

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. 2024-09-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; APPROVING A REIMBURSEMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lavon, Texas (the "City") is authorized by Chapter 372, Texas Local Government Code, as amended (the "PID Act") to create a public improvement district and to levy special assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within the district;

**WHEREAS**, on or before September 21, 2021, there was submitted to and filed with the City Secretary of the City pursuant to the PID Act that certain "Petition for the Creation of a Public Improvement District by the City of Lavon, Texas, for the Trails of Lavon Development" (the "Petition") requesting the establishment of a public improvement district covering approximately 190.774 acres described in the Petition, and to be known as "Trails of Lavon Public Improvement District" (the "District");

**WHEREAS**, the City Council of the City (the "City Council") received the Petition and determined that it satisfied the requirements of the PID Act;

**WHEREAS**, after providing the notices required by the PID Act and by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), on October 19, 2021 the City Council opened, conducted and closed the public hearing, to determine the advisability of creating and establishing the District and undertaking the public improvement projects described in the Petition;

**WHEREAS**, all owners of property located within the District and all other interested persons were given the opportunity at such public hearing to speak for or against the creation of the District and the proposed public improvements;

**WHEREAS**, the City Council made findings based on the information contained in the Petition presented to the City Council and the comments received at the public hearing;

**WHEREAS**, the City Council adopted Resolution No. 2021-10-03 on October 19, 2021 (the "Authorization Resolution"), authorizing the creation of the District and ordering public improvements to be made for the benefit of such District; and

**WHEREAS**, the City filed the Authorization Resolution with the County Clerk of Collin County, which is the county in which all of the District is located, as required by law; and

**WHEREAS**, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary of the City (the "City Secretary") within twenty (20) days after October 19, 2021; and

**WHEREAS**, on August 6, 2024, the City Council adopted a resolution determining total costs of certain authorized public improvements, approving a preliminary service and assessment plan, including the proposed assessment roll, authorizing and directing the City Secretary to file the proposed assessment roll for the District and make the assessment roll available for public inspection, and directing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments on property within the District (the "Assessments"); and

**WHEREAS**, the City Secretary filed the proposed Assessment Roll (defined below) and made the same available for public inspection; and

**WHEREAS**, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

**WHEREAS**, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Assessment Hearing on August 14, 2024, in the *Wylie News*, a newspaper of general circulation in the City; and

**WHEREAS**, at the September 3, 2024 City Council meeting, the City Council opened and conducted the Assessment Hearing, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the authorized public improvements to be undertaken for the benefit of property within the District (the "Authorized Improvements"), the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

**WHEREAS**, the owners of 100% of the property subject to the proposed assessment within the District (the "Landowners") had actual knowledge of the Assessment Hearing to be held on September 3, 2024, and support the levy of assessments against the property in accordance with the Service and Assessment Plan to finance the Authorized Improvements for benefit of the property within the District; and

**WHEREAS**, the City Council finds and determines that the Assessment Roll and the Trails of Lavon Public Improvement District 2024 Amended and Restated Service and Assessment Plan

dated September 3, 2024 (the "Service and Assessment Plan"), attached as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, including the Assessment Roll attached thereto as Exhibit G-1 (the "Assessment Roll"); and

**WHEREAS**, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Authorized Improvements as described in the Service and Assessment Plan, the Assessment Roll, and the levy of the Assessments; and

**WHEREAS**, at the Assessment Hearing, the Landowners, or their representatives, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the levy of the Assessments against their property located within the District; and

**WHEREAS**, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

**WHEREAS**, on July 18, 2023 by Ordinance 2023-070-07 the City Council approved the Trails of Lavon Public Improvement District Service and Assessment Plan dated July 18, 2023 which is to be replaced in its entirety by the Service and Assessment Plan, which Service and Assessment Plan includes updated assessment rolls for Improvement Area #1 of the District and updated annual budgets for improvements and constitutes the Annual Update to Service Plan for 2024;

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

**Section 1.    Terms.**

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

**Section 2.    Findings.**

The City Council hereby finds, determines, and ordains, as follows:

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the City Council acting in its discretionary, legislative capacity;

(b) All actions of the City in connection with the creation and establishment of the District and the approval of this Ordinance: (i) have been taken and performed in compliance with the PID Act and all other applicable laws, policies, and procedures; (ii) have been taken and performed in a regular, proper and valid manners; and (iii) are approved and ratified;

(c) The apportionment of the Actual Costs of the Authorized Improvements, including specifically the Improvement Area #2 Projects, which costs include the Improvement Area #2 Improvements, the pro rata portion of the Major Improvements allocable to Improvement Area #2 (as reflected in the Service and Assessment Plan) and the Bond Issuance Costs and Annual Collection Costs pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

(d) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Authorized Improvements, and (iii) includes a copy of the notice form or forms required by Section 5.014 of the Texas Property Code, as amended;

(e) The Service and Assessment Plan apportions the Actual Cost(s) of the Authorized Improvements to be assessed against the property in the District and such apportionment is made on the basis of special benefits accruing to the property because of the Authorized Improvements;

(f) All of the Improvement Area #2 Assessed Property being assessed in the amounts shown on the Assessment Roll will be benefited by the Improvement Area #2 Projects proposed to be constructed as described in the Service and Assessment Plan, and each assessed Parcel of Improvement Area #2 Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #2 Projects;

(g) The method of apportionment of the Actual Costs of the Authorized Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Authorized Improvements and Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(h) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the City Council and should be approved as the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the PID Act;

(i) The Assessment Roll should be approved as the Assessment Roll for the District;

(j) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District; and

(k) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which

this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

**Section 3. Service and Assessment Plan.**

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan relating to the Authorized Improvements for the District, and as the Annual Service Plan Update for 2024. The Service and Assessment Plan shall be updated by the City Council no less frequently than annually as required by the PID Act and more frequently as may be required by the Service and Assessment Plan including upon the issuance of PID Bonds.

**Section 4. Assessment Roll.**

The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Assessment Roll of the District for all purposes.

**Section 5. Levy and Payment of Assessments for Costs of the Authorized Improvements.**

(a) The City Council hereby levies the Assessments on each Parcel of property (excluding Non-Benefitted Property) located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown in the Service and Assessment Plan as a special assessment as set forth in the Assessment Roll. The amount of the Annual Installments shall be reviewed and determined annually by the City Council following the City Council's annual review of the Service and Assessment Plan for the District. Pursuant to Section 372.015(d), the amount of assessment for each property owner may be adjusted following the annual review of the Service and Assessment Plan.

(b) The levy of the Assessments shall be effective on the date of execution of this Ordinance levying Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

**Section 6. Method of Assessment.**

The method of apportioning the Actual Costs of the Authorized Improvements and Annual Collection Costs are set forth in the Service and Assessment Plan.

**Section 7. Penalties and Interest on Delinquent Assessments.**

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

**Section 8. Prepayments of Assessments.**

As provided in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

**Section 9. Lien Priority.**

(a) The Assessments and Annual Installments levied and assessed against the property within the District as provided in this Ordinance and the Service and Assessment Plan, together with reasonable attorney's fees and costs of collection, if incurred, are, pursuant to the PID Act, a lien upon each tract of property within the District against which the same are levied and assessed, and a personal liability and charge against the owners of such lot, including the successors and assigns, whether such owners be named herein or not, and said liens shall be and constitute the first enforceable lien and claim against the lot on which such assessments are levied, and shall be a first and prior lien thereon, superior to all other liens and claims except liens or claims for state, county, school district, or municipality ad valorem taxes.

(b) The City Council and the Landowners intend for the obligations, covenants and burdens on the Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the assessed parties, as the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

**Section 10. Applicability of Tax Code.**

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, governing enforcement of ad valorem tax liens (other than with respect to property subject to agriculture use valuation, including redemption rights following a tax sale) shall be applicable to the imposition and collection of Assessments by the City, and the Texas Tax Code shall otherwise be applicable to the extent provided by the PID Act.

**Section 11. Filing With County Clerk.**

(a) Not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance, including the Service and Assessment Plan (including the Assessment Roll and all Buyer Disclosure forms in Appendix C), with the County Clerk of Collin County, which is the county in which all of the District is located. The City Secretary is further directed to similarly file each Annual Service Plan Update or other amendment or update to the Service and Assessment Plan approved by the City Council not later than the seventh day after the date of such City Council approval. The City Secretary may fulfill such filing requirements by recording such documents in the real property records of Collin County, Texas.

**Section 12. Approval of Reimbursement Agreements.**

The Improvement Area #2 Reimbursement Agreement is hereby authorized and approved in substantially the form and substance submitted to the City Council at the meeting at which this Ordinance is adopted and the Mayor and the City Manager of the City are each hereby authorized and directed to execute and deliver such Reimbursement Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the Mayor or the City Manager, as applicable, such approval to be evidenced by the execution thereof.

**Section 13. Additional Actions.**

The Mayor, the Mayor Pro Tem, the City Manager and the City Secretary are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to levy assessments in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Manager and the City Secretary are hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions and other documents which may be necessary or advisable in connection with the carrying out of the purposes and intent of this Ordinance.

**Section 14. Severability.**

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

**Section 15. Effective Date.**

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

[Remainder of Page Intentionally Left Blank; Signature page follows]



PASSED AND APPROVED on this the 3rd day of September, 2024.

CITY OF LAVON, TEXAS

*Vicki Sanson*

Vicki Sanson, Mayor

ATTEST:

*Rae Norton*

Rae Norton, City Secretary



**EXHIBIT A**

**Service and Assessment Plan**



TRAILS OF LAVON  
PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN

SEPTEMBER 3, 2024

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TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

## INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 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 2024 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

On October 19, 2021, the City Council passed and approved Resolution No. 2021-10-03 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 190.774 acres located within the corporate limits of the City, as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**.

On July 18, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2023-07-07, which approved the levy of Assessments for Assessed Property within the District and approved the Improvement Area #1 Assessment Roll.

On September 3, 2024, the City Council approved this 2024 Amended and Restated 2024 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2024-09-02, which serves to amend and restate the Service and Assessment Plan, in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll; (2) identifying the Improvement Area #2 Authorized Improvements to be provided by the District; (3) identifying the costs of the Improvement Area #2 Authorized Improvements; (4) identifying the indebtedness to be incurred for the Improvement Area #2 Authorized Improvements, and the manner of assessing the Improvement Area #2 Assessed Property for the costs of the Improvement Area #2 Authorized Improvements; (5) levying the Improvement Area #2 Assessments for Improvement Area #2 Assessed Property; and (6) approving the Improvement Area #2 Assessment Roll.

The PID Act requires a service plan to (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 forms are attached as **Appendix B**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based

on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

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

**SECTION I: DEFINITIONS**

**“2023 Assessment Ordinance”** means Ordinance No. 2023-07-07 approved and adopted by the City Council on July 18, 2023, which levied the Improvement Area #1 Assessment against Improvement Area #1, and approved the Service and Assessment Plan.

**“2024 Amended and Restated Service and Assessment Plan”** means this Trails of Lavon Public Improvement District Amended and Restated Service and Assessment Plan, which replaces in its entirety the Service and Assessment Plan, as updated, amended, or supplemented from time to time.

**“Actual Costs”** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, 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; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges, and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

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

**“Additional Interest Rate”** means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation and Improvement Area #2 Reimbursement Obligation.

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2024 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 2024 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, if applicable.

**“Annual Service Plan Update”** means an update to this 2024 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Apportioned Property”** means any Parcel within the District against which the costs of the Authorized Improvements are apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but not yet levied.

**“Apportionment of Costs”** means an amount allocated by this 2024 Amended and Restated Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefitted Property, subject to a future levy of Assessments by the City and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

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

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

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

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**“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 Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

**“Authorized Improvements”** means the improvements authorized by Section 372.003 of the PID Act and described in **Section III**, as further depicted on **Exhibit I-1**, **Exhibit I-2**, and **Exhibit I-3**.

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

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

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

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

**“Delinquent Collection Costs”** mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

**“Developer”** means, collectively, Meritage Homes of Texas, LLC, GRBK Edgewood, 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.

**“District”** means the Trails of Lavon Public Improvement District containing approximately 190.774 acres located within the corporate limits of the City, and more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**.

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

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

“**Estimated Buildout Value**” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer 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**.

“**Improvement Area #1**” means approximately 96.956 acres located within the District, more specifically described in **Exhibit K-2** and depicted on **Exhibit A-2**.

“**Improvement Area #1 Annual Installment**” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to Improvement Area #1, if applicable, as shown on **Exhibit F-3**. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation, but will be included in the event Improvement Area #1 Bonds are issued.

“**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 Projects, and imposed pursuant to the 2023 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 2024 Amended and Restated Service and Assessment Plan as **Exhibit F-1**. The Improvement Area #1 Assessment Roll by block and lot is included as **Exhibit F-2** for illustrative purposes only.

THIS DOCUMENT IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THIS DOCUMENT IS NOT A CONTRACT AND DOES NOT REPRESENT A COMMITMENT BY THE CITY OF LAVON.

**“Improvement Area #1 Bonds”** means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2024 (Trails of Lavon Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments and expected to be issued in calendar year 2024.

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

**“Improvement Area #1 Initial Parcel”** means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance.

**“Improvement Area #1 Projects”** means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; (3) the first year’s Annual Collection Costs related to the Improvement Area #1 Bonds; and (4) Bond Issuance Costs incurred in connection with the issuance of PID Bonds to refinance all or a portion of the Improvement Area #1 Assessment, if and when issued.

**“Improvement Area #1 Reimbursement Agreement”** means that certain Reimbursement Agreement, effective July 18, 2023 entered into by and between the City and the Developer, in which the Developer, either directly or through affiliates, agrees to construct the Improvement Area #1 Projects, and to fund certain Actual Costs of the Improvement Area #1 Projects, and the City agrees to reimburse the Developer for Actual Costs of the Improvement Area #1 Projects paid solely from the revenue collected by the City from Improvement Area #1 Assessments, including Improvement Area #1 Annual Installments. The City anticipates that it will issue Improvement Area #1 Bonds in the future, at which time all or a portion of the Improvement Area #1 Reimbursement Obligation balance will be reduced by the amount of the bond proceeds.

**“Improvement Area #1 Reimbursement Obligation”** means an amount not to exceed \$14,845,000 secured by Improvement Area #1 Assessments to be paid to the Developer pursuant to the Improvement Area #1 Reimbursement Agreement. The Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on **Exhibit F-3**.

**“Improvement Area #2”** means approximately 67.729 acres located within the District, more specifically described in **Exhibit K-3** and depicted on **Exhibit A-3**.

**“Improvement Area #2 Annual Installment”** means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable, as shown on **Exhibit G-2**. Additional Interest is not charged on the Improvement Area

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

#2 Reimbursement Obligation, but will be included in the event Improvement Area #2 Bonds are issued.

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

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

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

**“Improvement Area #2 Bonds”** means those certain PID “City of Lavon, Texas Special Assessment Revenue Bonds, Series 2025 (Trails of Lavon Public Improvement District Improvement Area #2 Project)” that are secured by Improvement Area #2 Assessments, and anticipated to be issued in calendar year 2025.

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

**“Improvement Area #2 Initial Parcel”** means all of the Improvement Area #2 Assessed Property against which the entire Improvement Area #2 Assessment is levied, as described in **Exhibit K-3**, and depicted on **Exhibit A-3**.

**“Improvement Area #2 Projects”** means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #2; (2) the Improvement Area #2 Improvements; (3) the first year’s Annual Collection Costs related to the Improvement Area #2 Bonds; and (4) Bond Issuance Costs incurred in connection with the issuance of PID Bonds to refinance all or a portion of the Improvement Area #2 Assessment, if and when issued.

**“Improvement Area #2 Reimbursement Agreement”** means that certain Reimbursement Agreement, effective September 3, 2024 entered into by and between the City and the Developer, in which the Developer, either directly or through affiliates, agrees to construct the Improvement Area #2 Projects, and to fund certain Actual Costs of the Improvement Area #2 Projects, and the City agrees to reimburse the Developer for Actual Costs of the Improvement

EXHIBIT I-3: IMPROVEMENTS TO BE FUNDED BY THE DISTRICT BONDS AND THE CITY'S CONTRIBUTION TO THE DISTRICT BONDS

Area #2 Projects paid solely from the revenue collected by the City from Improvement Area #2 Assessments, including Improvement Area #2 Annual Installments. The City anticipates that it will issue Improvement Area #2 Bonds in the future, at which time all or a portion of the Improvement Area #2 Reimbursement Obligation balance will be reduced by the amount of the bond proceeds.

**“Improvement Area #2 Reimbursement Obligation”** means an amount not to exceed \$10,620,000 secured by the Improvement Area #2 Assessment to be paid to the Developer pursuant to the Improvement Area #2 Reimbursement Agreement. The Annual Installments for the Improvement Area #2 Reimbursement Obligation are shown on **Exhibit G-2**.

**“Indenture”** means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

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

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

**“Lot Type 1”** means a Lot within Improvement Area #1 marketed to homebuilders as a 40’. The buyer disclosure for Lot Type 1 is attached in **Appendix B**.

**“Lot Type 2”** means a Lot within Improvement Area #1 marketed to homebuilders as a 50’ or 60’ Lot. The buyer disclosure for Lot Type 2 is attached in **Appendix B**.

**“Lot Type 3”** means a Lot within Improvement Area #2 marketed to homebuilders as a 40’. The buyer disclosure for Lot Type 3 is attached in **Appendix B**.

**“Lot Type 4”** means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ or 60’ Lot. The buyer disclosure for Lot Type 4 is attached in **Appendix B**.

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

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

**“Non-Benefitted Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

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

**“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 Plat or the Official Public Records of the County, or by any other means determined by the City.

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

**“PID Bonds”** means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

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

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

**“Remainder Area”** means approximately 26.059 acres located within the District, as more specifically described on **Exhibit K-4** and depicted on **Exhibit A-4,** to be developed as one or more future improvement areas. The Remainder Area includes all of the District, save and except Improvement Area #1 and Improvement Area #2.

**“Remainder Area Apportioned Property”** means any Parcel within the Remainder Area against which a portion of the Actual Costs of the Major Improvements are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

**“Remainder Area Apportionment of Costs”** means an Apportionment of Costs against a Parcel within the Remainder Area for the Remainder Area Projects, as shown on **Exhibit B-2**, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Remainder Area Projects”** means the pro rata portion of the Major Improvements allocable to the Remainder Area based on Estimated Buildout Value.

**“Service and Assessment Plan”** means the Trails of Lavon Public Improvement District Service and Assessment Plan approved on July 18, 2023, by Ordinance 2023-070-07, which is to be replaced in its entirety by this 2024 Amended and Restated Service and Assessment Plan.

**“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.



## SECTION II: THE DISTRICT

The District includes approximately 190.774 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 651 Lots developed with single-family homes.

Improvement Area #1 includes approximately 96.956 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 297 Lots developed with single-family homes (54 single-family homes that are on Lots classified as Lot Type 1, and 243 single-family homes that are on Lots classified as Lot Type 2).

Improvement Area #2 includes approximately 67.729 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit K-3** and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 250 Lots developed with single-family homes (114 single-family homes classified as Lot Type 3, and 136 single-family homes classified as Lot Type 4).

The Remainder Area includes approximately 26.059 acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-4** and depicted on **Exhibit A-4**. Development of the Remainder Area is anticipated to include approximately 104 Lots developed with single-family homes.

## SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City, or as otherwise noted below. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The apportionment of the Major Improvements is shown on **Exhibit B-2**.

## A. Major Improvements

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public arterial road rights-of-way within the District.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public arterial road rights-of-way and major utility improvements within or serving the District.

- *Roadway*

Improvements including subgrade stabilization, paving, sidewalks, barrier free ramps, signage, striping, streetlights, testing and all other materials associated with the public arterial road rights-of-way within the District. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to the District. The sanitary sewer improvements will be owned and operated by the City.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, testing, and all other necessary appurtenances required to provide water service to all Lots within the District. The water improvements will be owned and operated by Bear Creek Special Utility District.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, all other necessary appurtenances required to provide adequate drainage for the arterial road rights-of-way within the District. The storm sewer improvements will be owned and operated by the City.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major 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**

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area #1.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area #1.

- *Roadway*

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area #1. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area #1. The sanitary sewer improvements will be owned and operated by the City.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, vales, fire hydrant assemblies, service connections, testing, and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #1. The water improvements will be owned and operated by Bear Creek Special Utility District.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area #1. The storm sewer improvements will be owned and operated by the City.

- *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. Improvement Area #2 Improvements**

- *Clearing and Excavation*

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area #2.

- *Erosion Control*

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area #2.

- *Roadway*

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area #2. The roadway improvements will be owned and operated by the City.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area #2. The sanitary sewer improvements will be owned and operated by the City.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, vales, fire hydrant assemblies, service connections, testing, and all other necessary

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appurtenances required to provide water service to each Lot within Improvement Area #2. The water improvements will be owned and operated by Bear Creek Special Utility District.

- *Storm Sewer*

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area #2. The storm sewer improvements will be owned and operated by the City.

- *Soft Costs*

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

#### **D. 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.

- *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.

- *Underwriter's Counsel*

Equals a percentage of the par amount of a particular series of PID Bonds reserved for the underwriter's attorney fees.

- *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.

#### E. Other Costs

- *Initial Administrative Fund Deposit*

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** summarizes the Service Plan for Improvement Area #1 and Improvement Area #2. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

**Exhibit D** summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update and as necessary to reflect any budget revisions at the time the PID Bonds are issued.

### SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property and Apportioned 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 2024 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 Developer, and all future owners and developers of the Assessed Property and Apportioned Property.

#### **A. Assessment Methodology**

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Major Improvements shall be allocated to Improvement Area #1, Improvement Area #2, and the Remainder Area based upon Estimated Buildout Value of each Parcel or Assessed Property to the Estimated Buildout Value of the District. Currently, the Remainder Area is allocated 15.23% of the Major Improvements costs, Improvement Area #1 is allocated 47.24% of the Major Improvements costs, and Improvement Area #2 is allocated 37.53% of the Major Improvements costs. The Remainder Area, Improvement Area #1, and Improvement Area #2's shares of the Major Improvement costs are illustrated in **Exhibit B-2**.
- The costs of the Improvement Area #1 Projects shall be 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. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Projects.
- The costs of the Improvement Area #2 Projects shall be allocated to each Parcel within Improvement Area #2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property. Currently, the Improvement Area #2 Initial Parcel is the only Parcel within Improvement Area #2, and as such, the Improvement Area #2 Initial Parcel is allocated 100% of the Improvement Area #2 Projects.

