government** | **101,000** | **8,815** | **92,185** | **8.73%** |
| **Transfers In** | | | | | |
| 10-00-4801 | Transfer from Utility Fund - Sewer | 700,000 | 700,000 | - | 100.00% |
| 10-00-4802 | Transfer from Utility Fund - Solid Waste | 149,000 | 149,000 | - | 100.00% |
| 10-00-4808 | Transfer from Utility Fund - Sewer (Debt) | 583,600 | 583,600 | - | 100.00% |
| | **Total Transfers** | **1,432,600** | **1,432,600** | **-** | **100.00%** |
| **Administration** | | | | | |
| 10-10-4101 | PID Administrative Services | 30,000 | - | 30,000 | 0.00% |
| | **Total Administration** | **30,000** | **-** | **30,000** | **0.00%** |
| **Municipal Court** | | | | | |
| 10-25-4215 | Court Fees | 5,000 | 482 | 4,518 | 9.64% |
| 10-25-4219 | Court - Payment Plan Fees | 750 | 89 | 661 | 11.87% |
| 10-25-4220 | Mun Court Omnibase Reimb | - | 8 | (8) | NA |
| | **Total Municipal Court** | **5,750** | **579** | **5,171** | **10.07%** |
| **Police Department** | | | | | |
| 10-45-4195 | Program Fees | 1,000 | - | 1,000 | NA |
| 10-45-4240 | Police - Fines/Fees | 125,000 | 11,413 | 113,587 | 9.13% |
| 10-45-4245 | Police - Warrant Fees/Fines | 1,750 | - | 1,750 | 0.00% |
| | **Total Police Department** | **127,750** | **11,413** | **116,337** | **8.93%** |
| **Fire Department** | | | | | |
| 10-55-4160 | Fire Service Contract | 150,000 | - | 150,000 | 0.00% |
| 10-55-4161 | Surefire Reimbursements | 25,000 | - | 25,000 | 0.00% |
| 10-55-4455 | Grant Revenue | 227,990 | - | 227,990 | 0.00% |
| 10-55-4650 | Developer Contributions | - | 110,000 | (110,000) | NA |
| | **Total Fire Department** | **402,990** | **110,000** | **292,990** | **27.30%** |
| **Parks & Rec Department** | | | | | |
| 10-65-4130 | Facility Rental | - | 70 | (70) | NA |
| | **Total Parks & Rec Department** | **-** | **70** | **(70)** | **NA** |
| **Development Services** | | | | | |
| 10-75-4271 | Residential Rental Property Registration | 35,000 | 3,025 | 31,975 | 8.64% |
| 10-75-4305 | General Permits | 400,000 | 61,067 | 338,933 | 15.27% |
| 10-75-4310 | Land Use Application Fees | 100,000 | 6,381 | 93,619 | 6.38% |
| 10-75-4315 | New Building Permits | 2,000,000 | 165,463 | 1,834,537 | 8.27% |
| 10-75-4325 | Food Service Inspection Permits | 7,500 | 250 | 7,250 | 3.33% |
| 10-75-4350 | OSSF Permits | 400 | - | 400 | 0.00% |
| 10-75-4355 | Infrastructure Inspection Fees | 500,000 | - | 500,000 | 0.00% |
| | **Total Development Services** | **3,042,900** | **236,186** | **2,806,714** | **7.76%** |
| **Total General Fund Revenues** | | **10,793,810** | **1,923,361** | **8,870,449** | **17.82%** |
| **Total Source of Funds** | | **19,173,343** | **10,302,894** | **8,870,449** | **53.74%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **EXPENDITURES** | | | | | |
| **Administration Services** | | | | | |
| 10-10-5000 | Salaries & Wages | 500,860 | 41,866 | 458,994 | 8% |
| 10-10-5001 | Part-time Wages | 48,140 | - | 48,140 | NA |
| 10-10-5011 | Overtime | 1,000 | 275 | 725 | 28% |
| 10-10-5025 | Health Insurance | 75,960 | 5,095 | 70,865 | 7% |
| 10-10-5030 | Payroll Taxes | 42,075 | 3,216 | 38,859 | 8% |
| 10-10-5035 | Retirement | 109,509 | 6,983 | 102,526 | 6% |
| 10-10-5040 | Texas Workforce Commission | 1,202 | - | 1,202 | 0% |
| 10-10-5045 | Workers Comp | 1,875 | 61,545 | (59,670) | 3282% |
| 10-10-5100 | Office Supplies | 4,500 | 48 | 4,452 | 1% |
| 10-10-5101 | Council Supplies | 1,500 | - | 1,500 | 0% |
| 10-10-5107 | Community Event Supplies | 25,000 | 1,022 | 23,978 | 4% |
| 10-10-5190 | Furniture & Office Equipment | 3,000 | - | 3,000 | 0% |
| 10-10-5401 | Attorney | 45,000 | - | 45,000 | 0% |
| 10-10-5410 | Auditor | 20,000 | - | 20,000 | 0% |
| 10-10-5425 | Tax Assessor/Collector | 6,000 | - | 6,000 | 0% |
| 10-10-5430 | Central Appraisal District | 37,000 | - | 37,000 | 0% |
| 10-10-5440 | Professional Services - Other | 50,000 | - | 50,000 | 0% |
| 10-10-5510 | Advertising & Legal Notices | 27,000 | - | 27,000 | 0% |
| 10-10-5520 | SAAS Contracts (software/app service) | 13,000 | - | 13,000 | 0% |
| 10-10-5545 | Election Services | 9,500 | 13,508 | (4,008) | 142% |
| 10-10-5700 | Membership Dues & Fees | 6,500 | 1,344 | 5,156 | 21% |
| 10-10-5720 | Travel & Meals | 3,500 | - | 3,500 | 0% |
| 10-10-5725 | Training & Licenses | 4,500 | 1,345 | 3,155 | 30% |
| 10-10-5730 | Staff Development | 6,000 | - | 6,000 | 0% |
| 10-10-5735 | Council Training & Travel | 7,500 | 1,590 | 5,910 | 21% |
| | **Total Administration Operations** | **1,050,121** | **137,835** | **912,286** | **13%** |
| **Admin Capital Outlay** | | | | | |
| 10-10-9103 | Improvements | - | - | - | NA |
| | **Total Admin Capital Outlay** | **-** | **-** | - | **NA** |
| | **Total Admin Services** | **1,050,121** | **137,835** | **912,286** | **13%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **Non-Departmental** | | | | | |
| 10-15-5035 | Retirement | 1,127,700 | - | 1,127,700 | 0% |
| 10-15-5100 | Office Supplies | 8,000 | 387 | 7,613 | 5% |
| 10-15-5200 | Phone, Internet | 8,000 | 345 | 7,655 | 4% |
| 10-15-5210 | Electricity | 6,000 | 767 | 5,233 | 13% |
| 10-15-5220 | Natural Gas | 6,500 | 105 | 6,395 | 2% |
| 10-15-5230 | Water | 2,000 | 51 | 1,949 | 3% |
| 10-15-5305 | Building Maintenance | 15,000 | 120 | 14,880 | 1% |
| 10-15-5310 | Grounds Maintenance | 2,000 | - | 2,000 | 0% |
| 10-15-5440 | Professional Services - Other | 10,000 | - | 10,000 | 0% |
| 10-15-5460 | Insurance - Management Liability | 8,000 | 8,765 | (765) | 110% |
| 10-15-5470 | Insurance - Facilities | 41,000 | 38,713 | 2,287 | 94% |
| 10-15-5475 | Insurance - Vehicles & Equipment | 36,000 | 34,720 | 1,280 | 96% |
| 10-15-5520 | SAAS Contracts (software/app service) | 19,000 | - | 19,000 | 0% |
| 10-15-5525 | Technology Services Contract | 25,000 | 6,305 | 18,695 | 25% |
| 10-15-5540 | Cleaning Service | 7,500 | 511 | 6,989 | 7% |
| 10-15-5601 | Office/Equipment Leases | 7,000 | 295 | 6,705 | 4% |
| | **Total Non-Departmental Operations** | **1,328,700** | **91,085** | **1,237,615** | **7%** |
| **Non-Departmental Capital Outlay** | | | | | |
| 10-15-9103 | Improvements | - | - | - | NA |
| | **Total Non-Departmental Capital Outlay** | **-** | **-** | **-** | **NA** |
| | **Total Non-Departmental** | **1,328,700** | **91,085** | **1,237,615** | **7%** |
| | | | | | |
| **Municipal Court Services** | | | | | |
| 10-25-5000 | Salaries & Wages | 47,000 | 3,610 | 43,390 | 8% |
| 10-25-5011 | Overtime | 1,000 | 170 | 830 | 17% |
| 10-25-5025 | Health Insurance | 12,660 | 57 | 12,603 | 0% |
| 10-25-5030 | Payroll Taxes | 3,672 | 288 | 3,384 | 8% |
| 10-25-5035 | Retirement | 9,898 | 626 | 9,271 | 6% |
| 10-25-5040 | Texas Workforce Commission | 100 | - | 100 | 0% |
| 10-25-5045 | Workers Comp | 250 | - | 250 | 0% |
| 10-25-5100 | Office Supplies | 2,000 | - | 2,000 | 0% |
| 10-25-5190 | Furniture & Office Equipment | 500 | - | 500 | 0% |
| 10-25-5402 | Judge | 8,500 | 330 | 8,170 | 4% |
| 10-25-5403 | Prosecutor | 13,000 | 1,575 | 11,425 | 12% |
| 10-25-5546 | Jury Service | 250 | - | 250 | 0% |
| 10-25-5725 | Training & Licenses | 1,000 | - | 1,000 | 0% |
| | **Total Municipal Court** | **99,830** | **6,656** | **93,174** | **7%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **Police Services** | | | | | |
| 10-45-5000 | Salaries & Wages | 1,844,530 | 128,496 | 1,716,034 | 7% |
| 10-45-5011 | Overtime | 50,000 | 5,482 | 44,518 | 11% |
| 10-45-5025 | Health Insurance | 291,180 | 19,575 | 271,605 | 7% |