## B. Assessments

Assessments were levied on the Assessed Property according to the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Annual Installments for Improvement Area #1 are shown on **Exhibit F-3** and are subject to revisions made in any Annual Service Plan Update.

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

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, Lot Type 3, or Lot Type 4, 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 Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1*
  - The costs of the Improvement Area #1 Projects equal \$17,034,462 as shown on **Exhibit B-1**;
  - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects;
  - The Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equals \$14,365,000;
  - The special benefit ( $\geq$  \$17,034,462) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$14,365,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Projects; and
  - At the time the City Council approved the Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer





- *Remainder Area*

- The costs of the Major Improvements allocable to the Remainder Area equal \$1,000,955 as shown on **Exhibit B-1**; and
- The Remainder Area receives special benefit from the Remainder Area Projects equal to or greater than the Actual Cost of the Remainder Area Projects allocable to the Remainder Area Apportioned Property; and
- The Remainder Area Apportioned Property will be apportioned 15.23% of the Major Improvements, which equals \$1,000,955 as shown on **Exhibit B-2**, of which all or a portion is anticipated to be levied at a later date; and
- At the time the City Council approved this 2024 Amended and Restated Service and Assessment Plan, the Developer owned 100% of the Remainder Area. The Developer acknowledged that the Major Improvements confer a special benefit on the Remainder Area and consented to the apportionment of the Remainder Area portion of costs in anticipation of a future levy of Assessments by the City Council to pay for all or a portion of the Remainder Area portion of costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein; (2) this 2024 Amended and Restated Service and Assessment Plan; and (3) the Apportionment of Costs on the Remainder Area Apportioned Property.

#### **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. Interest**

The interest on the Improvement Area #1 Assessment securing the Improvement Area #1 Reimbursement Obligation shall be collected at rates established under the Improvement Area #1 Reimbursement Agreement as part of the Improvement Area #1 Annual Installment pursuant to the Improvement Area #1 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area #1 Bonds are issued.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

The interest on the Improvement Area #2 Assessment securing the Improvement Area #2 Reimbursement Obligation shall be collected at rates established under the Improvement Area #2 Reimbursement Agreement as part of the Improvement Area #2 Annual Installment pursuant to the Improvement Area #2 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area #2 Bonds are issued.

## 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 Developer, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates, but **Exhibit E** 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 Developer 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 Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** 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 or concurrently with any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit J.**

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

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

**D. Reduction of Assessments**

\\CITYOFFICE\ADMINISTRATOR\WORK\2024\2024000111050\2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN - 09-09-2024 03:24 PM

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

#### **E. Prepayment of Assessments**

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced 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; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property.

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

5. THE CITY COUNCIL HAS REVIEWED AND APPROVED THE PROVISIONS OF THIS SECTION AND HAS DETERMINED THAT THE PROVISIONS OF THIS SECTION ARE NECESSARY TO THE PROVISIONS OF THE INDENTURE.

For purposes of Prepayments, the Improvement Area #1 Reimbursement Obligation is and will remain subordinated to (i) any PID Bonds secured by a parity lien on the Improvement Area #1 Assessments issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation.

#### **F. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-3** shows the estimated Improvement Area #1 Annual Installments, and **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

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

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessment and Improvement Area #2 Assessment shall be due when billed and shall be delinquent if not paid prior to February 1, 2025.

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

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

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2024 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 Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Improvement Area #1 Assessment Roll by block and lot is included as **Exhibit F-2** for illustrative purposes only. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

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

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 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 2024 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 2024 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 2024 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 2024 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 2024 Amended

and Restated Service and Assessment Plan. Interpretations of this 2024 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 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the Lot types with the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service an Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

#### **E. Severability**

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

### **SECTION IX: ADDITIONAL INFORMATION**

The following information shall serve as the Annual SAP Update for Improvement Area #1.

#### **PARCEL SUBDIVISION**

- The Final Plat of Trails of Lavon Phase 1, attached hereto as **Exhibit H**, was filed and recorded with the County on 4/3/2024, and consists of 209 residential Lots and 7 Lots of Non-Benefitted Property.
- The Final Plat of Trails of Lavon Phase 2A, attached hereto as **Exhibit H**, was filed and recorded with the County on 4/3/2024, and consists of 88 residential Lots and 3 Lots of Non-Benefitted Property.

The final plats have not yet been assigned Property IDs by the Collin Central Appraisal District. For billing purposes, the entire Annual Installment due 1/31/2025 shall be allocated to the Improvement Area #1 Initial Parcel.

See the Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	Number of Lots
1	54
2	243
<b>Total</b>	<b>297</b>

See **Exhibit A-5** for the Improvement Area #1 Lot Type classification map.

### LOT AND HOME SALES

#### Improvement Area #1

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
- Homebuilder Owned:
  - Lot Type 1: 54 Lots
  - Lot Type 2: 243 Lots
- End-User Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots

See **Appendix B** for the buyer disclosures.

### AUTHORIZED IMPROVEMENTS

Per the Developer, the Authorized Improvements listed in the 2023 SAP for Improvement Area #1 are currently under construction and projected to be completed in the fourth quarter of 2024. The budget of \$14,521,849.87 for the Authorized Improvements is as shown in the table below.

(P) (U) (C) (S) (M) (A) (D) (R) (E) (S) (T) (E) (D) (S) (E) (R) (V) (I) (C) (E) (S) (A) (N) (D) (A) (S) (S) (E) (S) (S) (M) (E) (N) (T) (P) (L) (A) (N)

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Completion Date
<b>Improvement Area #1 Improvements</b>				
Clearing & Excavation	\$ 399,730.00	\$ 399,730.00	100.00%	03/19/2024
Erosion Control	\$ 83,102.25	\$ 83,102.25	100.00%	03/19/2024
Roadway	\$ 2,449,190.43	\$ 2,449,190.43	100.00%	03/19/2024
Sanitary Sewer	\$ 1,339,394.54	\$ 1,339,394.54	100.00%	03/19/2024
Water	\$ 1,835,810.63	\$ 1,835,810.63	100.00%	03/19/2024
Storm Sewer	\$ 2,957,013.05	\$ 2,957,013.05	100.00%	03/19/2024
Soft Costs	\$ 2,354,085.40	\$ 1,447,661.31	61.50%	03/19/2024
<b>Major Improvements</b>				
Clearing & Excavation	\$ 41,649	\$ 41,649.00	100.00%	11/30/2024
Erosion Control	\$ 9,244	\$ 9,244.00	100.00%	11/30/2024
Roadway	\$ 1,091,017	\$ 761,878.00	69.83%	11/30/2024
Sanitary Sewer	\$ 1,081,076	\$ 1,081,076.00	100.00%	11/30/2024
Water	\$ 153,308	\$ 153,308.00	100.00%	11/30/2024
Storm Sewer	\$ 87,365	\$ 87,365.00	100.00%	11/30/2024
Soft Costs	\$ 639,864	\$ 393,496.30	61.50%	11/30/2024
<b>Total</b>	<b>\$ 14,521,849.87</b>	<b>\$ 13,039,918.51</b>		

**OUTSTANDING ASSESSMENT**

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$14,296,428.

**ANNUAL INSTALLMENT DUE 1/31/2025**

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,052,827.54.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$33,995.50.

Administrative Expenses Breakdown		
Administration	\$	24,300.00
City Auditor	\$	3,000.00
Filing Fees	\$	500.00
County Collection	\$	695.50
Miscellaneous	\$	500.00
Draw Request Review	\$	5,000.00
<b>Total</b>	<b>\$</b>	<b>33,995.50</b>

Due January 31, 2025		
Principal	\$	206,479.00
Interest		846,348.54
Annual Collection Costs		33,995.50
<b>Total Annual Installment</b>	<b>\$</b>	<b>1,086,823.04</b>

Please contact P3Works for the pay period for Improvement Area #1. See **Exhibit F-3** for the reimbursement schedule for Improvement Area #1.

**PREPAYMENT OF ASSESSMENTS IN FULL**

Improvement Area #1

No full prepayments of Assessments have occurred within Improvement Area #1.

**PARTIAL PREPAYMENT OF ASSESSMENTS**

Improvement Area #1

No partial prepayments of Assessments have occurred within Improvement Area #1.

## EXHIBITS

The following Exhibits are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

<b>Exhibit A-1</b>	Map of the District
<b>Exhibit A-2</b>	Map of Improvement Area #1
<b>Exhibit A-3</b>	Map of Improvement Area #2
<b>Exhibit A-4</b>	Map of Remainder Area
<b>Exhibit A-5</b>	Improvement Area #1 Lot Type Classification Map
<b>Exhibit A-6</b>	Improvement Area #2 Lot Type Classification Map
<b>Exhibit B-1</b>	Project Costs
<b>Exhibit B-2</b>	Apportionment of Costs
<b>Exhibit C</b>	Service Plan
<b>Exhibit D</b>	Sources and Uses of Funds
<b>Exhibit E</b>	Maximum Assessment and Tax Rate Equivalent
<b>Exhibit F-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #1 Assessment Roll by Block and Lot
<b>Exhibit F-3</b>	Improvement Area #1 Annual Installments
<b>Exhibit G-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #2 Annual Installments
<b>Exhibit H</b>	Improvement Area #1 Final Plats
<b>Exhibit I-1</b>	Maps of Major Improvements
<b>Exhibit I-2</b>	Maps of Improvement Area #1 Improvements
<b>Exhibit I-3</b>	Maps of Improvement Area #2 Improvements
<b>Exhibit J</b>	Form of Notice of Assessment Termination
<b>Exhibit K-1</b>	District Legal Description
<b>Exhibit K-2</b>	Improvement Area #1 Legal Description
<b>Exhibit K-3</b>	Improvement Area #2 Legal Description
<b>Exhibit K-4</b>	Remainder Area Legal Description