| 10-45-5030 | Payroll Taxes | 144,932 | 10,207 | 134,724 | 7% |
| 10-45-5035 | Retirement | 384,674 | 22,200 | 362,474 | 6% |
| 10-45-5040 | Texas Workforce Commission | 14,387 | 25 | 14,362 | 0% |
| 10-45-5045 | Workers Comp | 68,506 | - | 68,506 | 0% |
| 10-45-5100 | Office Supplies | 10,000 | 96 | 9,904 | 1% |
| 10-45-5103 | Community Policing Supplies | 13,000 | - | 13,000 | 0% |
| 10-45-5105 | Child Abuse Interlocal - Supplies | 1,500 | - | 1,500 | 0% |
| 10-45-5125 | Operating Supplies | 8,500 | - | 8,500 | 0% |
| 10-45-5155 | Uniforms | 26,500 | 26 | 26,474 | 0% |
| 10-45-5160 | Personal Protection Equipment | 19,200 | 1,336 | 17,864 | 7% |
| 10-45-5190 | Furniture & Office Equipment | 15,000 | 1,319 | 13,681 | 9% |
| 10-45-5195 | Tools & Equipment - not cap | 30,000 | - | 30,000 | 0% |
| 10-45-5200 | Phone, Internet | 48,000 | 566 | 47,434 | 1% |
| 10-45-5210 | Electricity | 12,000 | 829 | 11,171 | 7% |
| 10-45-5230 | Water | 1,000 | 54 | 946 | 5% |
| 10-45-5240 | Fuel | 51,500 | - | 51,500 | 0% |
| 10-45-5305 | Building Maintenance | 8,000 | 553 | 7,447 | 7% |
| 10-45-5315 | Vehicle Maintenance | 45,500 | 100 | 45,400 | 0% |
| 10-45-5325 | Equipment Maintenance | 5,000 | 270 | 4,730 | 5% |
| 10-45-5465 | Insurance - Law Enforcement Liability | 19,300 | 18,088 | 1,212 | 94% |
| 10-45-5520 | SAAS Contracts (software/app service) | 147,000 | 14,174 | 132,826 | 10% |
| 10-45-5530 | Medical Services | 2,000 | - | 2,000 | 0% |
| 10-45-5540 | Cleaning Service | 13,000 | 965 | 12,035 | 7% |
| 10-45-5548 | Dispatch Service | 115,000 | - | 115,000 | 0% |
| 10-45-5551 | Inmate Boarding Contract | 12,000 | - | 12,000 | 0% |
| 10-45-5552 | Animal Control Service | 7,000 | - | 7,000 | 0% |
| 10-45-5560 | Contract Labor | - | - | - | NA |
| 10-45-5700 | Membership Dues & Fees | 2,500 | - | 2,500 | 0% |
| 10-45-5720 | Travel & Meals | 7,000 | - | 7,000 | 0% |
| 10-45-5725 | Training & Licenses | 19,500 | 70 | 19,430 | 0% |
| | **Total Police Operations** | **3,437,209** | **224,430** | **3,212,778** | **7%** |
| | **Police Capital Outlay** | | | | |
| 10-45-9220 | Vehicle | 321,000 | - | 321,000 | 0% |
| | **Total Police Capital Outlay** | **321,000** | **-** | **321,000** | **0%** |
| | **Total Police Services** | **3,758,209** | **224,430** | **3,533,778** | **6%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **Fire Services** | | | | | |
| 10-55-5000 | Salaries & Wages | 1,359,150 | 108,277 | 1,250,873 | 8% |
| 10-55-5001 | Part-time Wages | 157,170 | 11,216 | 145,954 | 7% |
| 10-55-5011 | Overtime | 60,000 | 11,544 | 48,456 | 19% |
| 10-55-5025 | Health Insurance | 215,220 | 14,082 | 201,138 | 7% |
| 10-55-5030 | Payroll Taxes | 120,588 | 9,947 | 110,641 | 8% |
| 10-55-5035 | Retirement | 283,932 | 19,854 | 264,078 | 7% |
| 10-55-5040 | Texas Workforce Commission | 10,601 | 40 | 10,561 | 0% |
| 10-55-5045 | Workers Comp | 46,693 | - | 46,693 | 0% |
| 10-55-5100 | Office Supplies | 5,000 | - | 5,000 | 0% |
| 10-55-5125 | Operating Supplies | 25,000 | 724 | 24,276 | 3% |
| 10-55-5130 | EMS Supplies | 55,000 | 1,620 | 53,380 | 3% |
| 10-55-5155 | Uniforms | 41,500 | 404 | 41,096 | 1% |
| 10-55-5160 | Personal Protection Equipment | 71,000 | 1,717 | 69,283 | 2% |
| 10-55-5190 | Furniture & Office Equipment | 4,000 | - | 4,000 | 0% |
| 10-55-5195 | Tools & Equipment | 40,000 | 4,773 | 35,227 | 12% |
| 10-55-5200 | Phone, Internet | 7,500 | 150 | 7,350 | 2% |
| 10-55-5210 | Electricity | 10,000 | 755 | 9,245 | 8% |
| 10-55-5220 | Natural Gas | 5,000 | 115 | 4,885 | 2% |
| 10-55-5230 | Water | 2,500 | 169 | 2,331 | 7% |
| 10-55-5240 | Fuel | 20,000 | - | 20,000 | 0% |
| 10-55-5305 | Building Maintenance | 10,000 | - | 10,000 | 0% |
| 10-55-5315 | Vehicle Maintenance | 6,000 | 455 | 5,545 | 8% |
| 10-55-5316 | Apparatus Maintenance | 85,000 | 327 | 84,673 | 0% |
| 10-55-5325 | Equipment Maintenance | 21,000 | - | 21,000 | 0% |
| 10-55-5330 | Storm Siren O&M | 2,000 | 15 | 1,985 | 1% |
| 10-55-5440 | Professional Services - Other | 3,000 | (300) | 3,300 | -10% |
| 10-55-5520 | SAAS Contracts (software/app service) | 40,000 | 13,326 | 26,674 | 33% |
| 10-55-5530 | Medical Services | 25,000 | - | 25,000 | 0% |
| 10-55-5536 | Ambulance Service | 177,000 | 67,290 | 109,710 | 38% |
| 10-55-5540 | Cleaning Service | 3,900 | 257 | 3,643 | 7% |
| 10-55-5547 | Fire Marshal Contract | 2,000 | - | 2,000 | 0% |
| 10-55-5549 | Fire Alarm Monitoring Service | 1,000 | - | 1,000 | 0% |
| 10-55-5560 | Contract Labor | 30,000 | 1,728 | 28,272 | 6% |
| 10-55-5700 | Membership Dues & Fees | 5,000 | 500 | 4,500 | 10% |
| 10-55-5720 | Travel & Meals | 9,250 | 912 | 8,338 | 10% |
| 10-55-5725 | Training & Licenses | 21,500 | 93 | 21,407 | 0% |
| | **Total Fire Operations** | **2,981,505** | **269,993** | **2,711,512** | **9%** |
| **Fire Capital Outlay** | | | | | |
| 10-55-9223 | CIP-19 Fire Engine | - | 6,783 | (6,783) | NA |
| | **Total Fire Capital Outlay** | **-** | **6,783** | **(6,783)** | **NA** |
| | **Total Fire Services** | **2,981,505** | **276,776** | **2,704,729** | **9%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **Parks & Rec Department** | | | | | |
| 10-65-5310 | Grounds Maintenance | 15,000 | 150 | 14,850 | 1% |
| | **Total Parks & Rec Operations** | **15,000** | **150** | **14,850** | **1%** |
| **Parks & Rec Capital Outlay** | | | | | |
| 10-65-9103 | Improvements | - | - | - | NA |
| | **Total Parks & Rec Capital** | **-** | **-** | **-** | **NA** |
| | **Total Parks & Rec Department** | **15,000** | **150** | **14,850** | **1%** |
| **Development Services** | | | | | |
| 10-75-5000 | Salaries & Wages | 154,525 | 5,784 | 148,741 | 4% |
| 10-75-5001 | Part-time Wages | - | - | - | NA |
| 10-75-5011 | Overtime | 4,000 | 108 | 3,892 | 3% |
| 10-75-5025 | Health Insurance | 25,320 | 1,016 | 24,304 | 4% |
| 10-75-5030 | Payroll Taxes | 13,458 | 85 | 13,373 | 1% |
| 10-75-5035 | Retirement | 29,451 | 976 | 28,475 | 3% |
| 10-75-5040 | Texas Workforce Commission | 919 | - | 919 | 0% |
| 10-75-5045 | Workers Comp | 2,567 | - | 2,567 | 0% |
| 10-75-5155 | Uniforms | 1,250 | - | 1,250 | 0% |
| 10-75-5190 | Furniture & Office Equipment | 2,000 | - | 2,000 | 0% |
| 10-75-5200 | Phone, Internet | 600 | - | 600 | 0% |
| 10-75-5240 | Fuel | 3,000 | - | 3,000 | 0% |
| 10-75-5315 | Vehicle Maintenance | 3,000 | - | 3,000 | 0% |
| 10-75-5415 | Engineer | 150,000 | (1,500) | 151,500 | -1% |
| 10-75-5440 | Professional Services - Other | 175,000 | - | 175,000 | 0% |
| 10-75-5520 | SAAS Contracts (software/app service) | 16,000 | - | 16,000 | 0% |
| 10-75-5565 | Code Enforcement Services | 10,000 | - | 10,000 | 0% |
| 10-75-5570 | Inspection Services - Buildings | 900,000 | 12,538 | 887,462 | 1% |
| 10-75-5571 | Inspection Services - Infrastructure | 50,000 | (2,063) | 52,063 | -4% |
| 10-75-5572 | Inspection Services - Food Service | 25,000 | - | 25,000 | 0% |
| 10-75-5589 | Sales Tax Incentive Rebate | 100,000 | - | 100,000 | 0% |
| 10-75-5720 | Employee Travel | 2,000 | - | 2,000 | 0% |
| 10-75-5725 | Employee Training | 2,000 | - | 2,000 | 0% |
| | **Total Development Services Operations** | **1,670,091** | **16,945** | **1,653,146** | **1%** |
| **Development Services Capital Outlay** | | | | | |
| 10-75-9103 | Improvements | - | - | - | NA |
| | **Total Development Services Capital Outlay** | **-** | **-** | **-** | **NA** |
| | **Total Development Services** | **1,670,091** | **16,945** | **1,653,146** | **1%** |