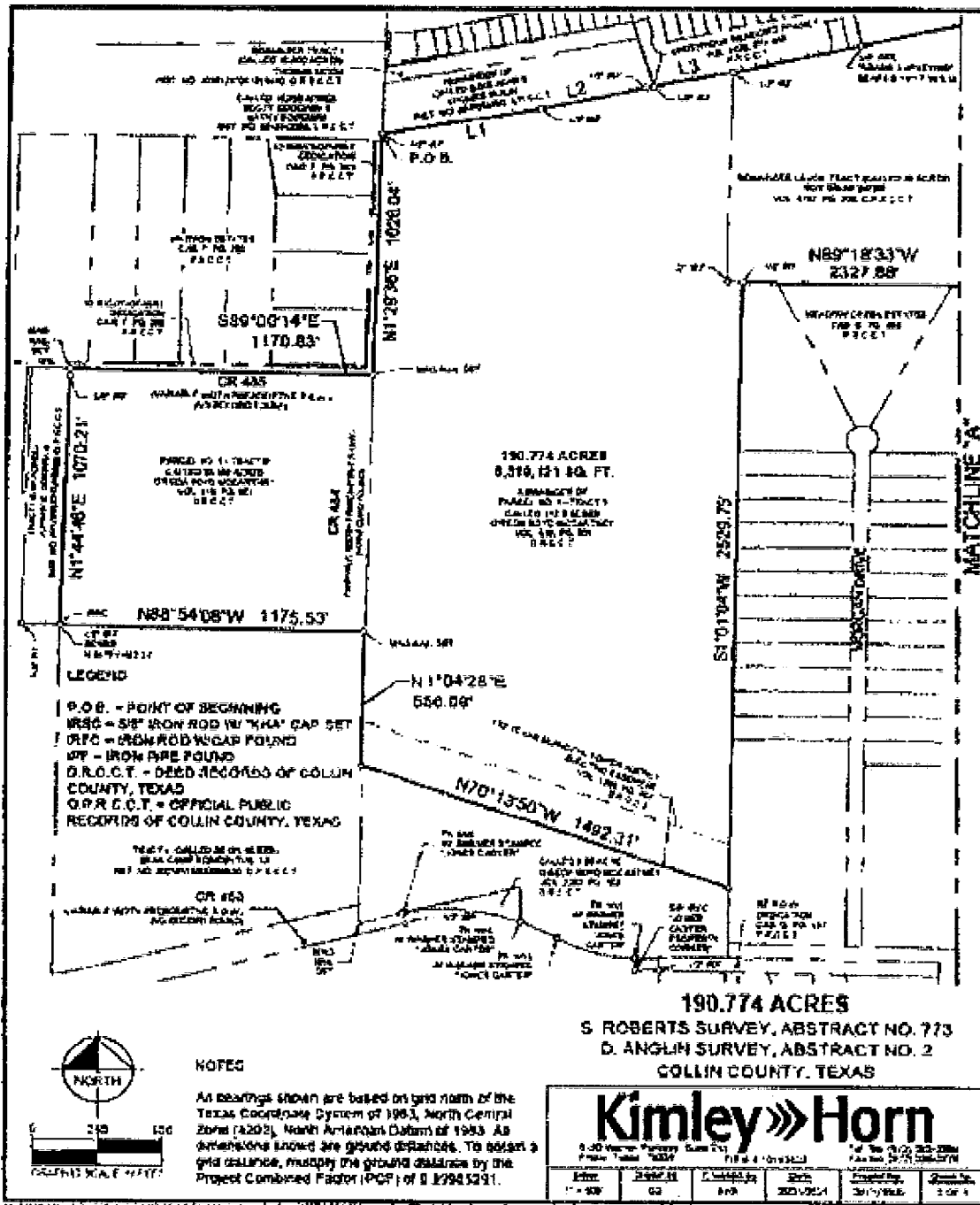
## APPENDICES

The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

<b>Appendix A</b>	Engineer's Report
<b>Appendix B</b>	Buyer Disclosures



EXHIBIT A-1 – MAP OF THE DISTRICT



# EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

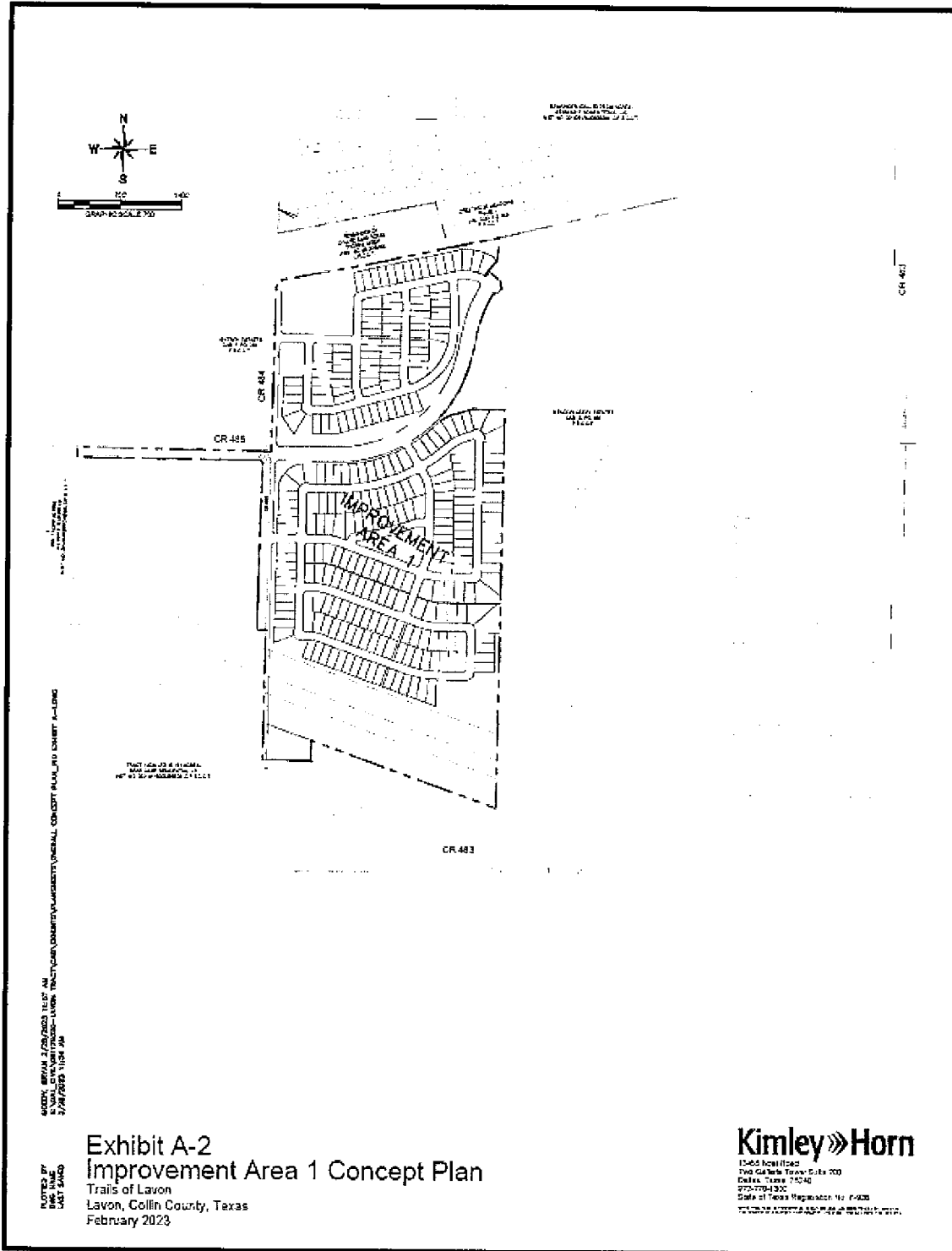


EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2

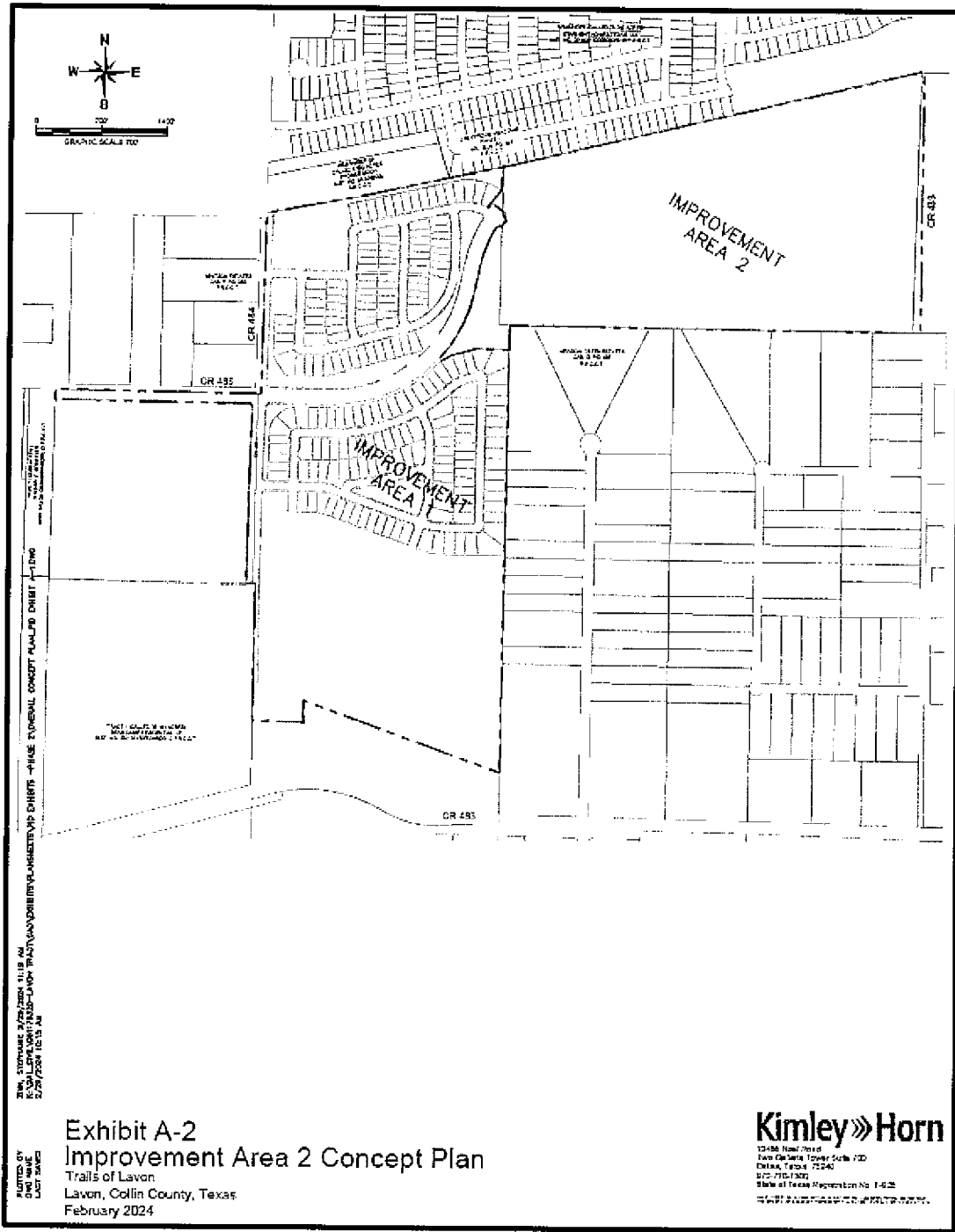
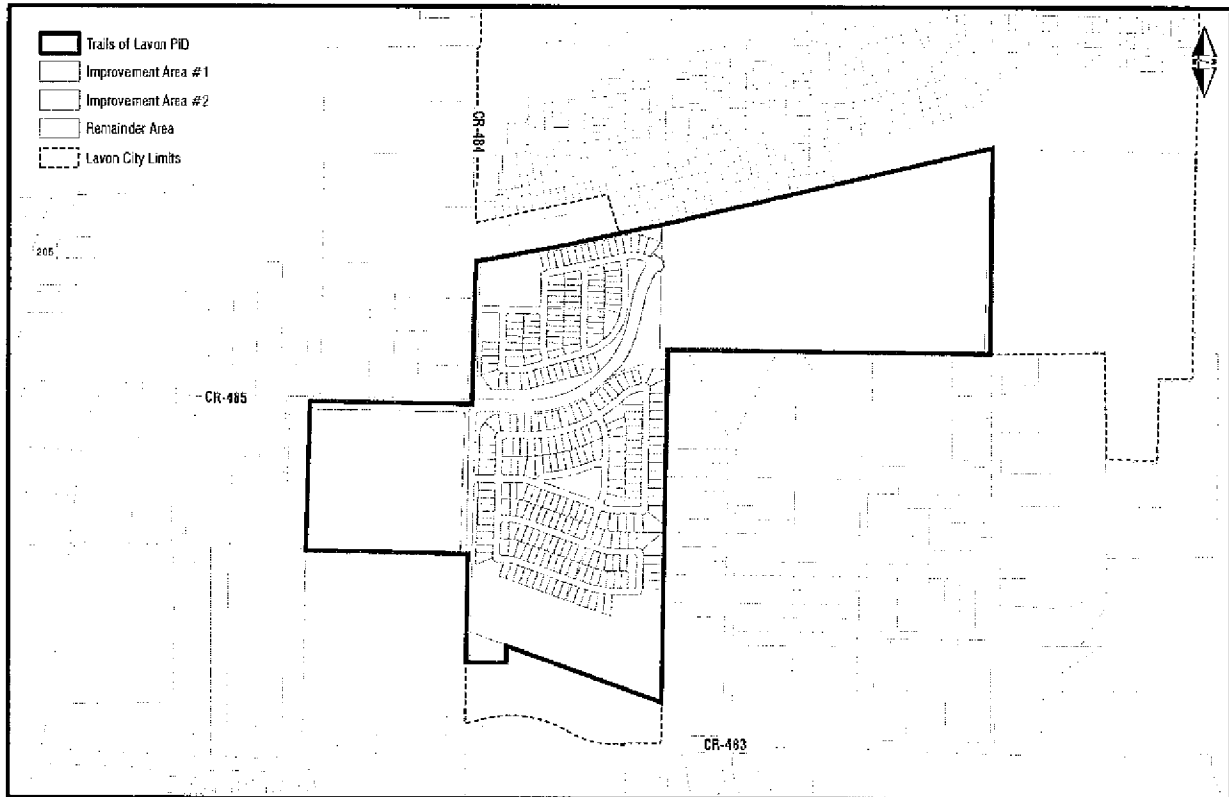
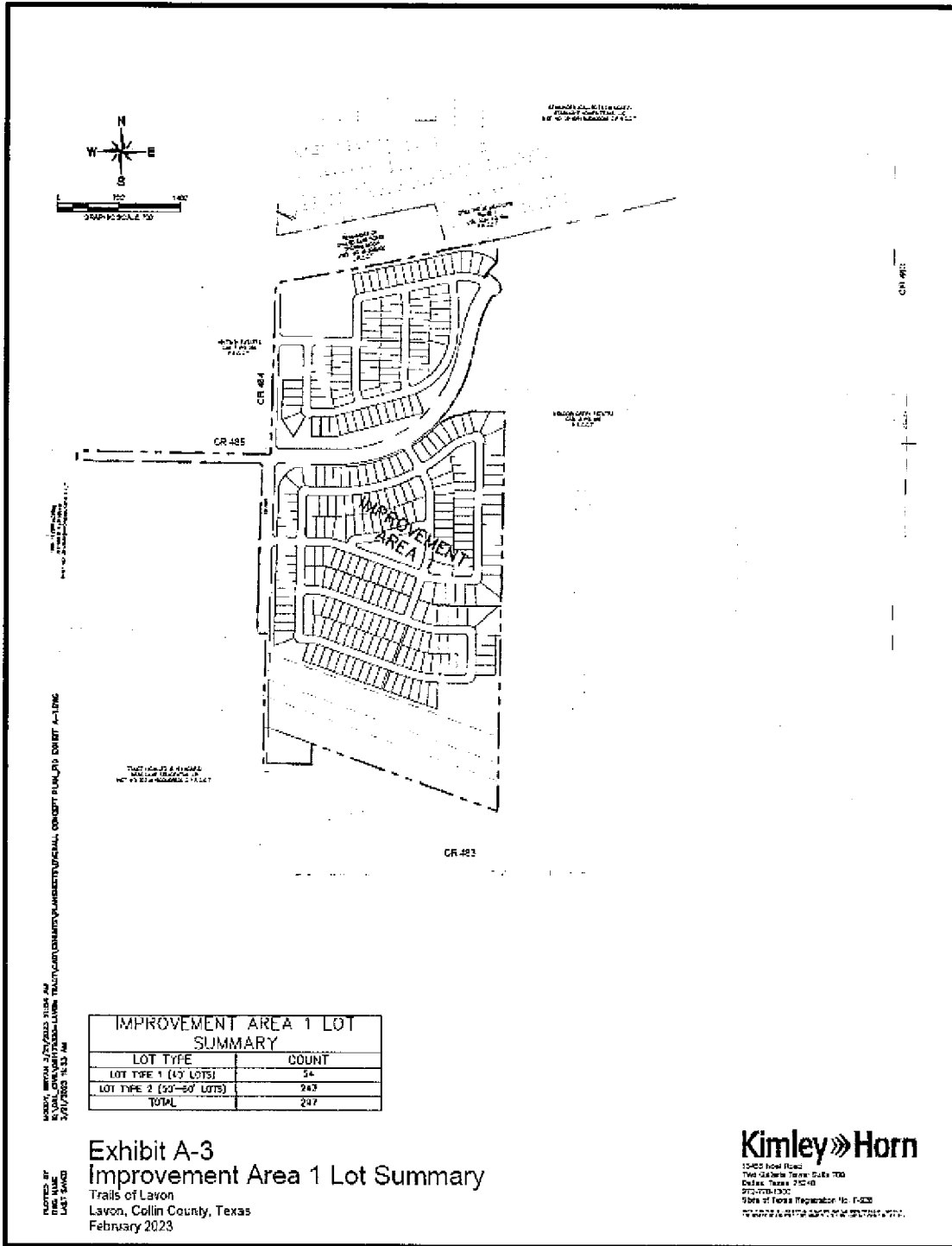


EXHIBIT A-4 – MAP OF REMAINDER AREA



**EXHIBIT A-5 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP**



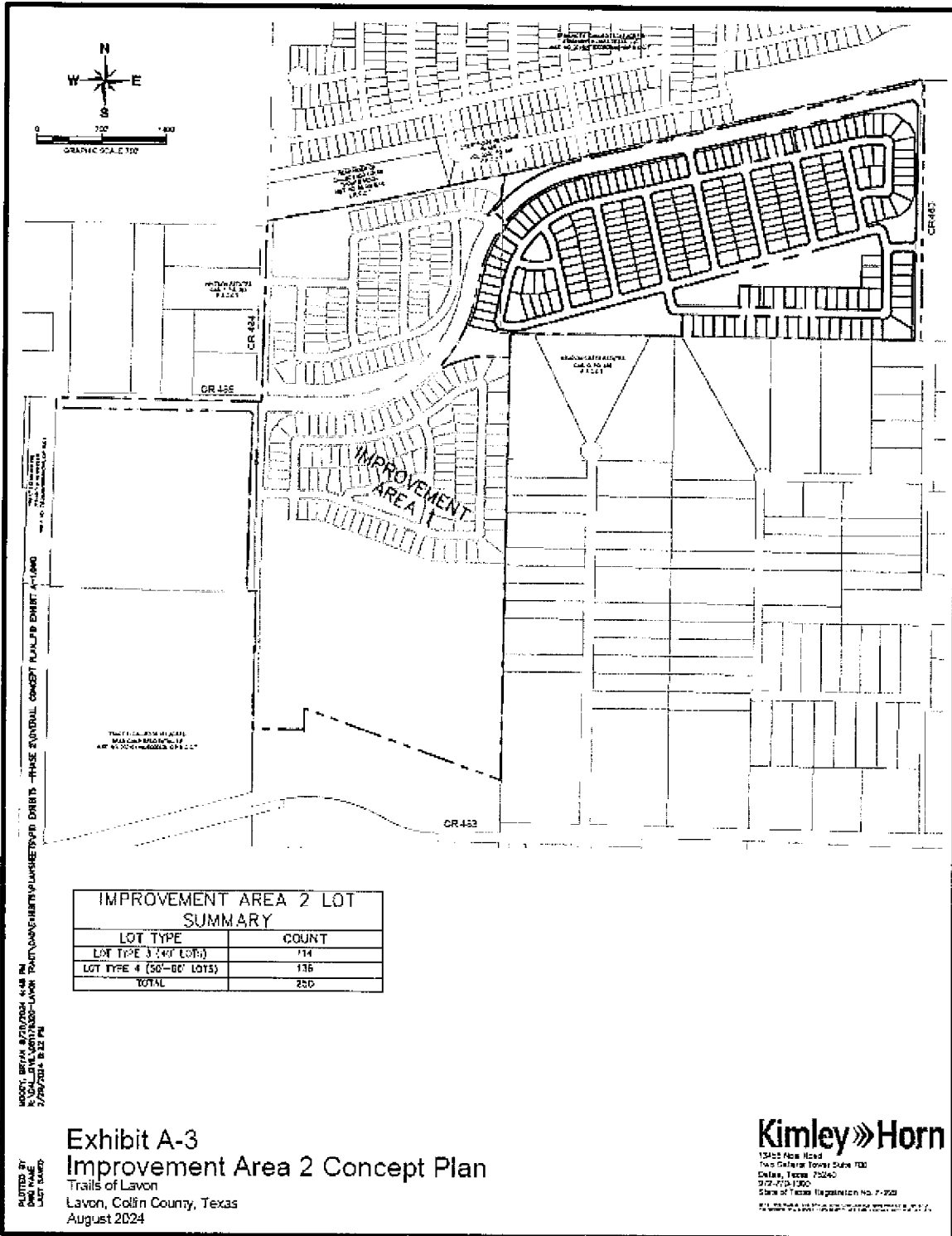
WORKSHEET 2 OF 2024 PUBLIC PLAN AM  
 8:58 AM, 09/09/2024 11:33 AM  
 TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT, CONCEPT PLAN, 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

DRAWN BY  
 THIS DATE  
 LAST SAVED

**Exhibit A-3**  
**Improvement Area 1 Lot Summary**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2023

**Kimley»Horn**  
 13400 North Ridge  
 The Woodlands, Texas 77380  
 Dallas, Texas 75240  
 281-419-1300  
 State of Texas Registration No. 1-028  
 LICENSED PROFESSIONAL ENGINEERS AND ARCHITECTS

**EXHIBIT A-6 - IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION**



PREPARED BY: KIMLEY HORN  
 PROJECT NO.: 24-000111050  
 DATE: 8/28/2024  
 DRAWN BY: J. HORN  
 CHECKED BY: J. HORN  
 SCALE: AS SHOWN  
 SHEET NO.: 54 OF 165

**Exhibit A-3**  
**Improvement Area 2 Concept Plan**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 August 2024

**Kimley»Horn**  
 13425 New Road  
 Two Central Tower Suite 700  
 Dallas, Texas 75240  
 972-712-1300  
 State of Texas Registration No. 7-902  
 WWW.KIMLEYHORN.COM

THIS DOCUMENT IS THE PROPERTY OF KIMLEY HORN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY HORN.

**EXHIBIT B-1 – PROJECT COSTS**

	Total	Private	Improvement Area #1	Improvement Area #2	Remainder Area
<b>Major Improvements <sup>(a), (b)</sup></b>					
Clearing & Excavation	\$ 88,172	\$ -	47.24% \$ 41,649	37.53% \$ 33,090	15.23% \$ 13,433
Erosion Control	19,570	-	47.24% 9,244	37.53% 7,344	15.23% 2,981
Roadway	2,309,689	-	47.24% 1,091,017	37.53% 866,794	15.23% 351,877
Sanitary Sewer	2,288,643	-	47.24% 1,081,076	37.53% 858,896	15.23% 348,671
Water <sup>(c)</sup>	324,554	-	47.24% 153,308	37.53% 121,801	15.23% 49,445
Storm Sewer	184,951	-	47.24% 87,365	37.53% 69,410	15.23% 28,177
Soft Costs <sup>(d)</sup>	1,354,595	-	47.24% 639,864	37.53% 508,361	15.23% 205,370
	<u>\$ 6,570,173</u>	<u>\$ -</u>	<u>\$ 3,103,524</u>	<u>\$ 2,465,695</u>	<u>\$ 1,000,955</u>
<b>Improvement Area #1 Improvements <sup>(e)</sup></b>					
Clearing & Excavation	\$ 399,730	\$ -	100.00% \$ 399,730	0.00% \$ -	0.00% \$ -
Erosion Control	83,102	-	100.00% 83,102	0.00% -	0.00% -
Roadway	2,449,190	-	100.00% 2,449,190	0.00% -	0.00% -
Sanitary Sewer	1,339,395	-	100.00% 1,339,395	0.00% -	0.00% -
Water <sup>(c)</sup>	1,835,811	-	100.00% 1,835,811	0.00% -	0.00% -
Storm Sewer	2,957,013	-	100.00% 2,957,013	0.00% -	0.00% -
Soft Costs <sup>(d)</sup>	2,354,085	-	100.00% 2,354,085	0.00% -	0.00% -
	<u>\$ 11,418,326</u>	<u>\$ -</u>	<u>\$ 11,418,326</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Improvement Area #2 Improvements <sup>(e)</sup></b>					
Clearing & Excavation	\$ 198,788	\$ -	0.00% \$ -	100.00% \$ 198,788	0.00% \$ -
Erosion Control	55,145	-	0.00% -	100.00% 55,145	0.00% -
Roadway	1,036,233	-	0.00% -	100.00% 1,036,233	0.00% -
Sanitary Sewer	1,676,616	-	0.00% -	100.00% 1,676,616	0.00% -
Water <sup>(c)</sup>	2,163,422	-	0.00% -	100.00% 2,163,422	0.00% -
Storm Sewer	4,081,705	-	0.00% -	100.00% 4,081,705	0.00% -
Soft Costs <sup>(d)</sup>	2,403,602	-	0.00% -	100.00% 2,403,602	0.00% -
	<u>\$ 11,615,511</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,615,511</u>	<u>\$ -</u>
<b>Private Improvements <sup>(f)</sup></b>					
Clearing & Excavation	\$ 2,118,115	\$ 2,118,115	0.00% \$ -	0.00% \$ -	0.00% \$ -
Erosion Control	169,575	169,575	0.00% -	0.00% -	0.00% -
Retaining Walls	595,042	595,042	0.00% -	0.00% -	0.00% -
Landscape/Hardscape & Miscellaneous	7,541,495	7,541,495	0.00% -	0.00% -	0.00% -
Soft Costs <sup>(d)</sup>	2,127,208	2,127,208	0.00% -	0.00% -	0.00% -
	<u>\$ 12,551,435</u>	<u>\$ 12,551,435</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Bond Issuance Costs <sup>(g)</sup></b>					
Debt Service Reserve Fund	\$ 1,921,190	\$ -	\$ 1,107,938	\$ 813,252	\$ -
Underwriter's Discount	499,700	-	287,300	212,400	-
Underwriter's Counsel	249,850	-	143,650	106,200	-
Cost of Issuance	1,624,025	-	933,725	690,300	-
	<u>\$ 4,294,765</u>	<u>\$ -</u>	<u>\$ 2,472,613</u>	<u>\$ 1,822,152</u>	<u>\$ -</u>
<b>Other Costs <sup>(a)</sup></b>					
Initial Administrative Fund Deposit	\$ 80,000	\$ -	\$ 40,000	\$ 40,000	\$ -
	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ 40,000</u>	<u>\$ 40,000</u>	<u>\$ -</u>
<b>Total</b>	<b>\$ 46,530,211</b>	<b>\$ 12,551,435</b>	<b>\$ 17,034,462</b>	<b>\$ 15,943,359</b>	<b>\$ 1,000,955</b>

**Footnotes:**

- (a) Costs per Engineer's Report dated April 19, 2023.
- (b) Major Improvements allocated between Improvement Area #1, Improvement Area #2, and the Remainder Area pro rata based on Estimated Buildout Value.
- (c) Water improvements are to be owned and maintained by Bear Creek SUD.
- (d) Soft Costs include planning, surveying, platting, engineering, staking, city inspection fees, Bear Creek SUD inspection fees, construction materials testing, miscellaneous, and contingency.
- (e) Costs per Engineer's Report dated February 29, 2024.
- (f) Non-reimbursable to the Developer from Assessments or PID Bonds.
- (g) Preliminary estimates only and subject to change upon bond issuance.

**EXHIBIT B-2 – APPORTIONMENT OF COSTS**

Improvement Area	Units	Estimated Buildout Value	Major Improvements <sup>[a]</sup>	Total Apportionment for Future Funding <sup>[b]</sup>
Improvement Area #1	297	\$ 121,527,027	47.24% \$ 3,103,523.57	
Improvement Area #2	250	\$ 100,451,758	37.53% \$ 2,465,695.11	
Remainder Area	104	\$ 42,426,080	15.23% \$ 1,000,954.63	\$ 1,000,954.63
<b>Total</b>	<b>651</b>	<b>\$ 264,404,864</b>	<b>\$ 6,570,173.31</b>	

**Footnotes:**

[a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1, Improvement Area #2, and the Remainder Area.

[b] Reimbursable in part or in full from future Assessments levied on the Remainder Area.

BY ORDER OF THE BOARD OF DIRECTORS: CLAYTON W. BROWN, CLERK OF DISTRICT COURT, TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT



**EXHIBIT C – SERVICE PLAN**

Improvement Area #1						
Annual Installment Due						
	2025	2026	2027	2028	2029	
<i>Improvement Area #1 Reimbursement Obligation</i>						
Principal	\$ 206,479.00	\$ 217,887.00	\$ 229,954.00	\$ 242,718.00	\$ 256,221.00	
Interest	846,348.54	834,124.98	821,226.08	807,612.80	793,243.88	
(1)	\$ 1,052,827.54	\$ 1,052,011.98	\$ 1,051,180.08	\$ 1,050,330.80	\$ 1,049,464.88	
Annual Collection Costs	(2) \$ 33,995.50	\$ 34,675.41	\$ 35,368.92	\$ 36,076.30	\$ 36,797.82	
<b>Total Annual Installment<sup>(a)</sup></b>	<b>(3) = (1) + (2)</b>	<b>\$ 1,086,823.04</b>	<b>\$ 1,086,687.39</b>	<b>\$ 1,086,549.00</b>	<b>\$ 1,086,407.10</b>	<b>\$ 1,086,262.70</b>

**Footnotes:**

[a] Additional Interest to be added to Total Annual Installment upon issuance of PID Bonds to reimburse all or a portion of the Improvement Area #1 Reimbursement Obligation.

Improvement Area #2						
Annual Installment Due						
	2025	2026	2027	2028	2029	
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal	\$ 122,952.44	\$ 130,944.35	\$ 139,455.73	\$ 148,520.35	\$ 158,174.17	
Interest	690,300.00	682,308.09	673,796.71	664,732.09	655,078.26	
(1)	\$ 813,252.44	\$ 813,252.44	\$ 813,252.44	\$ 813,252.44	\$ 813,252.44	
Annual Collection Costs	(2) \$ 40,000.00	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29	
<b>Total Annual Installment<sup>(a)</sup></b>	<b>(3) = (1) + (2)</b>	<b>\$ 853,252.44</b>	<b>\$ 854,052.44</b>	<b>\$ 854,868.44</b>	<b>\$ 855,700.76</b>	<b>\$ 856,549.72</b>

**Footnotes:**

[a] Additional Interest to be added to Total Annual Installment upon issuance of PID Bonds to reimburse all or a portion of the Improvement Area #2 Reimbursement Obligation.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

**EXHIBIT D – SOURCES AND USES OF FUNDS**

	IMPROVEMENT AREA #1	IMPROVEMENT AREA #2	REMAINDER AREA	DEVELOPER CONTRIBUTION	PRIVATE IMPROVEMENTS
<b>Sources of Funds</b>					
Improvement Area #1 Reimbursement Obligation <sup>[a]</sup>	\$ -	\$ 14,365,000	\$ -	\$ -	\$ 14,365,000
Improvement Area #2 Reimbursement Obligation <sup>[b]</sup>	-	-	10,620,000	-	10,620,000
Remainder Area Apportionment of Costs <sup>[c]</sup>	-	-	-	1,000,955	1,000,955
Developer Contribution - Improvement Area #1 <sup>[d]</sup>	-	2,669,462	-	-	2,669,462
Developer Contribution - Improvement Area #2 <sup>[d]</sup>	-	-	5,323,359	-	5,323,359
Private Improvements <sup>[e]</sup>	12,551,435	-	-	-	12,551,435
<b>Total Sources</b>	<b>\$ 12,551,435</b>	<b>\$ 17,034,462</b>	<b>\$ 15,943,359</b>	<b>\$ 1,000,955</b>	<b>\$ 46,530,211</b>
<b>Uses of Funds</b>					
Major Improvements	\$ -	\$ 3,103,524	\$ 2,465,695	\$ 1,000,955	\$ 6,570,173
Improvement Area #1 Improvements	-	11,418,326	-	-	11,418,326
Improvement Area #2 Improvements	-	-	11,615,511	-	11,615,511
Private Improvements <sup>[e]</sup>	12,551,435	-	-	-	12,551,435
<b>Bond Issuance Costs<sup>[e]</sup></b>	<b>\$ 12,551,435</b>	<b>\$ 14,521,850</b>	<b>\$ 14,081,207</b>	<b>\$ 1,000,955</b>	<b>\$ 42,155,446</b>
Debt Service Reserve Fund	\$ -	\$ 1,107,938	\$ 813,252	\$ -	\$ 1,921,190
Underwriter's Discount	-	287,300	212,400	-	499,700
Underwriter's Counsel	-	143,650	106,200	-	249,850
Cost of Issuance	-	933,725	690,300	-	1,624,025
	\$ -	\$ 2,472,613	\$ 1,822,152	\$ -	\$ 4,294,765
<b>Other Costs<sup>[e]</sup></b>					
First Year Annual Collection Costs	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 80,000
	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 80,000
<b>Total Uses</b>	<b>\$ 12,551,435</b>	<b>\$ 17,034,462</b>	<b>\$ 15,943,359</b>	<b>\$ 1,000,955</b>	<b>\$ 46,530,211</b>

**Footnotes:**

- [a] PID Bonds to reimburse all or a portion of the Improvement Area #1 Reimbursement Obligation to be issued when property has sufficient value to reach 3:1 VTL ratio.
- [b] PID Bonds to reimburse all or a portion of the Improvement Area #2 Reimbursement Obligation to be issued when property has sufficient value to reach 3:1 VTL ratio.
- [c] Apportioned Costs to be levied in part or in full at a later date.
- [d] Non-reimbursable to the Developer through Assessments or PID Bonds.
- [e] Estimates only. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation to be determined and incurred at the time such PID Bonds are issued.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

**EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT**

Lot Type	Units <sup>[a]</sup>	Estimated Buildout Value <sup>[a]</sup>		Assessment		Average Annual Installment		PID TRE	Total Tax Stack
		Per Unit	Total	Per Unit	Total	Per Unit	Total		
<i>Improvement Area #1</i>									
Lot Type 1	54	\$ 340,615	\$ 18,393,210	\$ 40,070	\$ 2,163,775	\$ 3,041	\$ 164,190	\$ 0.893	\$ 2.801
Lot Type 2	243	\$ 424,419	\$ 103,133,817	\$ 49,929	\$ 12,132,653	\$ 3,789	\$ 920,639	\$ 0.893	\$ 2.801
<i>Subtotal</i>	<i>297</i>		<i>\$ 121,527,027</i>		<i>\$ 14,296,428</i>		<i>\$ 1,084,829</i>	<i>\$ 0.893</i>	<i>\$ 2.801</i>
<i>Improvement Area #2</i>									
Lot Type 3	114	\$ 354,376	\$ 40,398,846	\$ 37,465	\$ 4,271,063	\$ 3,113	\$ 354,923	\$ 0.879	\$ 2.787
Lot Type 4	136	\$ 441,566	\$ 60,052,912	\$ 46,683	\$ 6,348,937	\$ 3,879	\$ 527,593	\$ 0.879	\$ 2.787
<i>Subtotal</i>	<i>250</i>		<i>\$ 100,451,758</i>		<i>\$ 10,620,000</i>		<i>\$ 882,515</i>	<i>\$ 0.879</i>	<i>\$ 2.787</i>
<b>Total</b>	<b>547</b>		<b>\$ 221,978,785</b>		<b>\$ 24,916,428</b>				

**Footnotes:**

[a] Per information provided by the Developer on April 2, 2024.

**EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025 <sup>[b]</sup>
1249928	Improvement Area #1 Initial Parcel	\$ 14,296,428.00	\$ 1,086,823.04
<b>Total</b>		<b>\$ 14,296,428.00</b>	<b>\$ 1,086,823.04</b>

**Footnotes:**

[a] The entire Improvement Area #1 is contained within Property ID 1249928. For billing purposes, the Annual Installment due 1/31/2025 shall be allocated pro rata based on acreage.

**EXHIBIT F-2 - IMPROVEMENT AREA #1 ASSESSMENT ROLL BY BLOCK AND LOT**

Legal Description				Outstanding	Annual Installment
Property ID <sup>(a)</sup>	Block	Lot	Lot Type	Assessment	due 1/31/2025
TBD	DD	1X HOA	Non-Benefitted	\$ -	\$ -
TBD	E	1	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	8X HOA	Non-Benefitted	\$ -	\$ -
TBD	E	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	E	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	1X HOA	Non-Benefitted	\$ -	\$ -
TBD	F	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	20	Lot Type 2	\$ 49,928.61	\$ 3,795.60

11/17/2024 10:52:03 AM - 11/17/2024 10:52:03 AM - 11/17/2024 10:52:03 AM - 11/17/2024 10:52:03 AM - 11/17/2024 10:52:03 AM

Property ID <sup>[a]</sup>	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	F	21	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	22	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	23	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	24	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	25	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	26	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	27	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	28	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	29	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	30	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	31	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	32	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	33	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	34	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	35	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	36	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	37	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	38	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	39	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	40	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	41	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	42	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	43X	Non-Benefitted	\$ -	\$ -
TBD	F	44	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	45	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	46	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	47	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	48	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	49	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	50	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	51	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	52	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	53	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	54	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	55	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	56	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	57	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	58	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	59	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	60	Lot Type 2	\$ 49,928.61	\$ 3,795.60

PROPERTY ID: (a) - GOLF COURSE PROPERTY - UNIMPROVED - PARCEL INFORMATION - ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Property ID <sup>[a]</sup>	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	F	61	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	62	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	63	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	64	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	65	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	66	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	67	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	68	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	69	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	70	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	F	73	Non-Benefitted	\$ -	\$ -
TBD	G	1	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	13X	Non-Benefitted	\$ -	\$ -
TBD	G	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	20	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	21	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	22	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	23	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	24	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	25	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	26	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	27	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	28	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	29	Lot Type 2	\$ 49,928.61	\$ 3,795.60

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

Legal Description				Outstanding Assessment	Annual Installment due 1/31/2025
Property ID <sup>[a]</sup>	Block	Lot	Lot Type		
TBD	G	30	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	31	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	32	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	33	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	34	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	35	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	36	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	37	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	38	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	G	39	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	1	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	20	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	21	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	22	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	23	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	24	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	H	25	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	1	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60

LEGAL DESCRIPTION: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



Legal Description				Outstanding Assessment	Annual Installment due 1/31/2025
Property ID <sup>[a]</sup>	Block	Lot	Lot Type		
TBD	I	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	20	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	21	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	22	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	23	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	24	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	25	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	I	26	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	1	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60

PROPERTY IDENTIFICATION INFORMATION FOR TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

Property ID <sup>[a]</sup>	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	J	20	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	21	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	22	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	23	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	24	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	25	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	26	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	J	27	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	1X HOA	Non-Benefitted	\$ -	\$ -
TBD	K	2	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	3	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	4	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	5	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	6	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	7	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	8	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	16	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	17	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	18	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	K	19	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	1	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	2	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	3	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	4	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	5	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	6	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	7	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	8	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	L	9	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	10	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	11	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	12	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	13	Lot Type 2	\$ 49,928.61	\$ 3,795.60

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

Property ID <sup>[a]</sup>	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	L	14	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	L	15	Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	M	1	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	2	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	3	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	4	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	5	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	6	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	7X HOA	Non-Benefitted	\$ -	\$ -
TBD	M	8	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	9	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	10	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	11	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	12	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	13	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	14	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	15	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	16	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	17	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	18	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	19	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	20	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	21	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	22	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	23	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	24	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	25	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	26	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	M	27	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	1	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	2	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	3	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	4	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	5	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	6	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	7	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	8	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	9X HOA	Non-Benefitted	\$ -	\$ -
TBD	N	10	Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	11	Lot Type 1	\$ 40,069.92	\$ 3,046.14

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

Property ID <sup>[a]</sup>	Block	Lot	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	N	12		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	13		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	14		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	15		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	16		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	17		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	18		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	19		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	20		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	N	21		Lot Type 1	\$ 40,069.92	\$ 3,046.14
TBD	O	1X HOA		Non-Benefitted	\$ -	\$ -
TBD	O	2		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	3		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	4		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	5		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	6		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	7		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	8		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	9		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	10		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	11		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	12		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	13		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	14		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	15		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	16		Lot Type 2	\$ 49,928.61	\$ 3,795.60
TBD	O	17		Lot Type 2	\$ 49,928.61	\$ 3,795.60
<b>Total<sup>[b]</sup></b>					<b>\$ 14,296,428.00</b>	<b>\$ 1,086,823.04</b>

**Footnotes:**

[a] Improvement Area #1 Final Plats have been recorded but not yet assigned Property IDs by the Collin Central Appraisal District.

[b] Totals may not match Service Plan or Annual Installment schedule due to rounding.

### EXHIBIT F-3 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2025	\$ 206,479	\$ 846,349	\$ 33,996	\$ 1,086,823
2026	\$ 217,887	\$ 834,125	\$ 34,675	\$ 1,086,687
2027	\$ 229,954	\$ 821,226	\$ 35,369	\$ 1,086,549
2028	\$ 242,718	\$ 807,613	\$ 36,076	\$ 1,086,407
2029	\$ 256,221	\$ 793,244	\$ 36,798	\$ 1,086,263
2030	\$ 270,506	\$ 778,076	\$ 37,534	\$ 1,086,115
2031	\$ 285,619	\$ 762,062	\$ 38,284	\$ 1,085,965
2032	\$ 301,608	\$ 745,153	\$ 39,050	\$ 1,085,811
2033	\$ 318,526	\$ 727,298	\$ 39,831	\$ 1,085,655
2034	\$ 336,427	\$ 708,441	\$ 40,628	\$ 1,085,496
2035	\$ 355,368	\$ 688,525	\$ 41,440	\$ 1,085,333
2036	\$ 375,411	\$ 667,487	\$ 42,269	\$ 1,085,167
2037	\$ 396,621	\$ 645,262	\$ 43,115	\$ 1,084,998
2038	\$ 419,066	\$ 621,783	\$ 43,977	\$ 1,084,825
2039	\$ 442,819	\$ 596,974	\$ 44,856	\$ 1,084,649
2040	\$ 467,957	\$ 570,759	\$ 45,753	\$ 1,084,469
2041	\$ 494,562	\$ 543,056	\$ 46,669	\$ 1,084,286
2042	\$ 522,720	\$ 513,778	\$ 47,602	\$ 1,084,100
2043	\$ 552,523	\$ 482,833	\$ 48,554	\$ 1,083,910
2044	\$ 584,066	\$ 450,123	\$ 49,525	\$ 1,083,714
2045	\$ 617,454	\$ 415,547	\$ 50,516	\$ 1,083,516
2046	\$ 652,795	\$ 378,993	\$ 51,526	\$ 1,083,314
2047	\$ 690,204	\$ 340,348	\$ 52,556	\$ 1,083,108
2048	\$ 729,802	\$ 299,488	\$ 53,607	\$ 1,082,897
2049	\$ 771,720	\$ 256,284	\$ 54,680	\$ 1,082,683
2050	\$ 816,093	\$ 210,598	\$ 55,773	\$ 1,082,464
2051	\$ 863,067	\$ 162,285	\$ 56,889	\$ 1,082,241
2052	\$ 912,795	\$ 111,192	\$ 58,026	\$ 1,082,013
2053	\$ 965,440	\$ 57,154	\$ 59,187	\$ 1,081,781
<b>Total</b>	<b>\$ 14,296,428</b>	<b>\$ 15,836,052</b>	<b>\$ 1,318,761</b>	<b>\$ 31,451,242</b>

**Footnotes:**

[a] Interest is calculated at 5.92%, which is not higher than 2% above the Bond Buyer Index, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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.

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

<b>EXHIBIT G-1 - IMPROVEMENT AREA #2 ASSESSMENT ROLL</b>
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Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
1249982	Improvement Area #2 Initial Parcel	\$ 3,897,831.30	\$ 313,167.05
1249928	Improvement Area #2 Initial Parcel	\$ 6,722,168.70	\$ 540,085.39
<b>Total</b>		<b>\$ 10,620,000.00</b>	<b>\$ 853,252.44</b>

**Footnotes:**

[a] The entire Improvement Area #2 is contained within Property ID 1249982 and 1249928. For billing purposes, the Annual Installment due 1/31/2025 shall be allocated pro rata based on acreage.

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

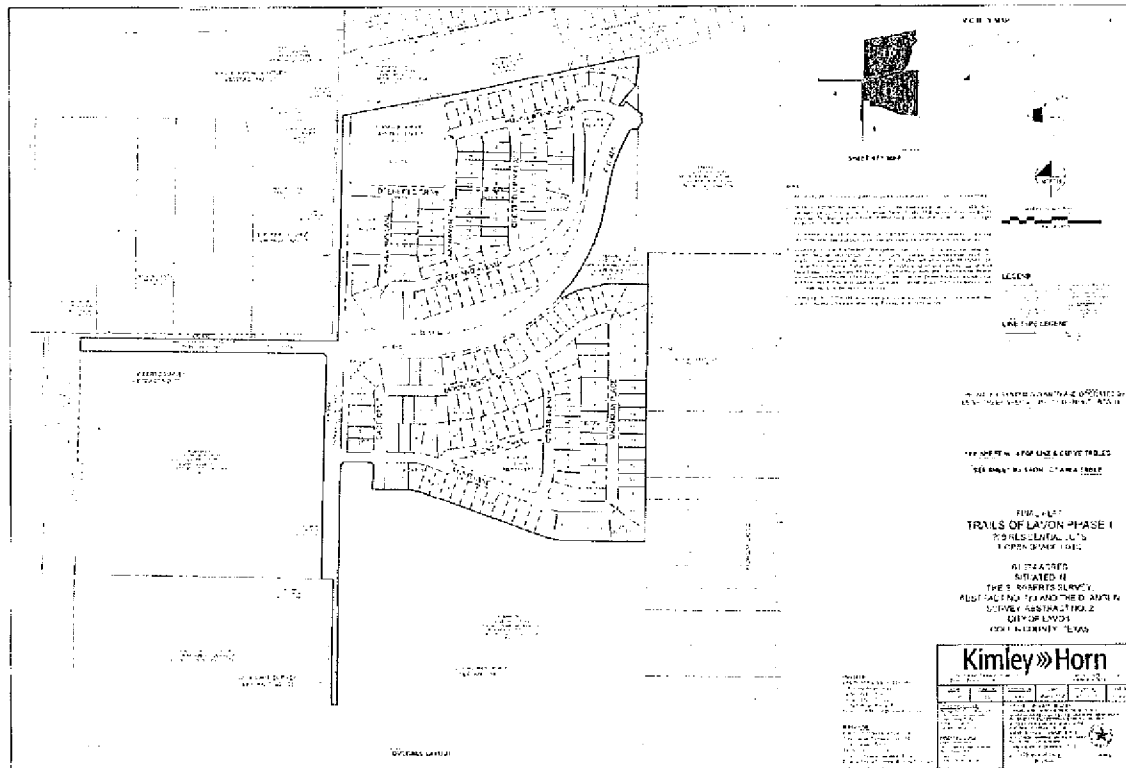
Improvement Area #2 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2025	\$ 122,952.44	\$ 690,300.00	\$ 40,000.00	\$ 853,252.44
2026	\$ 130,944.35	\$ 682,308.09	\$ 40,800.00	\$ 854,052.44
2027	\$ 139,455.73	\$ 673,796.71	\$ 41,616.00	\$ 854,868.44
2028	\$ 148,520.35	\$ 664,732.09	\$ 42,448.32	\$ 855,700.76
2029	\$ 158,174.17	\$ 655,078.26	\$ 43,297.29	\$ 856,549.72
2030	\$ 176,523.67	\$ 612,061.10	\$ 44,163.23	\$ 832,748.00
2031	\$ 187,415.18	\$ 601,169.59	\$ 45,046.50	\$ 833,631.27
2032	\$ 198,978.70	\$ 589,606.07	\$ 45,947.43	\$ 834,532.20
2033	\$ 211,255.68	\$ 577,329.09	\$ 46,866.38	\$ 835,451.14
2034	\$ 224,290.16	\$ 564,294.61	\$ 47,803.70	\$ 836,388.47
2035	\$ 238,128.86	\$ 550,455.91	\$ 48,759.78	\$ 837,344.55
2036	\$ 252,821.41	\$ 535,763.36	\$ 49,734.97	\$ 838,319.74
2037	\$ 268,420.49	\$ 520,164.27	\$ 50,729.67	\$ 839,314.44
2038	\$ 284,982.04	\$ 503,602.73	\$ 51,744.27	\$ 840,329.03
2039	\$ 302,565.43	\$ 486,019.34	\$ 52,779.15	\$ 841,363.92
2040	\$ 321,233.72	\$ 467,351.05	\$ 53,834.73	\$ 842,419.50
2041	\$ 341,053.84	\$ 447,530.93	\$ 54,911.43	\$ 843,496.20
2042	\$ 362,096.86	\$ 426,487.91	\$ 56,009.66	\$ 844,594.43
2043	\$ 384,438.24	\$ 404,146.53	\$ 57,129.85	\$ 845,714.62
2044	\$ 408,158.08	\$ 380,426.69	\$ 58,272.45	\$ 846,857.22
2045	\$ 433,341.43	\$ 355,243.34	\$ 59,437.90	\$ 848,022.67
2046	\$ 460,078.60	\$ 328,506.17	\$ 60,626.65	\$ 849,211.42
2047	\$ 488,465.44	\$ 300,119.32	\$ 61,839.19	\$ 850,423.96
2048	\$ 518,603.76	\$ 269,981.01	\$ 63,075.97	\$ 851,660.74
2049	\$ 550,601.61	\$ 237,983.15	\$ 64,337.49	\$ 852,922.26
2050	\$ 584,573.73	\$ 204,011.03	\$ 65,624.24	\$ 854,209.01
2051	\$ 620,641.93	\$ 167,942.84	\$ 66,936.72	\$ 855,521.49
2052	\$ 658,935.54	\$ 129,649.23	\$ 68,275.46	\$ 856,860.23
2053	\$ 699,591.86	\$ 88,992.91	\$ 69,640.97	\$ 858,225.74
2054	\$ 742,756.68	\$ 45,828.09	\$ 71,033.79	\$ 859,618.56
<b>Total</b>	<b>\$ 10,620,000.00</b>	<b>\$ 13,160,881.42</b>	<b>\$ 1,622,723.17</b>	<b>\$ 25,403,604.59</b>

**Footnotes:**

[a] Interest is calculated at 6.50% for years 1-5 and 6.17% for years 6-30, which is not higher than 2% above the Bond Buyer Index of 4.17% dated 8/15/2024, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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.

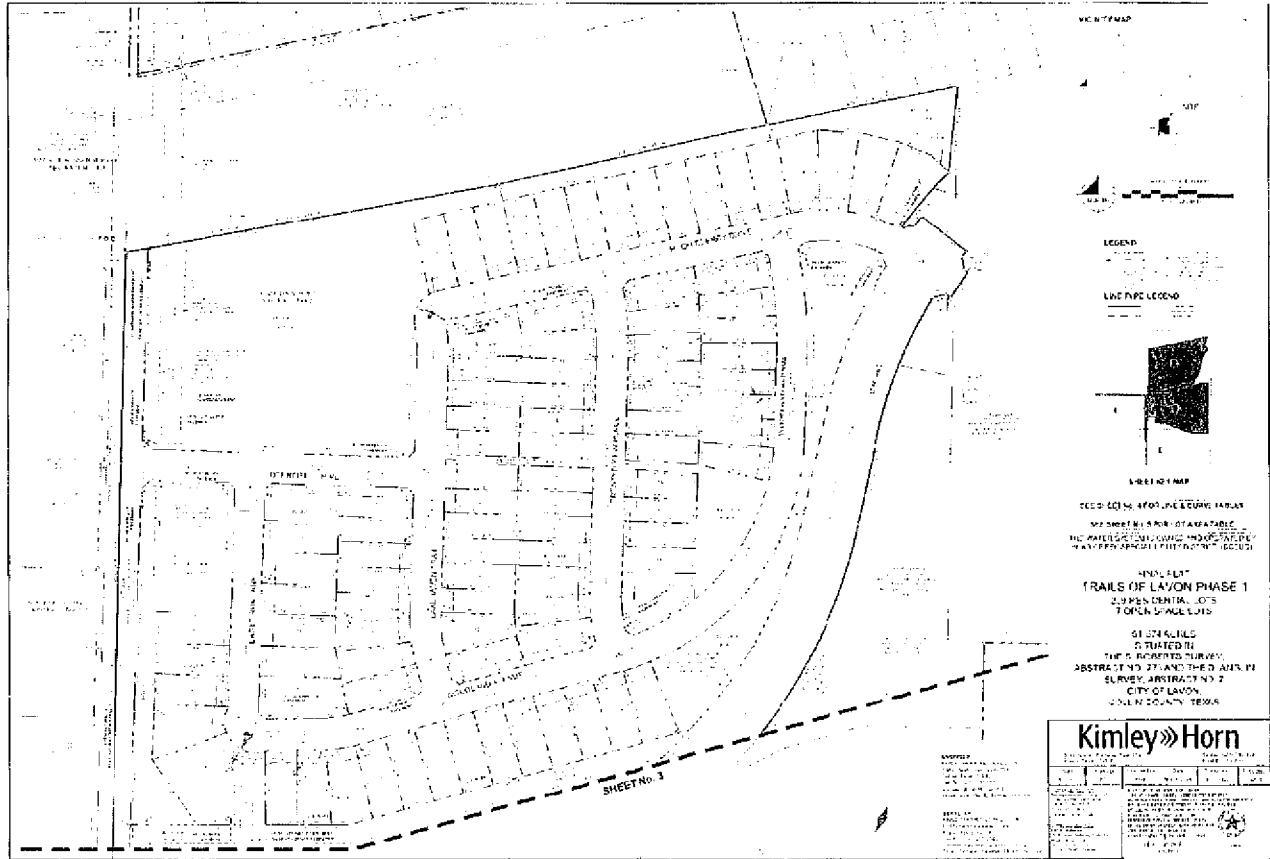
**EXHIBIT H – IMPROVEMENT AREA #1 FINAL PLATS**



THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED THE ACCURACY OF THE DATA AND INFORMATION PROVIDED BY THE CLIENT.