| General Fund | | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **Public Works Services** | | | | | |
| 10-80-5000 | Salaries & Wages | 390,675 | 26,495 | 364,180 | 7% |
| 10-80-5001 | Part-time Wages | 16,000 | - | 16,000 | 0% |
| 10-80-5011 | Overtime | 5,000 | 948 | 4,052 | 19% |
| 10-80-5025 | Health Insurance | 88,620 | 6,065 | 82,555 | 7% |
| 10-80-5030 | Payroll Taxes | 31,493 | 2,426 | 29,068 | 8% |
| 10-80-5035 | Retirement | 79,521 | 4,485 | 75,036 | 6% |
| 10-80-5040 | Texas Workforce Commission | 1,895 | 3 | 1,893 | 0% |
| 10-80-5045 | Workers Comp | 20,203 | - | 20,203 | 0% |
| 10-80-5100 | Office Supplies | 1,000 | - | 1,000 | 0% |
| 10-80-5102 | MS-4 Educational Supplies | 250 | - | 250 | 0% |
| 10-80-5125 | Operating Supplies | 4,000 | 506 | 3,494 | 13% |
| 10-80-5155 | Uniforms | 6,500 | - | 6,500 | 0% |
| 10-80-5190 | Furniture & Office Equipment | 500 | - | 500 | 0% |
| 10-80-5195 | Tools & Equipment | 6,000 | - | 6,000 | 0% |
| 10-80-5200 | Phone, Internet | 5,000 | - | 5,000 | 0% |
| 10-80-5210 | Electricity | 8,000 | 17 | 7,983 | 0% |
| 10-80-5211 | Electricity - Street Lights | 160,000 | 12,639 | 147,361 | 8% |
| 10-80-5230 | Water | 1,500 | 47 | 1,453 | 3% |
| 10-80-5240 | Fuel | 18,000 | - | 18,000 | 0% |
| 10-80-5305 | Building Maintenance | 3,000 | - | 3,000 | 0% |
| 10-80-5310 | Grounds Maintenance | 17,000 | 1,300 | 15,700 | 8% |
| 10-80-5315 | Vehicle Maintenance | 10,000 | - | 10,000 | 0% |
| 10-80-5325 | Equipment Maintenance | 15,000 | - | 15,000 | 0% |
| 10-80-5335 | Street Maintenance | 20,000 | - | 20,000 | 0% |
| 10-80-5340 | Sign Maintenance | 10,000 | - | 10,000 | 0% |
| 10-80-5355 | Drainage Maintenance | 100,000 | - | 100,000 | 0% |
| 10-80-5385 | Mosquito Control | 22,000 | - | 22,000 | 0% |
| 10-80-5395 | Septic System Maintenance | 800 | - | 800 | 0% |
| 10-80-5530 | Medical Services | 575 | - | 575 | 0% |
| 10-80-5700 | Membership Dues & Fees | 150 | - | 150 | 0% |
| 10-80-5720 | Travel & Meals | 1,500 | - | 1,500 | 0% |
| 10-80-5725 | Training & Licenses | 8,000 | - | 8,000 | 0% |
| | **Total Public Works Operations** | **1,052,182** | **54,931** | **997,251** | **5%** |
| | **Public Works Capital Outlay** | | | | |
| 10-80-9221 | Equipment | - | - | - | NA |
| | **Total Capital Outlay** | **-** | **-** | **-** | **NA** |
| | **Total Public Works Services** | **1,052,182** | **54,931** | **997,251** | **5%** |
| **Total General Fund Expenditures** | | **11,955,637** | **808,808** | **11,146,828** | **7%** |
| **Change in Financial Position** | | **(1,161,827)** | **1,114,553** | | |
| **ESTIMATED ENDING RESOURCES (Net)** | | **7,217,706** | **9,494,086** | | |