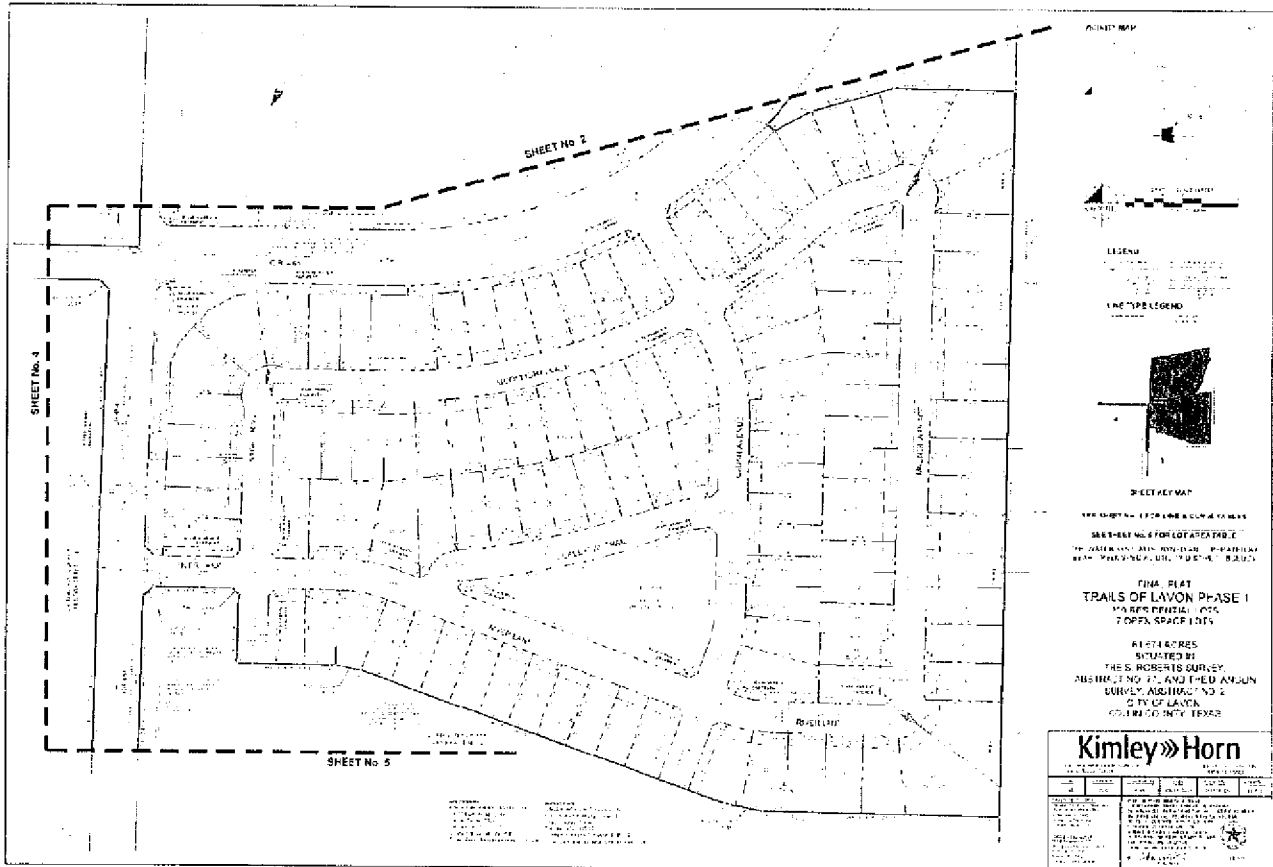
**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**





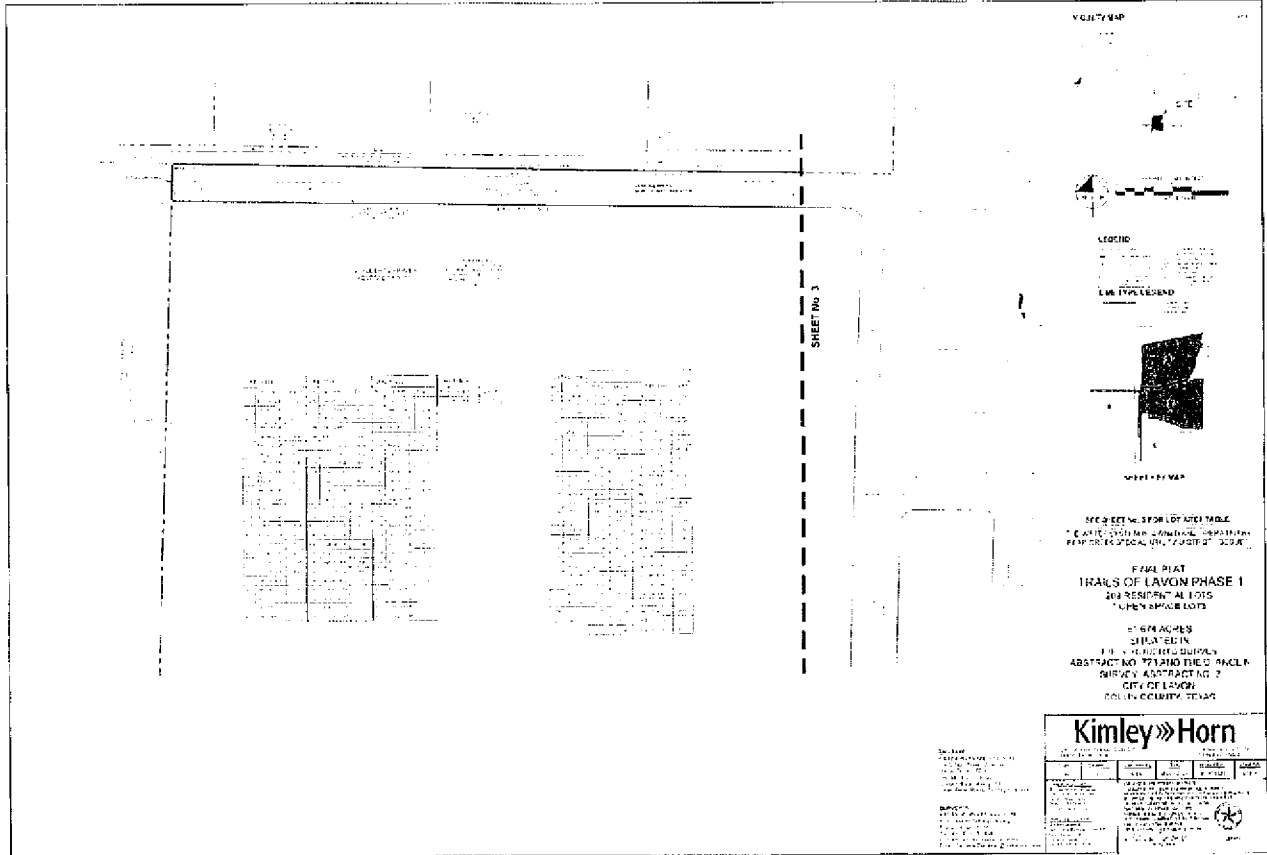
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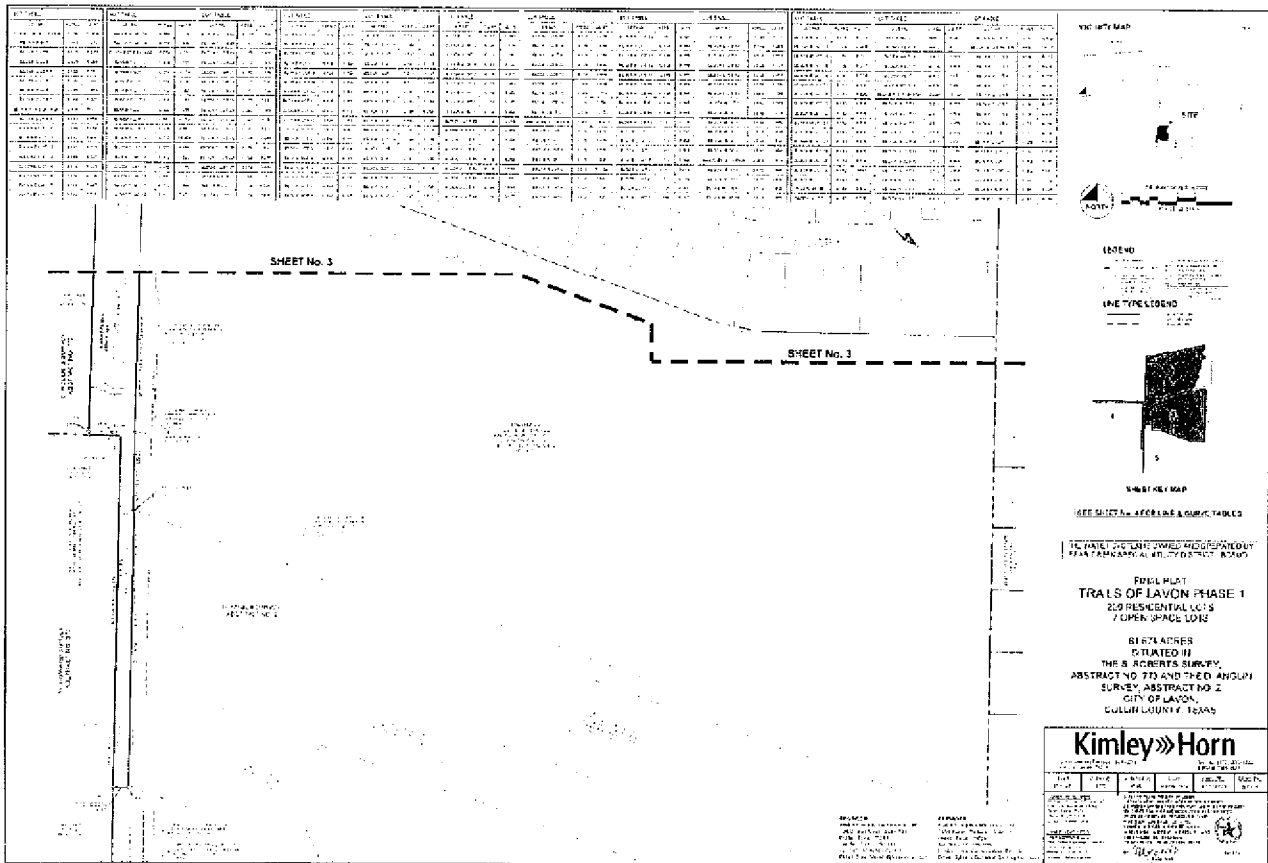
TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



NOT TO SCALE. THIS PLAN IS A SUMMARY OF THE SURVEY AND SHOULD BE REFERRED TO THE ORIGINAL SURVEY FOR COMPLETE INFORMATION.

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

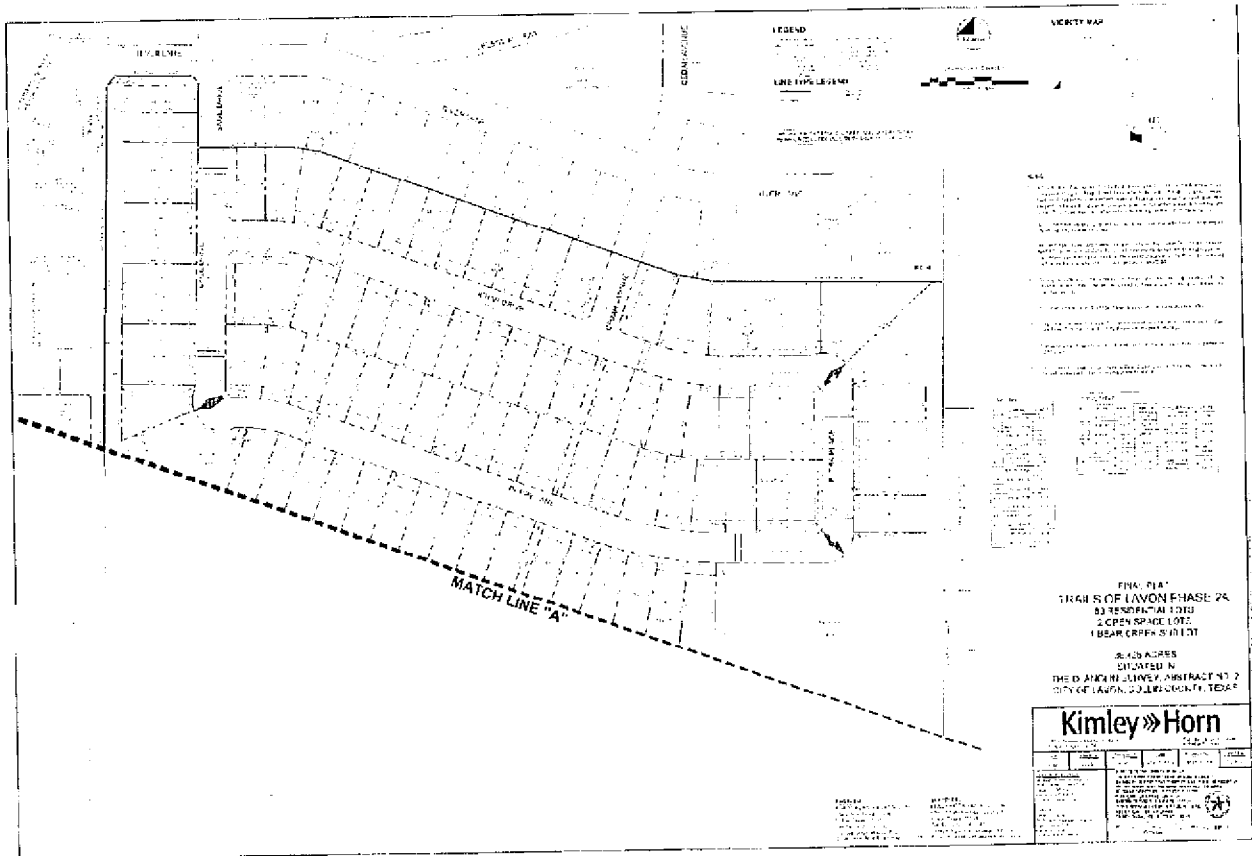


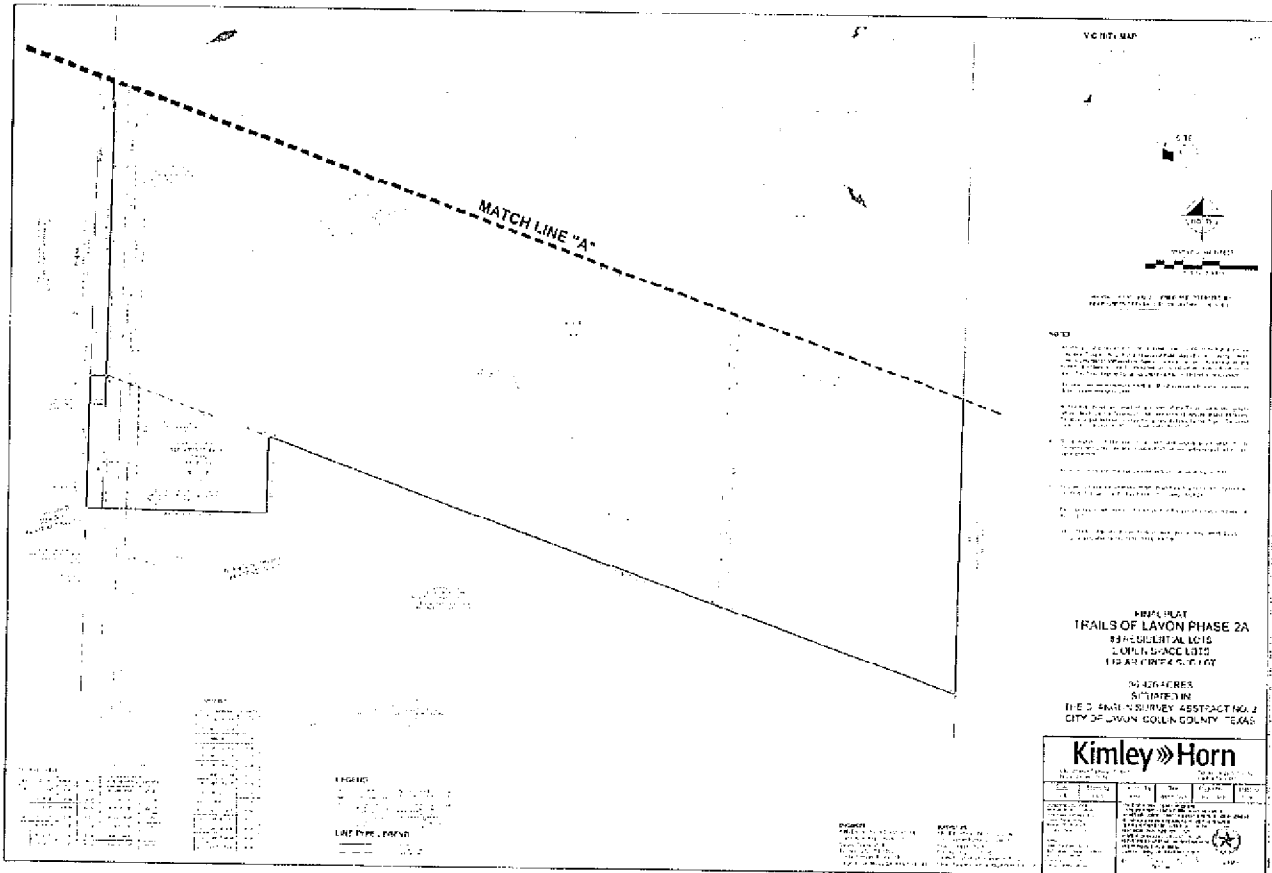


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**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

<p><b>MEMORANDUM FOR THE BOARD OF DIRECTORS</b></p> <p><b>DATE:</b> 09/09/2024</p> <p><b>TO:</b> BOARD OF DIRECTORS</p> <p><b>FROM:</b> [Name]</p> <p><b>SUBJECT:</b> 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN</p> <p>The attached documents represent the 2024 Amended and Restated Service and Assessment Plan for the Trails of Lavon Public Improvement District. This plan was developed in accordance with the Texas Public Improvement District Act and the District's governing instruments.</p> <p>The plan includes the following key components:</p> <ul style="list-style-type: none"> <li><b>Section 1:</b> Purpose and Authority</li> <li><b>Section 2:</b> Definitions</li> <li><b>Section 3:</b> Assessment Rates and Collection</li> <li><b>Section 4:</b> Service Levels and Standards</li> <li><b>Section 5:</b> Financial Projections and Budget</li> <li><b>Section 6:</b> Governance and Reporting</li> <li><b>Section 7:</b> Miscellaneous Provisions</li> </ul> <p>The Board is requested to review and approve this plan, along with the necessary resolutions and amendments to the District's governing instruments.</p>	<p><b>RESOLUTIONS</b></p> <p><b>RESOLUTION NO. [Number]</b></p> <p>WHEREAS, the Board of Directors of the Trails of Lavon Public Improvement District has reviewed the 2024 Amended and Restated Service and Assessment Plan; and</p> <p>WHEREAS, the Board finds that the Plan is in the best interests of the District and its residents; and</p> <p>WHEREAS, the Board desires to approve the Plan and the necessary amendments to the District's governing instruments;</p> <p>THEREFORE, the Board of Directors hereby resolves that it does hereby approve the 2024 Amended and Restated Service and Assessment Plan, along with the necessary resolutions and amendments to the District's governing instruments.</p> <p>ADOPTED this 9th day of September, 2024.</p> <p>_____    [Signature]    Board President</p>	<p><b>COMMISSIONER'S CERTIFICATE</b></p> <p>STATE OF TEXAS</p> <p>COUNTY OF [County]</p> <p>I, the undersigned, County Clerk of the County of [County], State of Texas, do hereby certify that the foregoing is a true and correct copy of the 2024 Amended and Restated Service and Assessment Plan as recorded in my office.</p> <p>_____    [Signature]    County Clerk</p>	<p><b>NOTARIAL PUBLIC</b></p> <p>My Comm. Expires [Date]</p> <p>_____    [Signature]    Notary Public</p> <p><b>TRAILS OF LAVON PHASE 1</b>  <b>2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN</b></p> <p><b>41.471 ACRES</b>  <b>SITUATED IN</b>  <b>THE S. ROBERTS SURVEY</b>  <b>ABS. TRACT NO. 23 AND THE D. ANGLIN</b>  <b>SURVEY, ABSTRACT NO. 2</b>  <b>CITY OF LAVON,</b>  <b>COLLEGE COUNTY, TEXAS</b></p> <p><b>Kimley Horn</b></p> <p>10000 W. Highway 100, Suite 100, Houston, TX 77042    Phone: (281) 477-7777    Fax: (281) 477-7778    Email: info@kimleyhorn.com</p>
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2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050 - 2024000111050

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

**SECTION 1: GENERAL PROVISIONS**

**ARTICLE I: PURPOSE AND SCOPE**

The purpose of this plan is to establish a fair and equitable system for assessing and providing public improvements to the property within the Trails of Lavon Public Improvement District.

**ARTICLE II: DEFINITIONS**

**SECTION 2.01: TERMS AND DEFINITIONS**

**2.01.01 "Assessment Year"** shall mean the calendar year beginning on January 1st and ending on December 31st of each year.

**2.01.02 "District"** shall mean the Trails of Lavon Public Improvement District as defined in the plat for the same.

**2.01.03 "Improvements"** shall mean the construction, maintenance, and operation of streets, sidewalks, drainage, irrigation, and other public improvements within the District.

**2.01.04 "Property"** shall mean any real property within the District, whether owned by an individual, partnership, corporation, or other entity.

**2.01.05 "Service Charge"** shall mean the amount assessed to a property owner to cover the cost of the improvements provided to that property.

**SECTION 3: ASSESSMENT AND PAYMENT**

**SECTION 3.01: ASSESSMENT**

The assessment for the improvements shall be based on the fair market value of the property as of the beginning of the assessment year.

**SECTION 3.02: PAYMENT**

The assessment shall be payable in installments as determined by the Board of Directors.

**SECTION 4: APPEALS**

Any property owner who is dissatisfied with the assessment may file an appeal with the Board of Directors within a specified period of time.

**SECTION 5: MISCELLANEOUS**

**SECTION 5.01: SEVERABILITY**

If any provision of this plan is held to be invalid, the remaining provisions shall remain in full force and effect.

**SECTION 5.02: ENTIRE AGREEMENT**

This plan constitutes the entire agreement between the property owners and the District regarding the assessment and improvements.

PROPERTY ADDRESS	ASSESSMENT YEAR	ASSESSMENT AMOUNT	STATUS
12345 Main St	2024	\$1,200	Paid
12345 Main St	2025	\$1,200	Paid
12345 Main St	2026	\$1,200	Paid
12345 Main St	2027	\$1,200	Paid
12345 Main St	2028	\$1,200	Paid
12345 Main St	2029	\$1,200	Paid
12345 Main St	2030	\$1,200	Paid
12345 Main St	2031	\$1,200	Paid
12345 Main St	2032	\$1,200	Paid
12345 Main St	2033	\$1,200	Paid
12345 Main St	2034	\$1,200	Paid
12345 Main St	2035	\$1,200	Paid
12345 Main St	2036	\$1,200	Paid
12345 Main St	2037	\$1,200	Paid
12345 Main St	2038	\$1,200	Paid
12345 Main St	2039	\$1,200	Paid
12345 Main St	2040	\$1,200	Paid

**SECTION 6: RECORDS AND MAINTENANCE**

The District shall maintain accurate records of all assessments and payments.

**SECTION 7: AMENDMENTS**

This plan may be amended by a majority vote of the Board of Directors.