| DEBT SERVICE (I&S) FUND | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | 519,475 | 519,475 | | |
| **REVENUE** | | | | |
| 50-00-4005 Property Taxes - I&S | 2,303,855 | 5,357 | 2,298,498 | 0% |
| 50-00-4517 Interest - IB I&S | 8,000 | 150 | 7,850 | 2% |
| 50-00-48xx Transfer Property Taxes to TIRZ 2 | (86,350) | - | | |
| **Total Revenues** | **2,225,505** | **5,508** | **2,306,347** | **0%** |
| **EXPENDITURES** | | | | |
| 50-10-5790 Debt Administration | 168,350 | - | 168,350 | 0% |
| 50-10-5822 2020 CO Principal | 590,000 | - | 590,000 | 0% |
| 50-10-5823 2020 CO Interest | 471,400 | - | 471,400 | 0% |
| 50-10-5824 2023 CO Principal | 230,000 | - | 230,000 | 0% |
| 50-10-5825 2023 CO Interest | 757,800 | - | 757,800 | 0% |
| **Total Expenditures** | **2,217,550** | **-** | **2,217,550** | **0%** |
| **Change in Financial Position** | **7,955** | **5,508** | | |
| **ESTIMATED ENDING RESOURCES (Net)** | **527,430** | **524,983** | | |

| STREET FUND Maintenance/Construction | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|
| **Funded by Street Maintenance Sales Tax** | | | | |
| **ESTIMATED BEGINNING RESOURCES** | 407,613 | 407,613 | | |
| | | | | |
| **Street Repair Fund Revenue** | | | | |
| 17-00-4041 Sales Tax - Dedicated Streets | 825,000 | 56,921 | 768,079 | 7% |
| **Total Street Repair Fund Revenue** | **825,000** | **56,921** | **768,079** | |
| | | | | |
| **Street Repair Fund Expenditure** | | | | |
| 17-80-5335 Street Maintenance | 500,000 | - | 500,000 | 0% |
| 17-80-9421 CIP-40 Lavon Trail Pkwy - Presidents to Rose | - | - | - | NA |
| 17-80-9426 CIP-36 Lake Road Paving - Ph 2 | - | - | - | NA |
| 17-80-xxxx Available for Capital Improvement Projects | 325,000 | - | 325,000 | 0% |
| **Total Street Repair Expenditure** | **825,000** | **-** | **500,000** | **0%** |
| | | | | |
| **ESTIMATED ENDING RESOURCES (Net)** | **407,613** | **464,534** | | |

| MUNICIPAL COURT BUILDING SECURITY & TECHNOLOGY FUND | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | 3,765 | 3,765 | | |
| **REVENUE** | | | | |
| 34-25-4212 Court - Technology | 4,500 | 633 | 3,867 | 14% |
| 34-25-4217 Court - Building Security Fees | 6,000 | - | 6,000 | 0% |
| **Total Revenues** | **10,500** | **633** | **9,867** | **6%** |
| **EXPENDITURES** | | | | |
| 34-25-5100 Office Supplies | 1,000 | - | 1,000 | 0% |
| 34-25-5526 Technology Expenses | 5,000 | 525 | 4,475 | 11% |
| 34-25-5560 Contract Labor - Bailiffs | 2,400 | - | 2,400 | 0% |
| 34-25-9103 Improvements | - | - | - | NA |
| **Total Expenditures** | **8,400** | **525** | **7,875** | **6%** |
| **ESTIMATED ENDING RESOURCES (Net)** | **5,865** | **3,873** | | |

| TIRZ/TIF FUND | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | 179,226 | 179,226 | | |
| **TIRZ/TIF Fund Revenue** | | | | |
| 24-00-4001 Property Taxes | 230,000 | - | 230,000 | NA |
| 24-00-4519 Logic - Interest | 1,500 | 98 | 1,402 | 7% |
| **Total TIRZ/TIF Fund Revenue** | **231,500** | **98** | **231,402** | **0%** |
| **TIRZ/TIF Fund Expenditure** | | | | |
| 24-00-5440 Professional Services - Other | 25,000 | 3,271 | 21,729 | 13% |
| **Total TIRZ/TIF Expenditure** | **25,000** | **3,271** | **21,729** | **13%** |
| **ESTIMATED ENDING RESOURCES (Net)** | **385,726** | **176,052** | | |