**SECTION 8: SIGNATURES AND DATES**

**SECTION 8.01: BOARD OF DIRECTORS**

John Doe, Chairman  
Jane Smith, Vice Chairman  
Bob Johnson, Member  
Alice Brown, Member  
Charlie White, Member  
David Green, Member  
Eve Black, Member  
Frank Blue, Member  
Grace Red, Member  
Henry Purple, Member  
Ivy Yellow, Member  
Jack Orange, Member  
Karen Pink, Member  
Leo Grey, Member  
Mia Silver, Member  
Noah Gold, Member  
Olivia Bronze, Member  
Peter Copper, Member  
Quinn Iron, Member  
Ryan Zinc, Member  
Sara Tin, Member  
Tom Lead, Member  
Uma Platinum, Member  
Victor Palladium, Member  
Wendy Silver, Member  
Xavier Gold, Member  
Yara Bronze, Member  
Zoe Copper, Member

**SECTION 9: CERTIFICATIONS AND APPROVALS**

**SECTION 9.01: CITY OF LAVON**

City Council  
Mayor: [Signature]  
City Manager: [Signature]

**SECTION 9.02: DISTRICT BOARD**

Board of Directors  
Chairman: [Signature]  
Members: [Signatures]

**SECTION 10: ATTACHMENTS**

Attachment 1: Plat of the District

Attachment 2: List of Property Owners

Attachment 3: Detailed Assessment Schedule

**SECTION 11: LEGAL OPINION**

**SECTION 11.01: LEGAL COUNSEL**

Attorney: [Signature]  
Firm: [Firm Name]

**SECTION 12: ADDITIONAL PROVISIONS**

**SECTION 12.01: FORCE MAJEURE**

In the event of a natural disaster or other force majeure event, the assessment schedule may be suspended or modified.

**SECTION 12.02: GOVERNING LAW**

This plan shall be governed by the laws of the State of Texas.

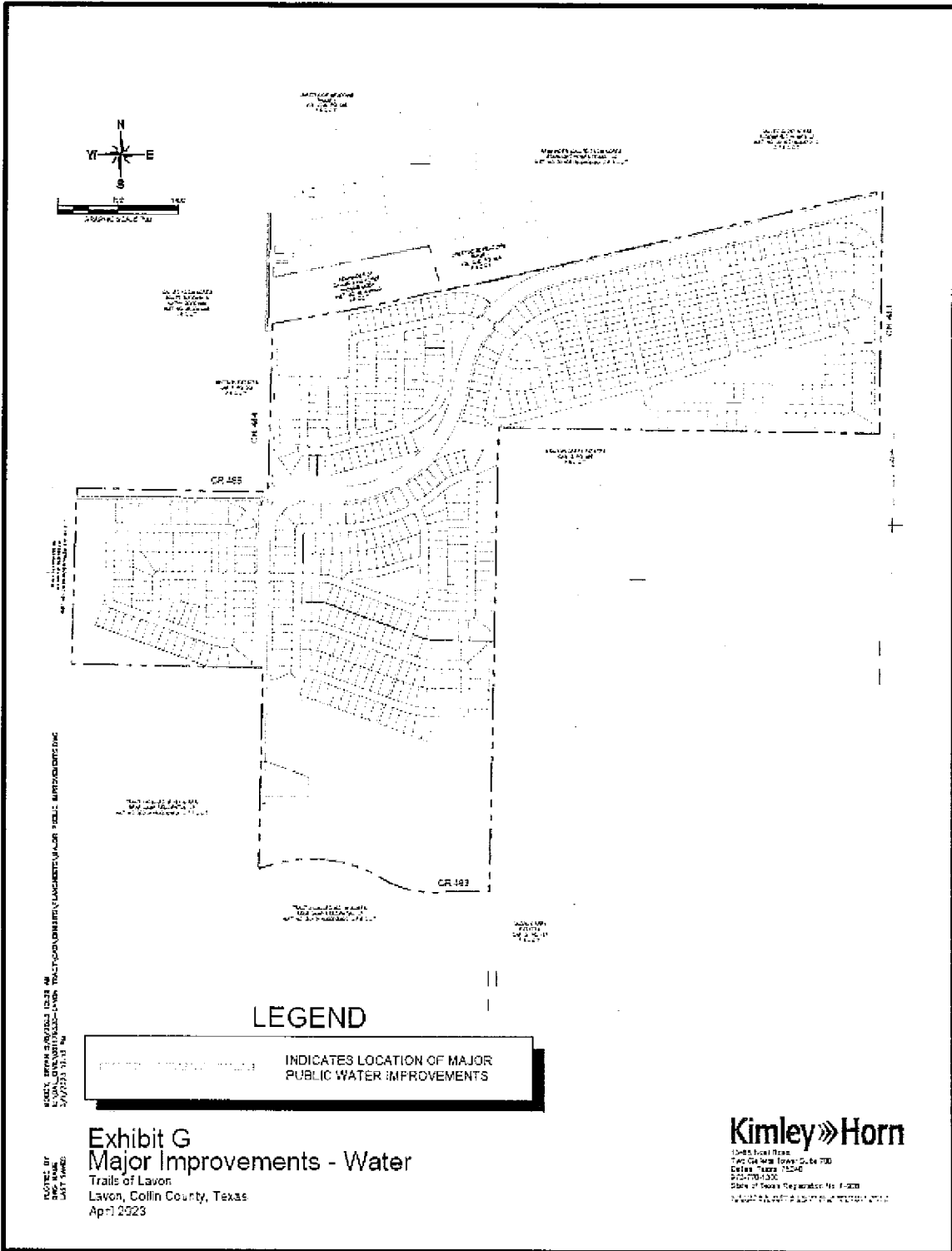
**SECTION 13: CLOSING**

**SECTION 13.01: EFFECTIVE DATE**

This plan shall become effective on the date of its adoption by the Board of Directors.



### EXHIBIT I-1 – MAPS OF MAJOR IMPROVEMENTS



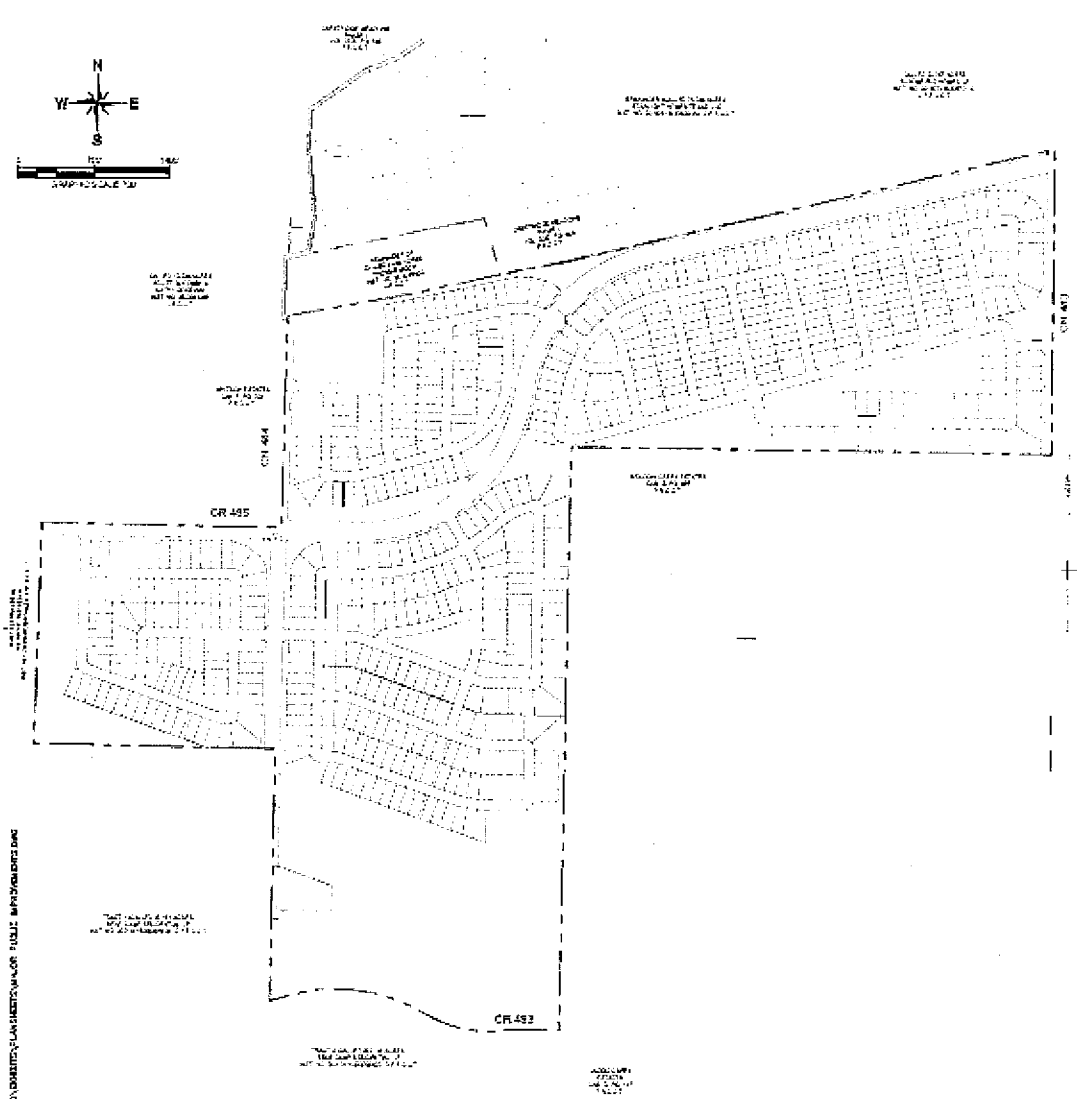
### LEGEND

INDICATES LOCATION OF MAJOR PUBLIC WATER IMPROVEMENTS

PROJECT: TRAILS OF LAVON, PHASE 4A  
 LOCATION: TRAILS OF LAVON, COLLIN COUNTY, TEXAS  
 DATE: 04/11/2023

**Exhibit G**  
**Major Improvements - Water**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 April 2023

**Kimley»Horn**  
 12001 Forest Road  
 Two Oaks, Texas 75244  
 214-780-1300  
 Date of Town Separation: No. 1-0000  
 12001 Forest Road, Two Oaks, Texas 75244



PROPERTY SUBJECT TO THE CITY OF LAYTON, TEXAS, PUBLIC SANITARY SEWER IMPROVEMENTS. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.

### LEGEND

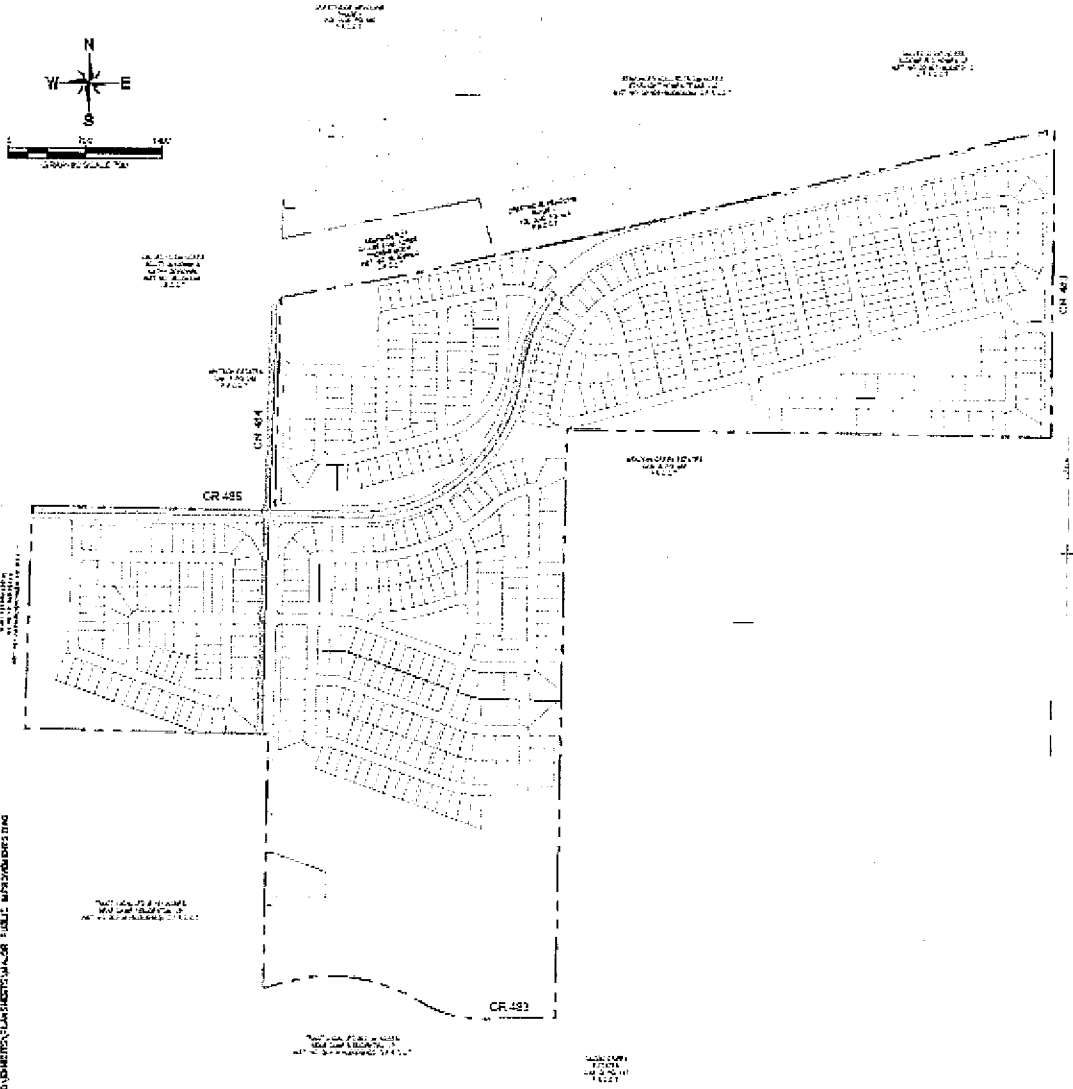
	INDICATES LOCATION OF MAJOR PUBLIC SANITARY SEWER IMPROVEMENTS
--	--

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 04/20/23

**Exhibit H**  
**Major Improvements - Sanitary Sewer**  
 Trails of Lanyon  
 Lanyon, Collin County, Texas  
 April 2023

**Kimley»Horn**

15405 Rockledge  
 Two Creeks Tower, Suite 100  
 Dallas, Texas 75244  
 214-770-1300  
 State of Texas Registration No. 1-5930  
 www.kimleyhorn.com



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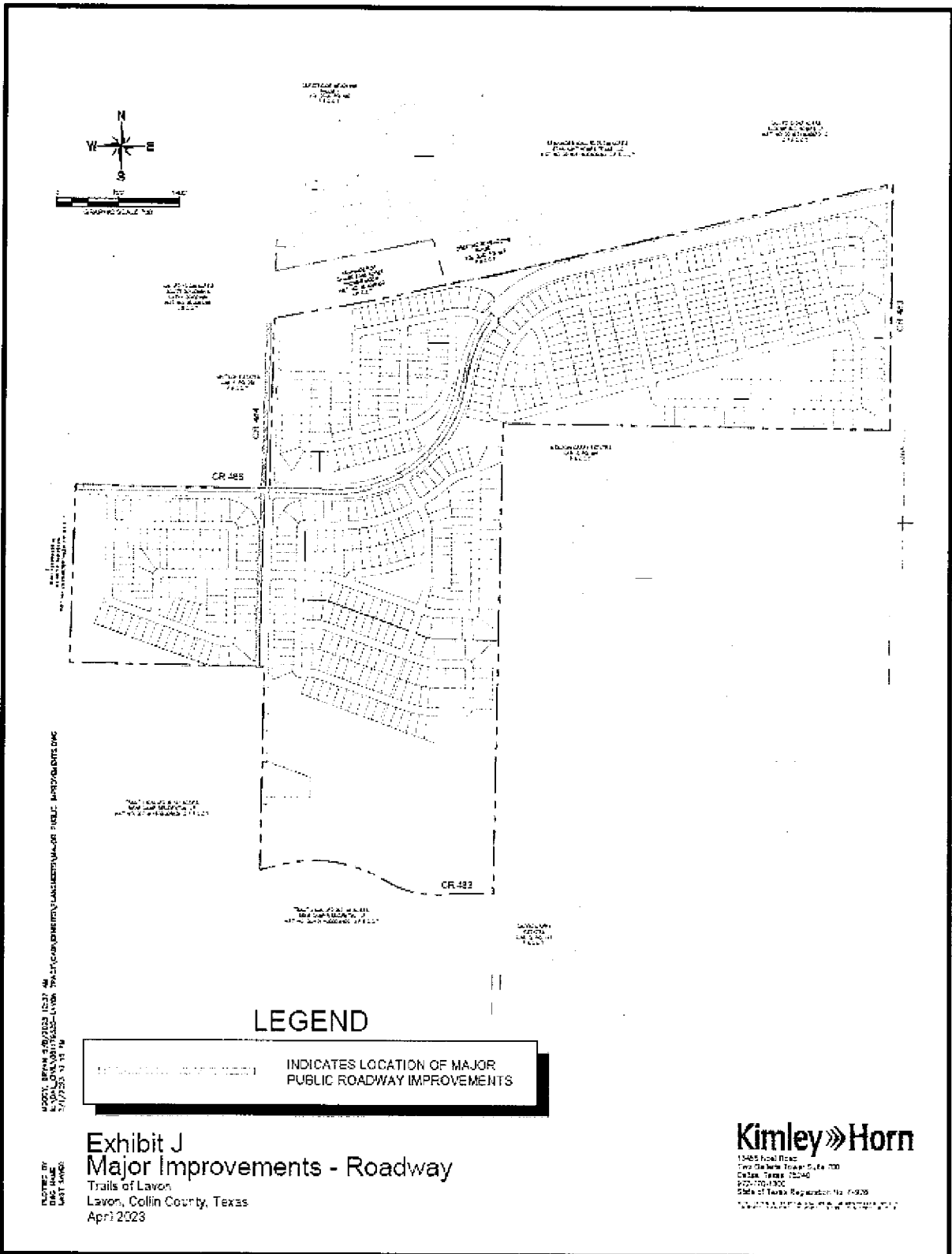
### LEGEND

INDICATES LOCATION OF MAJOR PUBLIC STORM DRAIN IMPROVEMENTS

DRAWN BY: [Name]  
 DATE: [Date]  
 SCALE: [Scale]

**Exhibit I**  
**Major Improvements - Storm Drain**  
 Trails of Laver  
 Laver, Collin County, Texas  
 April 2023

**Kimley»Horn**  
 1945 Rock Road  
 2500 Cranes Road, Suite 100  
 Dallas, Texas 75244  
 214-770-1300  
 State of Texas Registration No. F-4028  
 KIMLEY-HORN AND ASSOCIATES, INC.



MOORE, BRIAN 5/8/2023 10:27 AM  
 L.V. LAVERNE 5/8/2023 10:27 AM  
 5/17/23 11:11 AM

**Exhibit J**  
**Major Improvements - Roadway**  
 Trails of Lavan  
 Lavon, Collin County, Texas  
 April 2023

**Kimley»Horn**  
 13465 Noel Road  
 Two Oaks Tower Suite 100  
 Dallas, Texas 75240  
 972-700-1300  
 State of Texas Registration No. 74929  
 www.kimleyhorn.com