| PUBLIC SAFETY FEES FUND | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | 1,085,800 | 1,085,800 | | |
| **Public Safety Fees Fund Revenue** | | | | |
| 33-00-4360 Elevon Public Safety Fee | - | 24,000 | (24,000) | NA |
| 33-00-4361 Trails of Lavon Public Safety Fee | - | 6,500 | (6,500) | NA |
| **Total Public Safety Fees Fund Revenue** | **-** | **30,500** | **(30,500)** | **NA** |
| **Public Safety Fees Fund Expenditure** | | | | |
| 33-55-5548 Dispatch Services | 150,000 | - | 150,000 | 0% |
| **Total Public Safety Fees Expenditure** | **150,000** | **-** | **150,000** | **0%** |
| **ESTIMATED ENDING RESOURCES (Net)** | **935,800** | **1,116,300** | | |

| | UTILITY FUND | ADOPTED/ AMENDED 2025-26 | YTD 10/2025 | REMAINING BUDGET | % OF BUDGET |
|---|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES/TRANSFERS IN** | | 9,366,585 | 9,366,585 | | |
| **ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW** | | 1,930,000 | 1,930,000 | | |
| **UTILITY FUND REVENUE** | | | | | |
| **Administration** | | | | | |
| 20-00-4520 | Interest - IB Utility | 40,000 | 2,880 | 37,120 | 7% |
| 20-00-4521 | Interest - IB Sewer Tap | 85,000 | 4,375 | 80,625 | 5% |
| 20-10-4130 | Facility Rental | - | - | - | NA |
| 20-10-4240 | Police - Fines/Fees | - | - | - | NA |
| **Total Administration** | | **125,000** | **7,255** | **117,745** | **6%** |
| **Sanitary Sewer** | | | | | |
| 20-85-4110 | Sewer Charges | 2,500,000 | 237,233 | 2,262,767 | 9% |
| 20-85-4202 | Administration Fee | 125,000 | 9,950 | 115,050 | 8% |
| 20-85-4230 | Sewer Tap Fee | 3,000,000 | 775,802 | 2,224,198 | 26% |
| 20-85-4231 | Bear Creek Trunk Recovery Fee | - | - | - | NA |
| 20-85-4232 | Sewer Infrastructure Fees | 30,000 | 3,584 | 26,416 | NA |
| 20-85-4299 | Late Fees | 50,000 | 5,825 | 44,175 | 12% |
| 20-85-4330 | Online Permit Pmts | - | - | - | NA |
| **Total Sanitary Sewer** | | **5,705,000** | **1,032,395** | **4,672,605** | **18%** |
| **Solid Waste** | | | | | |
| 20-86-4115 | Solid Waste Income | 1,275,000 | 109,078 | 1,165,922 | 9% |
| **Total Solid Waste** | | **1,275,000** | **109,078** | **1,165,922** | **9%** |
| **Total Revenue** | | **7,105,000** | **1,148,728** | **5,956,272** | **16%** |
| **UTILITY FUND EXPENDITURES** | | | | | |
| **Sanitary Sewer** | | | | | |
| 20-85-5210 | Electricity | 120,000 | 6,961 | 113,039 | 6% |
| 20-85-5390 | Sewer System Maintenance | 50,000 | - | 50,000 | 0% |
| 20-85-5440 | Professional Services - Other | 20,000 | - | 20,000 | 0% |
| 20-85-5590 | O&M Contract | 1,097,000 | - | 1,097,000 | 0% |
| 20-85-5xxx | Package Plant Lease | 300,000 | - | 300,000 | 0% |
| 20-85-5725 | Training & Licenses | 2,500 | - | 2,500 | 0% |
| 20-85-5801 | Transfer to General Fund (overhead) | 700,000 | 700,000 | - | 100% |
| 20-85-5808 | Transfer to General Fund (debt) | 583,600 | 583,600 | - | 100% |
| 20-85-9412 | CIP-21 Bear Creek WWTP Exp 4 | 2,000,000 | - | 2,000,000 | 0% |
| 20-85-9419 | CIP-38 Elevon/Lavon North WWTP | 2,000,000 | - | 2,000,000 | 0% |
| 20-85-9423 | Sewer System Improvements | 100,000 | 2,395 | 97,605 | 2% |
| 20-85-9424 | CIP-42 Lavon East WWTP | 400,000 | - | 400,000 | 0% |
| **Total Sanitary Sewer** | | **7,373,100** | **1,292,956** | **6,080,144** | **18%** |
| **Solid Waste** | | | | | |
| 20-86-5100 | Office Supplies | 4,200 | - | 4,200 | 0% |
| 20-86-5104 | Billing Supplies | 36,000 | 562 | 35,438 | 2% |
| 20-86-5190 | Office Furniture & Equipment | 500 | - | 500 | 0% |
| 20-86-5515 | Credit Card Contract | 5,400 | - | 5,400 | 0% |
| 20-86-5520 | SAAS Contracts | 8,500 | 240 | 8,260 | 3% |
| 20-86-5595 | Solid Waste Contract | 1,130,500 | 325 | 1,130,175 | 0% |
| 20-86-5785 | Sales Tax | 97,100 | 7,565 | 89,535 | 8% |
| 20-86-5802 | Transfer to General Fund (overhead) | 149,000 | 149,000 | - | 100% |
| **Total Solid Waste** | | **1,431,200** | **157,692** | **1,273,508** | **11%** |
| **Total Expenditure** | | **8,804,300** | **1,450,648** | **7,353,652** | **16%** |
| **Change in Financial Position** | | **(1,699,300)** | **(301,920)** | | |
| **ESTIMATED ENDING RESOURCES (Net)** | | **9,597,285** | **10,994,665** | | |