**EXHIBIT I-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS**

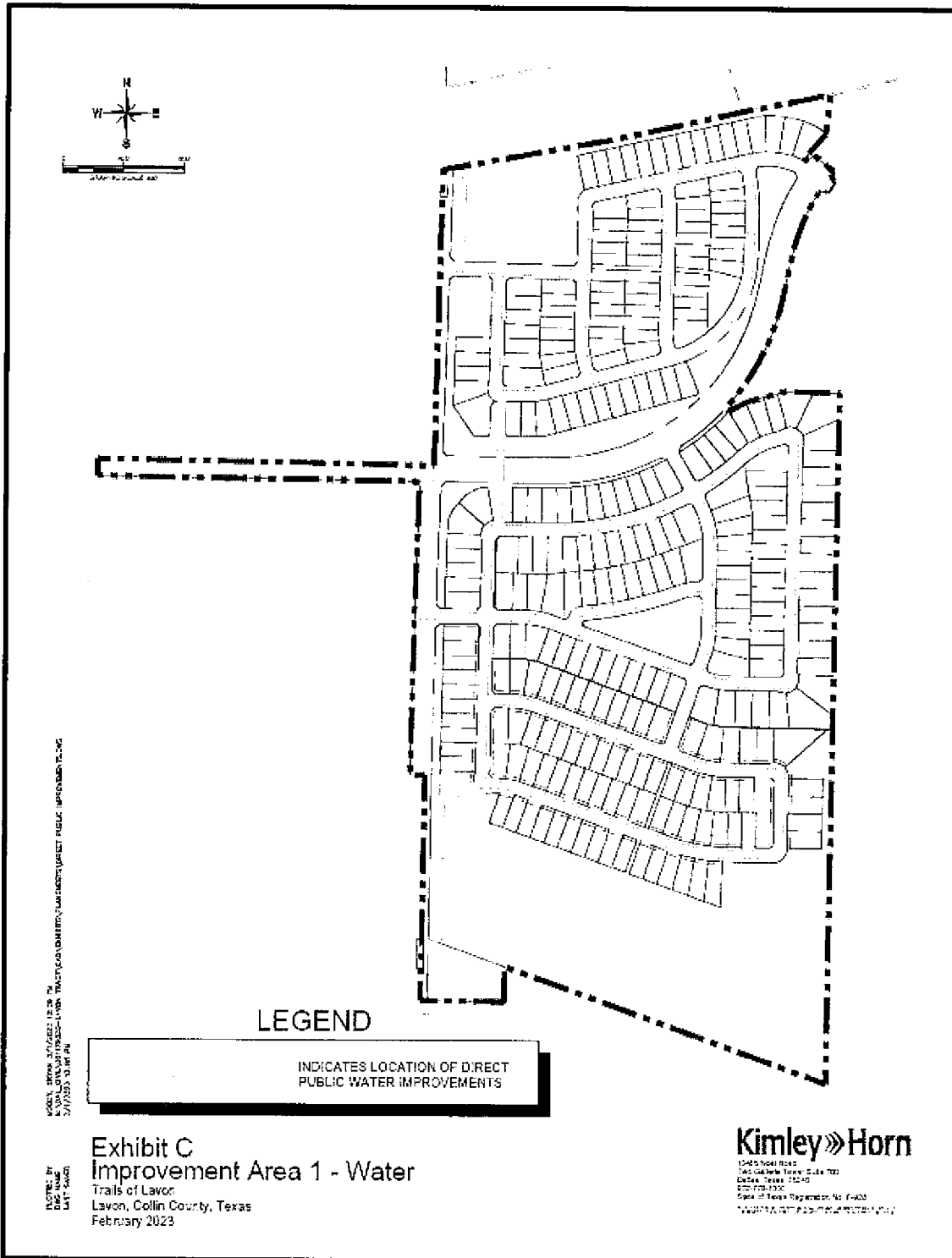
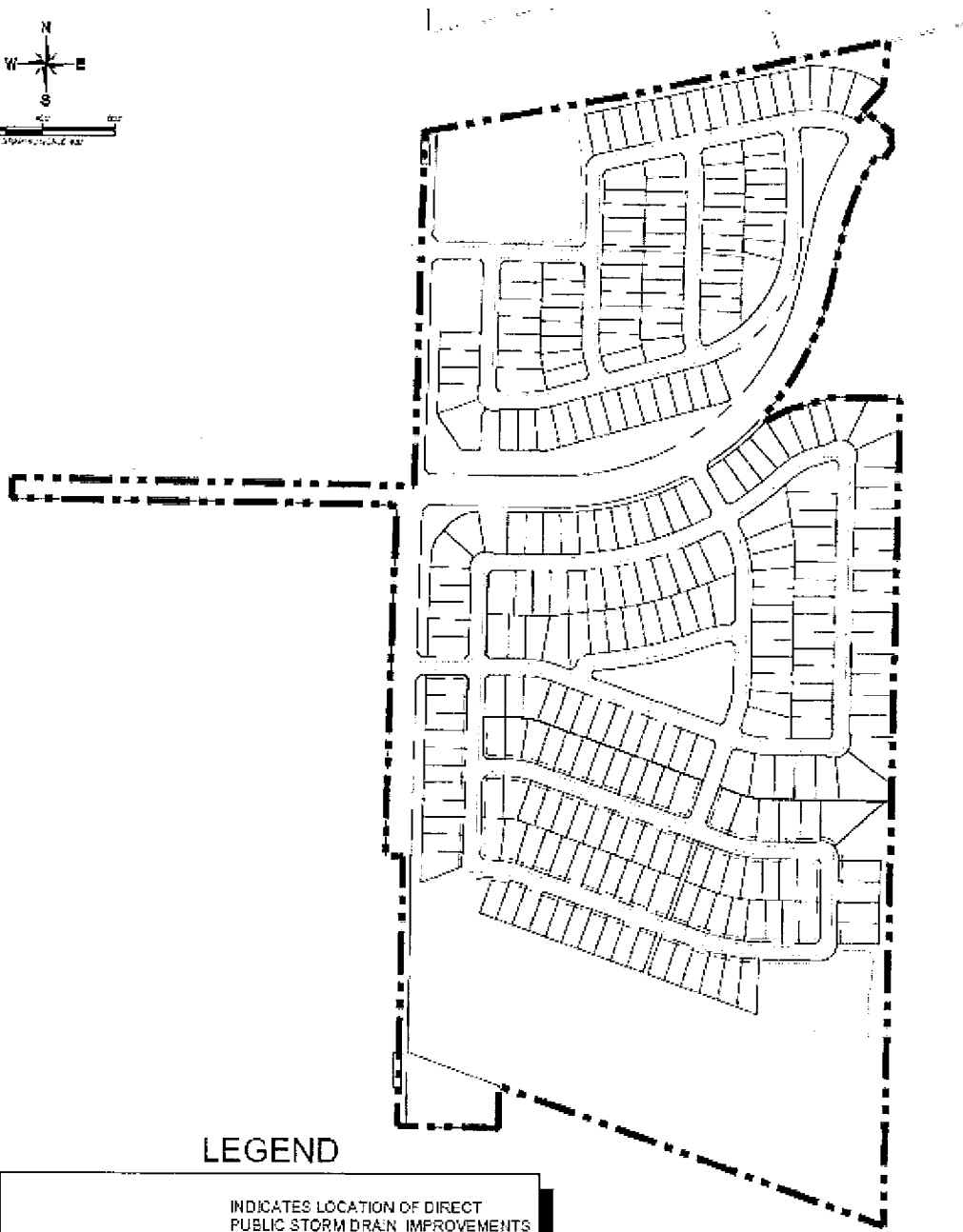
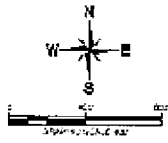


FIGURE C-1: MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS





### LEGEND

INDICATES LOCATION OF DIRECT  
PUBLIC STORM DRAIN IMPROVEMENTS

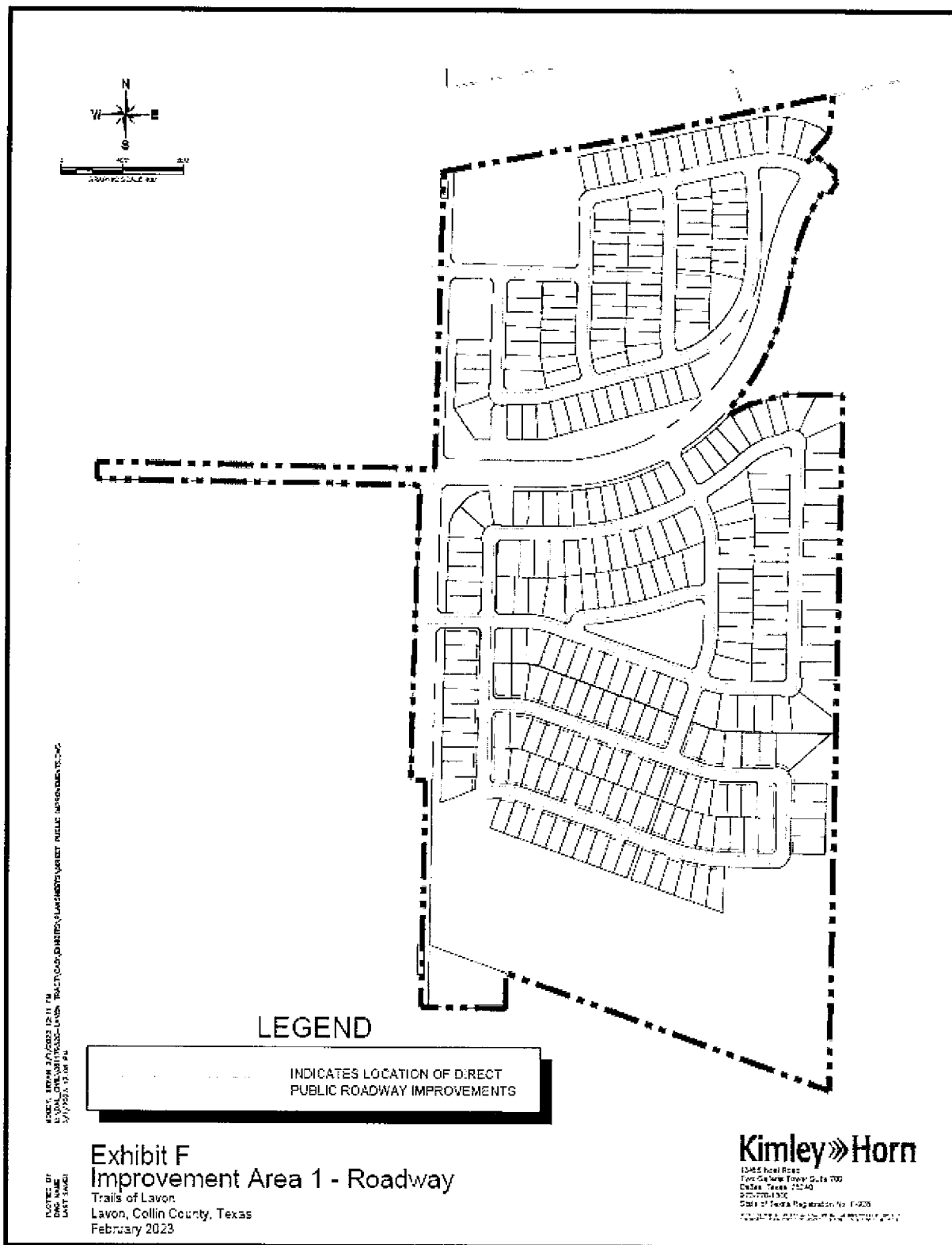
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A:\PROJECTS\2023-24\2023-24-001\2023-24-001-001\2023-24-001-001-001.dwg  
3/2/2023 3:10 PM

DESIGNED BY  
DAN KIMLEY  
DATE: 2/2023

**Exhibit E**  
**Improvement Area 1 - Storm Drain**  
Trails of Lavon  
Lavon, Collin County, Texas  
February 2023

**Kimley»Horn**

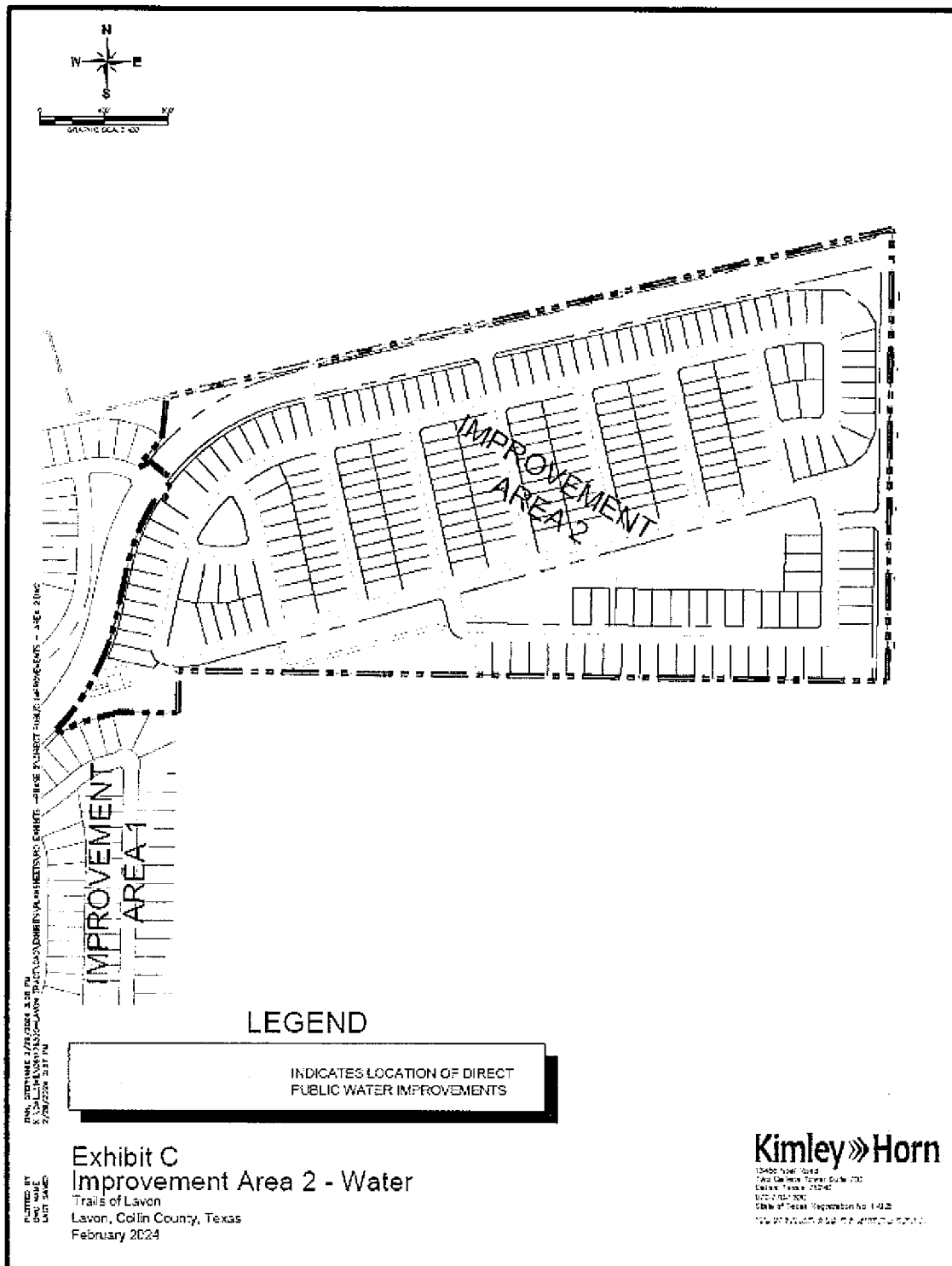
13425 Wood Run  
Ft. Worth, Texas 76140  
PHONE: (817) 252-4000  
FAX: (817) 252-1300  
State of Texas Registration No. 1-1400  
www.kimleyhorn.com



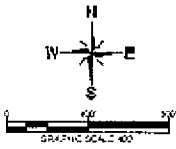
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



**EXHIBIT I-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS**



THIS PROPERTY LIES WITHIN THE PUBLIC IMPROVEMENT DISTRICT OF TRAILS OF LAVON, COLLIN COUNTY, TEXAS.



DATE: 2/28/2024 4:28 PM  
 USER: JACOB LAMAR  
 PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN - AREA 2 ONLY

**LEGEND**

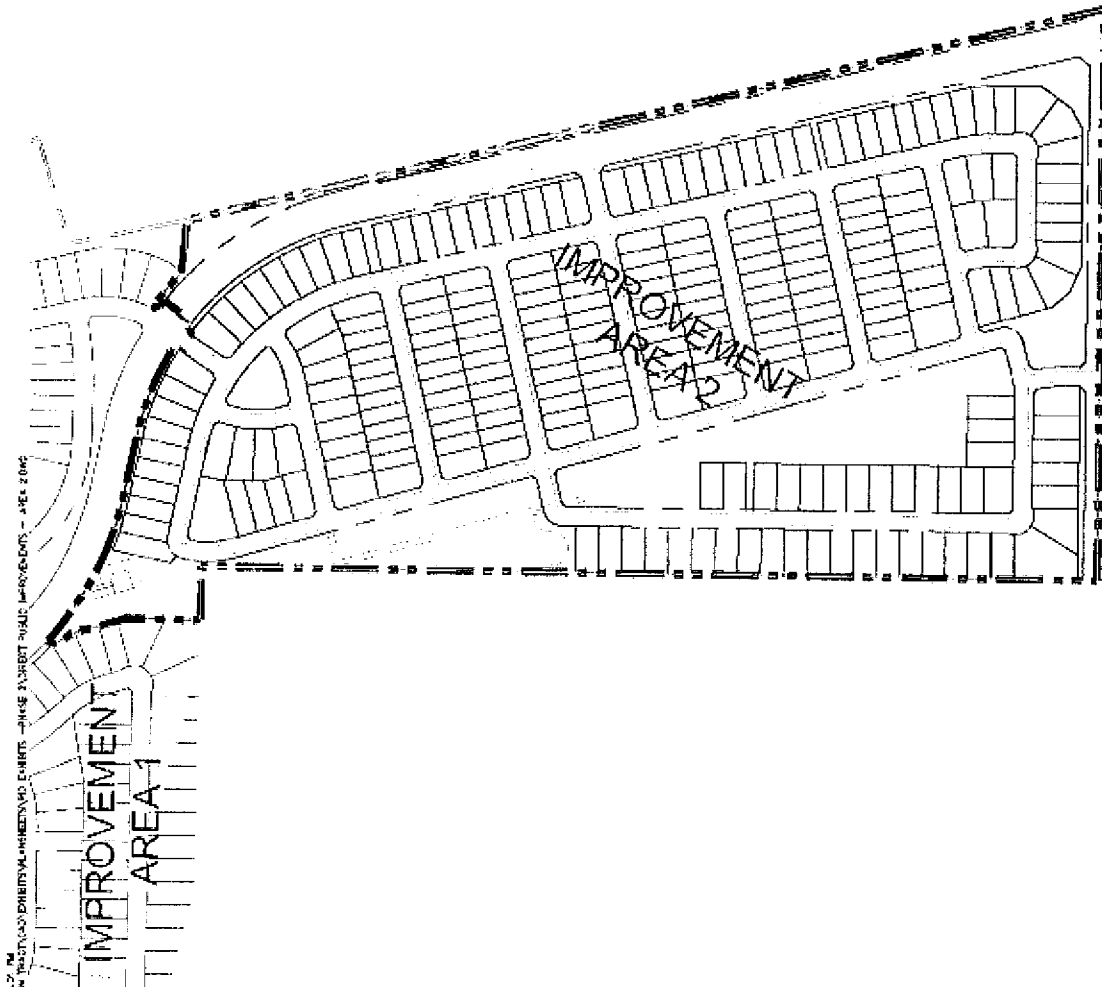
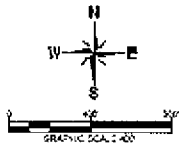
INDICATES LOCATION OF DIRECT  
 PUBLIC SANITARY SEWER  
 IMPROVEMENTS

DRAWN BY:  
 LAMAR

**Exhibit D**  
**Improvement Area 2 - Sanitary Sewer**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 15000 West Road  
 Two Oaks Tower Suite 100  
 Dallas, Texas 75249  
 (972) 241-1000  
 State of Texas Registration No. 14422  
 www.kimleyhorn.com

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



**LEGEND**

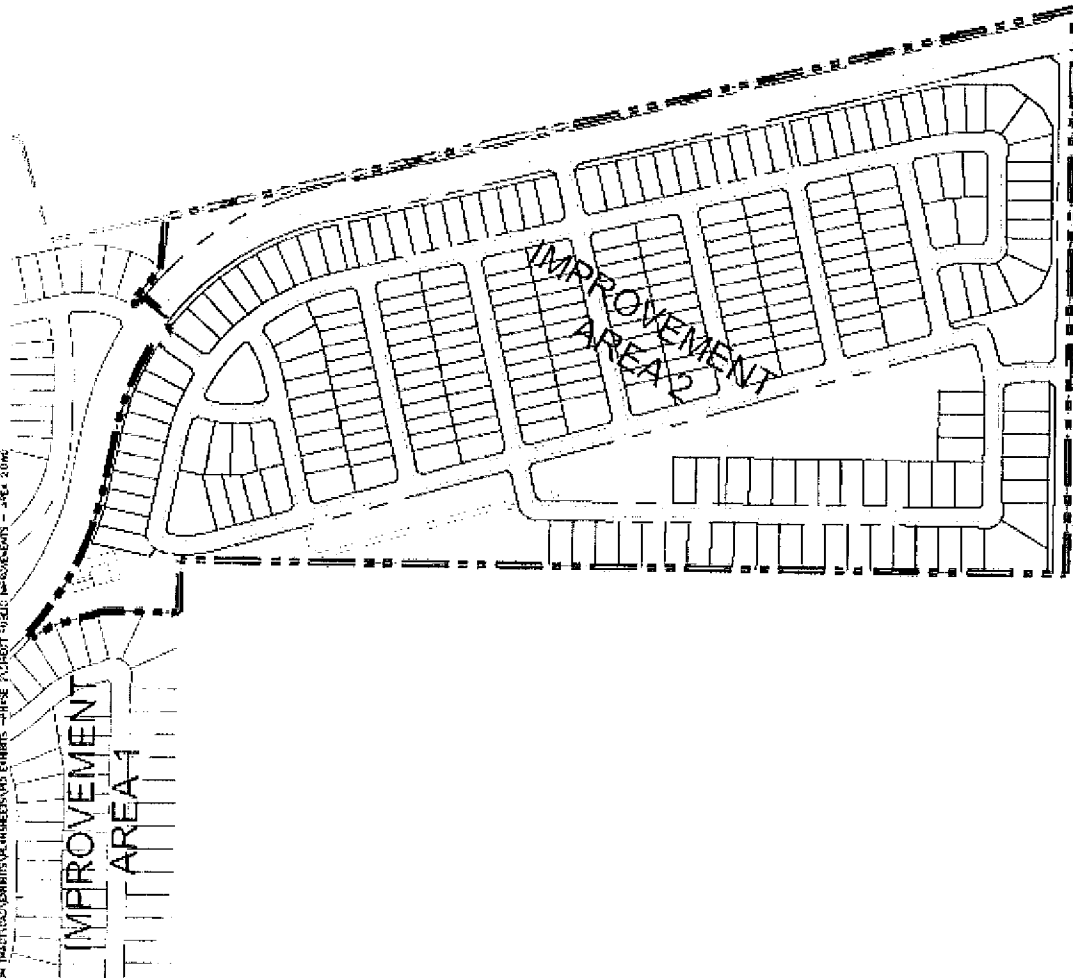
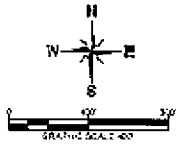
INDICATES LOCATION OF DIRECT PUBLIC STORM DRAIN IMPROVEMENTS

DATE: 2/25/2024 11:47 AM  
PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - PHASE 2 - DIRECT PUBLIC IMPROVEMENTS - AREA 2.DWG  
DRAWN BY: J. GARCIA  
CHECKED BY: J. GARCIA

**Exhibit E**  
**Improvement Area 2 - Storm Drain**  
Trails of Lavon  
Lavon, Collin County, Texas  
February 2024

**Kimley»Horn**  
10400 West 34th  
Two Gates Tower Suite 700  
Dallas, Texas 75240  
972.414.1300  
www.kimley-horn.com  
NO. OF SHEETS: 100 OF 100

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DRAWN BY: J. J. HARRIS / DATE: 02/23/24 / PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

### LEGEND

INDICATES LOCATION OF DIRECT PUBLIC ROADWAY IMPROVEMENTS

DATE: 02/23/24 / DRAWN BY: J. J. HARRIS

**Exhibit F**  
**Improvement Area 2 - Roadway**  
Trails of Lavon  
Lavon, Collin County, Texas  
February 2024

**Kimley»Horn**  
13400 North Road  
2400 Capital Tower, Suite 200  
Dallas, Texas 75241  
(972) 771-7340  
State of Texas Registration No. 1-0207  
www.kimleyhorn.com

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**EXHIBIT J – FORM OF NOTICE OF ASSESSMENT TERMINATION**



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

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

**Re: City of Lavon Lien Release documents for filing**

Dear Ms./Mr. [County Clerk]

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

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

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

Sincerely,  
[Signature]

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

**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                                   §  
  §                   **KNOW 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 the City, 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 October 19, 2021, the City Council of the City approved Resolution No. 2021-10-03 creating the Trails of Lavon Public Improvement District (the "District"); and

**WHEREAS**, the District consists of approximately 190.774 contiguous acres within the corporate limits of the City; and

**WHEREAS**, on \_\_\_\_\_, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the "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, Texas; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of [City], [County], Texas, according to the map or plat thereof recorded as Instrument No. \_\_\_\_\_ in the Map Records of Collin County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

**RELEASE**

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that it affects and encumbers the Property.