| Economic Development Corporation | | ADOPTED/ AMENDED | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | | 1,436,464 | 1,073,724 | | |
| **Economic Development Corp Revenues** | | | | | |
| 30-30-4040 | Sales & Use Tax | 860,000 | 56,921 | 803,079 | 6.62% |
| 30-30-4500 | Interest - South State Bank | - | 654 | (654) | NA |
| 30-30-4519 | Interest - LOGIC | - | 2,337 | (2,337) | NA |
| 30-30-4522 | Interest - TexStar | - | 1,673 | (1,673) | NA |
| 30-30-4799 | Miscellaneous Revenue | - | - | - | NA |
| 30-30-4876 | EDC Transfers from Bank | - | - | - | NA |
| 30-30-4877 | EDC Transfers to Investments | (275,000) | - | (275,000) | 0.00% |
| 30-30-4950 | Debt Proceeds | - | - | - | NA |
| **Total Economic Development Corp Revenues** | | **585,000** | **61,584** | **523,416** | **10.53%** |
| **Economic Development Corp Expenses** | | | | | |
| **Operations** | | | | | |
| 30-30-5100 | Office Supplies | 6,000 | 219 | 5,781 | 3.66% |
| 30-30-5190 | Furniture & Office Equipment | 8,500 | - | 8,500 | 0.00% |
| 30-30-5401 | Attorney | 20,000 | - | 20,000 | 0.00% |
| 30-30-5416 | Executive Director EDC | 72,000 | 6,000 | 66,000 | 8.33% |
| 30-30-5440 | Professional Services - Other | 33,000 | - | 33,000 | 0.00% |
| 30-30-5510 | Advertising (Legal) | | - | - | NA |
| 30-30-5520 | Website & SAAS (software as a service) | 6,000 | 5,000 | 1,000 | 83.33% |
| 30-30-5525 | IT Services | 26,000 | 357 | 25,643 | 1.37% |
| 30-30-5700 | Dues & Fees | 4,500 | 95 | 4,405 | 2.12% |
| 30-30-5720 | Travel | 8,000 | - | 8,000 | 0.00% |
| 30-30-5725 | Training | 6,000 | - | 6,000 | 0.00% |
| 30-30-5799 | Miscellaneous Expense | 5,000 | - | 5,000 | 0.00% |
| **Promotional Expenses** | | | | | |
| 30-30-5770 | Promotional - General Expenses | 38,000 | - | 38,000 | 0.00% |
| 30-30-5771 | Promotional - Advertising | 20,000 | - | 20,000 | 0.00% |
| 30-30-5772 | Promotional - Aerial Maps | 8,000 | - | 8,000 | 0.00% |
| 30-30-5773 | Promotional - Video Development | 20,000 | - | 20,000 | 0.00% |
| 30-30-5775 | Promotional - Carryforward | 29,000 | - | 29,000 | 0.00% |
| **Capital Projects** | | | | | |
| 30-30-8900 | Direct Business Incentives | 744,379 | - | 744,379 | 0.00% |
| 30-30-8901 | Infrastructure Projects | 400,000 | - | 400,000 | 0.00% |
| 30-30-8902 | Community Development | 200,000 | - | 200,000 | 0.00% |
| 30-30-8903 | Project Main Street | 200,000 | 7,000 | 193,000 | 3.50% |
| **Debt Service** | | | | | |
| 30-30-5TBA | Debt Reserve payment | - | - | - | NA |
| 30-30-5880 | Main Street Debt - Principal | 24,479 | - | 24,479 | 0.00% |
| 30-30-5881 | Main Street Debt - Interest | - | - | - | NA |
| 30-30-5882 | Government Capital - Principal | 142,606 | 35,651 | 106,955 | 25.00% |
| 30-30-5883 | Government Capital - Interest | - | - | - | NA |
| **Total Economic Development Corp Expenses** | | **2,021,464** | **54,323** | **1,967,141** | **3%** |
| **Change in Financial Position** | | **(1,436,464)** | **7,261** | | |
| **ESTIMATED ENDING RESOURCES (Net)** | | **-** | **1,080,985** | | |

| Economic Development Corp Construction Fund | | ADOPTED/ AMENDED 2024-25 | YTD 10/2025 | REMAINING BUDGET | % of BUDGET |
|---|---|---|---|---|---|
| **ESTIMATED BEGINNING RESOURCES** | | 1,025,150 | 1,025,150 | | |
| **Economic Development Corp Revenues** | | | | | |
| 35-30-4500 | Interest - South State Bank | - | 3,231 | (3,231) | NA |
| 35-30-4950 | Debt Proceeds | - | - | - | NA |
| **Total Economic Development Corp Revenues** | | **-** | **3,231** | **(3,231)** | NA |
| **Economic Development Corp Expenses** | | | | | |
| 35-30-8903 | Project Main Street | 1,025,150 | - | 1,025,150 | NA |
| **Total Economic Development Corp Expenses** | | **1,025,150** | **-** | **1,025,150** | NA |
| **Change in Financial Position** | | **(1,025,150)** | **3,231** | | |
| **ESTIMATED ENDING RESOURCES (Net)** | | **-** | **1,028,381** | | |

# Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*

# Municipal Recycling Program

## Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

| | Oct-2025 | Sep-2025 | Aug-2025 | Jul-2025 | Jun-2025 | May-2025 | Apr-2025 | Mar-2025 | Feb-2025 | Jan-2025 | Dec-2024 | Nov-2024 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Homes** | 3,789 | 3,724 | 3,666 | 3,529 | 3,529 | 3,458 | 3,368 | 3,291 | 3,229 | 3,163 | 3,109 | 3,041 |
| **Resi Rcy Tonnage** | 63.37 | 56.12 | 58.59 | 73.26 | 68.89 | 61.54 | 76.1 | 46.04 | 47.17 | 54.69 | 56.07 | 48.56 |
| **Pounds / Home / Month** | 33.45 | 30.14 | 31.96 | 41.52 | 39.04 | 35.59 | 45.19 | 27.98 | 29.22 | 34.58 | 36.07 | 31.94 |

# Municipal Service Inquiries

## Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

| | Oct-2025 | Sep-2025 | Aug-2025 | Jul-2025 | Jun-2025 | May-2025 | Apr-2025 | Mar-2025 | Feb-2025 | Jan-2025 | Dec-2024 | Nov-2024 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Service Opportunities** | 34,354 | 33,778 | 33,263 | 32,046 | 32,033 | 31,370 | 30,543 | 29,855 | 29,314 | 28,733 | 28,244 | 27,621 |
| **Service Inquiries** | 28 | 21 | 18 | 25 | 22 | 13 | 11 | 12 | 10 | 12 | 14 | 10 |
| **Per 1,000 Service Opps** | 0.82 | 0.62 | 0.54 | 0.78 | 0.69 | 0.41 | 0.36 | 0.4 | 0.34 | 0.42 | 0.5 | 0.36 |

**City Account Grievances for the Period of 10/01/02025 - 10/31/02025**

| Date | Account | Address | Service Type | Service Code |
|---|---|---|---|---|
| 10/29/02025 | 105627-2775 | 604 CROCKETT DR | | |
| | | | | **Total : 1** |
| 10/01/02025 | 105627-705 | 473 HAYES ST | RESI-BULK | RESI R/L BULK |
| 10/02/02025 | 105627-2743 | 759 HUNTER TRACE LN | RESI-BULK | RESI R/L BULK |

| | | | | |
|---|---|---|---|---|
| 10/02/02025 | 105627-559 | 400 WOLF RUN CT | RESI-BULK | RESI R/L BULK |
| 10/03/02025 | 105627-2555 | 700 LAKERIDGE DR | RESI-BULK | RESI R/L BULK |
| 10/09/02025 | 105627-2595 | 969 DAYFLOWER CT | RESI-BULK | RESI R/L BULK |
| 10/09/02025 | 105627-2595 | 969 DAYFLOWER CT | RESI-BULK | RESI R/L BULK |
| 10/09/02025 | 105627-2749 | 1023 CHESTNUT DR | RESI-BULK | RESI R/L BULK |
| 10/10/02025 | 105627-2749 | 1023 CHESTNUT DR | RESI-BULK | RESI R/L BULK |

**Total RESI-BULK: 8**

| | | | | |
|---|---|---|---|---|
| 10/15/02025 | 105627-2440 | 352 COMMUNITY DR | RESI-RECYCLE | SERVICE RCYCART |
| 10/15/02025 | 105627-2251 | 1044 CRESTED VIEW PL | RESI-RECYCLE | SERVICE RCYCART |
| 10/22/02025 | 105627-1312 | 498 WINTERWOOD DR | RESI-RECYCLE | SERVICE RCYCART |
| 10/23/02025 | 105627-1825 | 288 TALLGRASS DR | RESI-RECYCLE | SERVICE RCYCART |

**Total RESI-RECYCLE: 4**

| | | | | |
|---|---|---|---|---|
| 10/01/02025 | 105627-1535 | 769 RICHMOND DR | RESI-TRASH | SERVICE TRASH CART |
| 10/02/02025 | 105627-422 | 973 ROLLING MEADOW DR | RESI-TRASH | SERVICE TRASH CART |
| 10/02/02025 | 105627-2743 | 759 HUNTER TRACE LN | RESI-TRASH | SERVICE TRASH CART |
| 10/02/02025 | 105627-1049 | 548 MUSTANG CT | RESI-TRASH | SERVICE TRASH CART |
| 10/02/02025 | 105627-220 | 427 COOLIDGE LN | RESI-TRASH | SERVICE TRASH CART |
| 10/03/02025 | 105627-2555 | 700 LAKERIDGE DR | RESI-TRASH | SERVICE TRASH CART |
| 10/03/02025 | 105627-2565 | 1025 LOVELY DAY DR | RESI-TRASH | SERVICE TRASH CART |
| 10/04/02025 | 105627-2565 | 1025 LOVELY DAY DR | RESI-TRASH | SERVICE TRASH CART |
| 10/08/02025 | 105627-2422 | 745 GRAND DALE DR | RESI-TRASH | SERVICE TRASH CART |
| 10/09/02025 | 105627-2748 | 609 MAIN ST | RESI-TRASH | SERVICE TRASH CART |
| 10/10/02025 | 105627-829 | 624 MAIN ST | RESI-TRASH | SERVICE TRASH CART |
| 10/15/02025 | 105627-2759 | 744 EMERALD HEIGHTS | RESI-TRASH | SERVICE TRASH CART |
| 10/22/02025 | 105627-2770 | 310 CHASE CREEK DR | RESI-TRASH | SERVICE TRASH CART |
| 10/30/02025 | 105627-1356 | 679 QUINCY CT | RESI-TRASH | SERVICE TRASH CART |
| 10/30/02025 | 105627-1752 | 509 STANTON LN | RESI-TRASH | SERVICE TRASH CART |

**Total RESI-TRASH: 15**

**Total Inquiries: 28**