EXECUTED to be EFFECTIVE this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF LAVON, TEXAS,**  
A Texas general law municipality,

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

STATE OF TEXAS                   §  
  §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the City Manager for the City of Lavon, Texas, a Texas general law municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

### EXHIBIT B

#### Boundaries

#### METES AND BOUNDS DESCRIPTION OF THE PROPERTY

**BEING** a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 – Tract 5 – Monkey Run West and portion of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

**THENCE** North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

**THENCE** North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said 75.249 acre tract, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, same being on northerly line of said 90 acre tract;

**THENCE** North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, L.P., as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

**THENCE** North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of said 92.267 acre tract;

**THENCE** South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner

EXHIBIT K-1 - DISTRICT LEGAL DESCRIPTION - METES AND BOUNDS DESCRIPTION OF THE PROPERTY



of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 201805000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

**THENCE** South 0°33'28" West, continuing along the easterly line of said 90 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 90 acre tract, common to the northerly southwest corner of said 57.075 acre tract, being on the northerly line of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

**THENCE** North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 90 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of aforesaid 112.5 acre tract;

**THENCE** South 1°01'04" West, departing the southerly line of said 90 acres, along the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, a distance of 2529.75 feet to a point for corner on the southerly line of a 170 foot wide Texas Municipal Power Agency Electric Easement, as recorded in Volume 1365, Page 407 of the Deed Records of Collin County, Texas;

**THENCE** North 70°13'50" West, departing the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, and crossing said Tract 6 and along the southerly line of said easement, a distance of 1492.31 feet to a point for corner on the westerly line of said Tract 6, the easterly line of a called 35.191 acre tract of land described as Tract 1 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, and in the approximate centerline of aforesaid County Road No. 484;

**THENCE** North 1°04'28" East, departing the southerly line of said easement, along the westerly line of said Tract 6, the easterly line of said 35.191 acre tract, and said County Road No. 484, a distance of 556.09 feet to a mag nail set for the northeast corner of said Tract 1, common to the southeast corner of aforesaid Tract 5;

**THENCE** North 88°54'08" West, departing the approximate centerline of said County Road No. 483 and the westerly line of said Tract 6, along the southerly line of said Tract 5 and the northerly line of said Tract 1, a distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 5;

**THENCE** North 1°44'46" East, departing the northerly line of said Tract 1, along the westerly line of said Tract 5, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract 1 in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas, and continuing

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along the same course and along the easterly line of said Tract I, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the northwest corner of said Tract 5, common to the northeast corner of said Tract I, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

**THENCE** South 89°00'14" East, along the northerly line of said Tract 5 and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for the northeast corner of said Tract 5, being on the westerly line of said Tract 6 and in the centerline of said County Road No. 484;

**THENCE** North 1°29'36" East, along the westerly line of said Tract 6 and the centerline of said County Road No. 484, a distance of 1026.04 feet to the **POINT OF BEGINNING** and containing 190.774 acres (8,310,121 square feet) of land, more or less.

## EXHIBIT K-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

**BEING** a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and a portion of a called 64.952 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northernmost northwest corner of said 140.551 acre tract, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

**THENCE** North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said 140.551 acre tract and along the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 77°36'57" East, continuing along the northerly line of said 140.551 acre tract and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

**THENCE** North 78°41'41" East, continuing along the northerly line of said 140.551 acre tract and along the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract;

**THENCE** departing the southerly line of said Crestridge Meadows Phase 1 and crossing said 140.551 acre tract, the following courses and distances:

South 06°01'53" West, a distance of 138.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 835.00 feet, a central angle of 08°06'04", and a chord bearing and distance of South 40°15'52" West, 117.96 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North  $77^{\circ}54'12''$  East, a distance of 22.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 820.00 feet, a central angle of  $01^{\circ}17'26''$ , and a chord bearing and distance of North  $38^{\circ}03'00''$  East, 18.47 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South  $51^{\circ}18'17''$  East, passing en route the easterly line of said 140.551 acre tract and the westerly line of said 64.952 acre tract, and continuing along the same course and crossing said 64.952 acre tract, for a total distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of  $00^{\circ}52'59''$ , and a chord bearing and distance of South  $38^{\circ}15'13''$  West, 11.25 feet;

**THENCE** in a southwesterly direction, continuing across said 64.952 acre tract, with said non-tangent curve to the left, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South  $09^{\circ}03'10''$  East, continuing across said 64.952 acre tract, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South  $55^{\circ}19'40''$  East, continuing across said 64.952 acre tract, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South  $34^{\circ}40'20''$  West, continuing across said 64.952 acre tract, passing en route the westerly line of said 64.952 acre tract and the easterly line of said 140.551 acre tract, and continuing along the same course and crossing said 140.551 acre tract, for a total distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** continuing across said 140.551 acre tract, the following courses and distances:

North  $55^{\circ}19'40''$  West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South  $78^{\circ}23'50''$  West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of  $19^{\circ}16'37''$ , and a chord bearing and distance of South  $21^{\circ}53'38''$  West, 244.45 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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South 12°15'20" West, a distance of 143.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of South 27°29'39" West, 431.06 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°16'02" East, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°28'34" East, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°31'15" East, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°58'56" East, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 140.551 acre tract, common to the westerly line of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

**THENCE** South 01°01'04" West, along the common line of said 140.551 acre tract and said Meadow Creek Estates, a distance of 2,391.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 70°13'50" West, departing the common line of said 140.551 acre tract and said Meadow Creek Estates, and crossing said 140.551 acre tract, a distance of 1,492.31 feet to point for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 35.191 acre tract of land described as Tract 1 in a deed to Bear Camp Residential, LP., as recorded in Instrument No. 2021015000095820 of the Official Public Records of Collin County, Texas, same also being in the centerline of said County Road No. 484;

**THENCE** North 01°04'28" East, along the centerline of said County Road No. 484, the westerly line of said 140.551 acre tract and the easterly line of said Tract 1, a distance of 556.09 feet to a Mag Nail set for the northeast corner of said Tract 1, common to an ell corner of said 140.551 acre tract;

**THENCE** North 88°54'08" West, along the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, a distance of 52.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, and crossing said 140.551 acre tract, the following courses and distances:

END OF THE AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT

North 01°04'37" East, a distance of 5.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°28'41" East, a distance of 647.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°11'31" East, a distance of 348.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°32'04" West, a distance of 20.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'39" West, a distance of 1,108.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 3.68 acre tract of land described as Tract 1 in a deed to Jonny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas;

**THENCE** North 01°44'46" East, along the westerly line of said 140.551 acre tract and along the easterly line of said 3.68 acre tract, a distance of 60.33 feet to a Mag Nail set for the westernmost northwest corner of said 140.551 acre tract, common to the northeast corner of said 3.68 acre tract, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

**THENCE** South 89°00'14" East, along the centerline of said County Road No. 485 and along the northerly line of said 140.551 acre tract, a distance of 1,170.83 feet to a Mag Nail set at an ell corner of said 140.551 acre tract, same being the intersection of the centerline of said County Road No. 485 with the centerline of said County Road No. 484;

**THENCE** North 01°29'36" East, departing the centerline of said County Road No. 485, along the centerline of said County Road No. 484 and along the westerly line of said 140.551 acre tract, a distance of 1,026.04 feet to the **POINT OF BEGINNING** and containing 96.956 acres (4,223,394 square feet) of land, more or less.

### EXHIBIT K-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

**BEING** a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 64.952 acre tract of land described in a deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas and a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** a 1/2 inch iron rod found for the northwest corner of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas, same being on the southerly line of said 64.952 acre tract;

**THENCE** South 01°01'04" West, departing the southerly line of said 64.952 acre tract, along the westerly line of said Meadow Creek Estates and the easterly line of said 140.551 acre tract, a distance of 138.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing the westerly line of said Meadow Creek Estates and crossing said 140.551 acre tract and said 64.952 acre tract, the following:

North 88°58'56" West, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°31'15" West, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°28'34" West, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°16'02" West, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of North 27°29'39" East, 431.06 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°15'20" East, a distance of 143.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 730.00 feet, a central angle of 19°16'37", and a chord bearing and distance of North 21°53'38" East, 244.45 feet;

ALL OF WHICH ARE SHOWN ON THE ATTACHED PLAT OF THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT, 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN.

In a northeasterly direction, with said tangent curve to the right, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°23'50" East, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°19'40" East, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°40'20" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°19'40" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°03'10" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 00°52'59", and a chord bearing and distance of North 38°15'13" East, 11.25 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°18'17" West, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 820.00 feet, a central angle of 01°17'26", and a chord bearing and distance of South 38°03'00" West, 18.47 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°40'36" West, a distance of 22.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.27 feet, a central angle of 00°01'47", and a chord bearing and distance of North 63°05'57" West, 0.14 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 0.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 835.00 feet, a central angle of 08°06'04", and a chord bearing and distance of North 40°15'52" East, 117.96 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



North 06°01'53" East, a distance of 138.68 feet to a 1/2 inch iron rod found for corner the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract, same being on the southerly line of Crestridge Meadows, Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

**THENCE** North 76°51'00" East, along the northerly line of said 64.952 acre tract, the southerly line of said Crestridge Meadows, Phase 1, and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas, a distance of 1,088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

**THENCE** North 76°50'07" East, continuing along the northerly line of said 64.952 acre tract and along the southerly line of said 92.267 acre tract a distance of 1,358.12 feet a 1/2 inch iron rod found for the northeast corner of said 64.952 acre tract, common to an ell corner of said 92.267 acre tract;

**THENCE** South 02°49'59" East, along the easterly line of said 64.952 acre tract, and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for a southwest corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas;

**THENCE** South 00°33'28" West, along the easterly line of said 64.952 acre tract and the westerly line of said Tract 1, a distance of 1,473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 64.952 acre tract, common to the southwest corner of said Tract 1, same being on the northerly line of aforesaid Meadow Creek Estates;

**THENCE** North 89°18'33" West, along the southerly line of said 64.952 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2,327.88 feet to the **POINT OF BEGINNING** and containing 67.729 acres (2,950,296 square feet) of land, more or less.

**EXHIBIT K-4 – REMAINDER AREA LEGAL DESCRIPTION**

The Remainder Area is comprised of the legal description of the District, save and except Improvement Area #1 and Improvement Area #2.

**APPENDIX A – ENGINEER’S REPORT**

**Kimley»Horn**

7/16/24



Date: February 29, 2024  
RE: *Engineer’s Report  
Trails of Lavon – Improvement Area 2  
City of Lavon, Texas*

**INTRODUCTION**

Trails of Lavon is a proposed single-family residential development located at the intersection of County Road 484 and County Road 485 in the City of Lavon, Collin County, Texas (see Exhibit A-1). Improvement Area 2 of the development includes approximately 64 acres and 250 residential lots as depicted on Exhibit A-2 & A-3. This Engineer’s Report includes information for the development improvements and associated cost for infrastructure that is anticipated to be financed with bonds sold through a Public Improvement District (PID).

**DEVELOPMENT IMPROVEMENTS**

Public development improvements include Sanitary Sewer Improvements, Water Improvements, Storm Sewer Improvements, Roadway Improvements, and associated Clearing, Excavation, and Erosion Control Improvements. The public development improvements have been separated into Direct Improvements serving Improvement Area 2 of the development and Major Improvements that serve the entire development.

Private development improvements include Clearing, Excavation, and Erosion Control Improvements, Retaining Wall Improvements, Landscape/Hardscape Improvements, Amenity Center Improvements, Franchise Utility Improvements, & Cluster Mailboxes

**A. Direct Public Improvements**

- 1. **Clearing & Excavation Improvements**  
Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area 2.
- 2. **Erosion Control Improvements**  
Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area 2.
- 3. **Water Improvements**  
Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, and all other necessary appurtenances required to provide water service to each lot within Improvement Area 2. The water improvements will be owned and operated by Bear Creek Special Utility District. The water improvements are depicted on Exhibit C.

**kimley-horn.com 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75251 972.770.1300**

**4. Sanitary Sewer Improvements**

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each lot within Improvement Area 2. The sanitary sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit D.

**5. Storm Sewer Improvements**

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area 2. The storm sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit E.

**6. Roadway Improvements**

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area 2. The roadway improvements will be owned and operated by the City of Lavon. The roadway improvements are depicted on Exhibit F.

**B. Major Public Improvements**

**1. Clearing & Excavation Improvements**

Improvements including all clearing and excavation associated with the public arterial road rights-of-way within the Trails of Lavon Development.

**2. Erosion Control Improvements**

Improvements including the installation of all erosion control measures associated with the public arterial road rights-of-way and major utility improvements within or serving the Trails of Lavon Development.

**3. Water Improvements**

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, testing, and all other necessary appurtenances required to provide water service to the Trails of Lavon Development. The water improvements will be owned and operated by Bear Creek Special Utility District. The water improvements are depicted on Exhibit G.

**4. Sanitary Sewer Improvements**

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to the Trails of Lavon Development. The sanitary sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit H.

**5. Storm Sewer Improvements**

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage for the arterial road rights-of-way within the Trails of Lavon Development. The storm sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit I.

**6. Roadway Improvements**

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public arterial road rights-of-way within the Trails of Lavon Development. The roadway improvements will be owned and operated by the City of Lavon. The roadway improvements are depicted on Exhibit J.

**C. Private Improvements**

**1. Clearing & Excavation Improvements**

Improvements including all clearing and excavation associated with the residential and open space lots within the Trails of Lavon Development.

**2. Erosion Control Improvements**

Improvements including the installation of all erosion control measures associated with the residential and open space lots within the Trails of Lavon Development.

**3. Retaining Wall Improvements**

Improvements including all retaining walls associated with the residential and open space lots within the Trails of Lavon Development.

**4. Landscape/Hardscape & Miscellaneous Improvements**

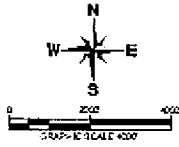
Improvements including all landscaping, irrigation, and hardscape of open space lots, amenity center construction, cluster mailboxes, and franchise utilities within or serving the residential and open space lots in the Trails of Lavon Development.

**DEVELOPMENT COSTS**

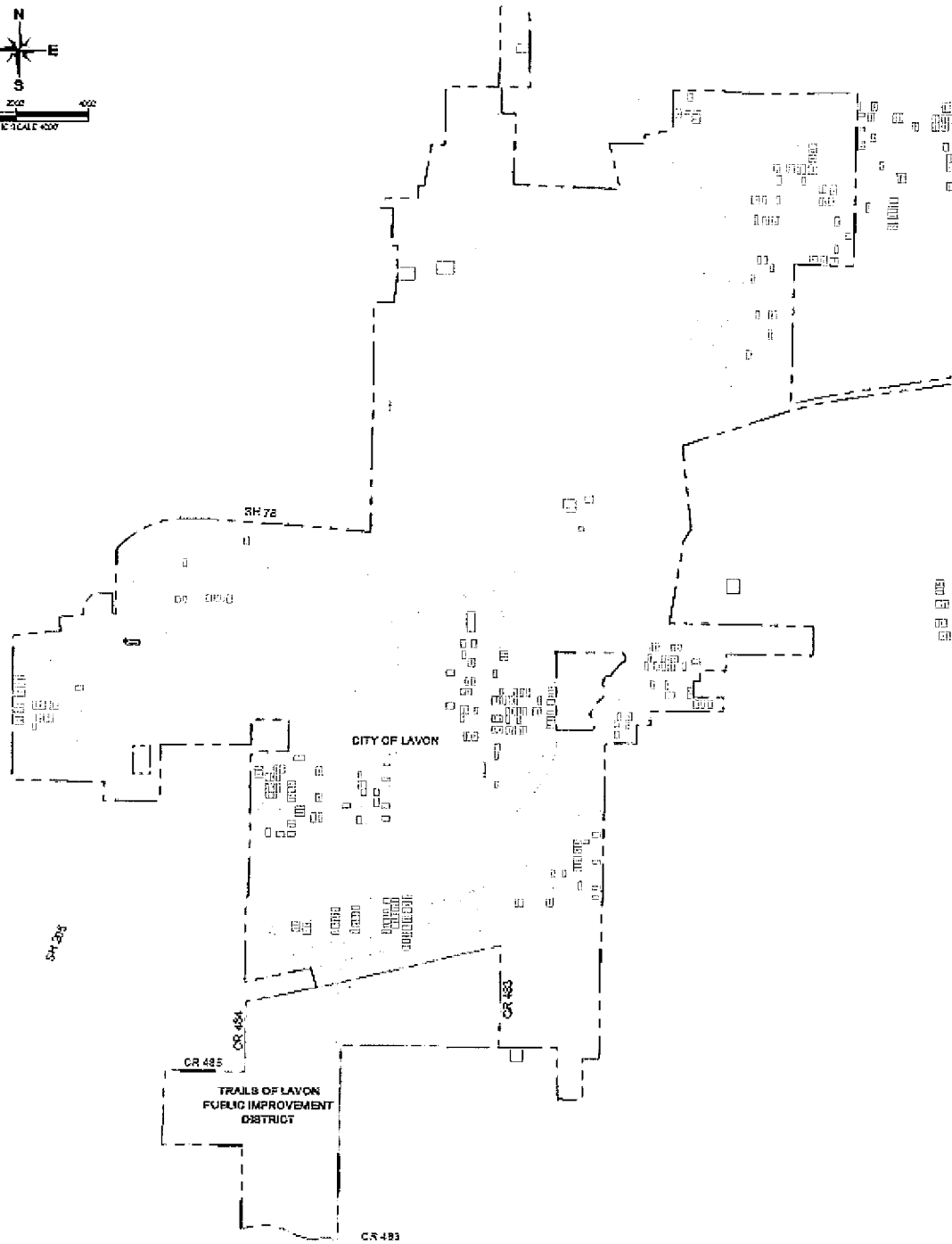
An Opinion of Probable Construction Cost (OPCC) for Improvement Area 2 and the Major Improvements has been prepared and a summary is included as Exhibit B. Where applicable, the construction costs included in the (OPCC) are based on contractor proposals received to date.

**DEVELOPMENT SCHEDULE**

Construction for Improvement Area 2 has commenced and is anticipated to be complete for final acceptance by June of 2024.



FILED: 2/29/2024 1:42 AM  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
2/29/2024 1:42 AM

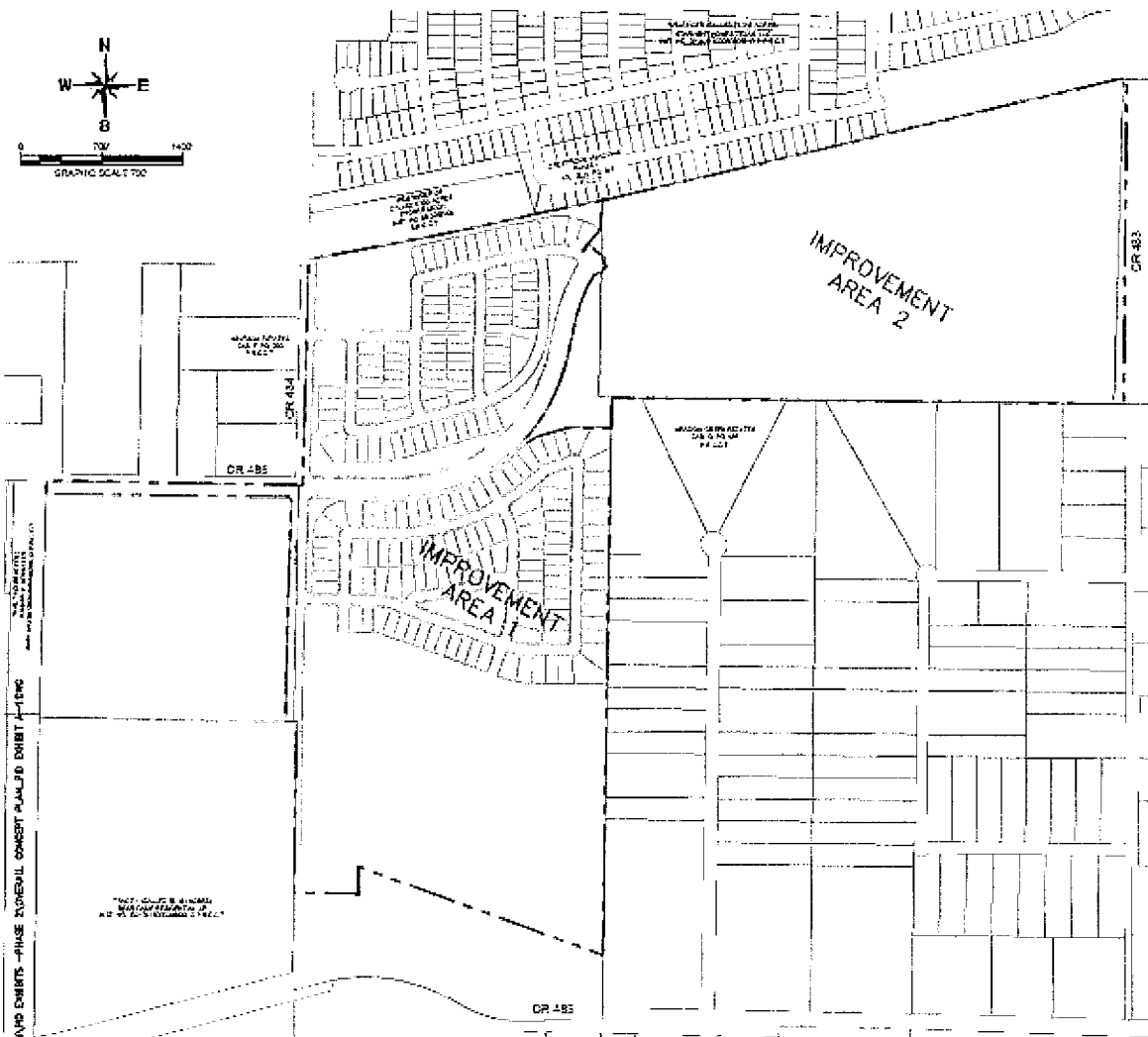


PREPARED BY  
DATE MADE  
LAST AMEND  
2/29/2024

**Exhibit A-1  
Location Map**  
Trails of Lavon  
Lavon, Collin County, Texas  
February 2024

**Kimley»Horn**  
13456 Noel Road  
Five Oaks Tower Suite 700  
Dallas, Texas 75244  
972.714.1300  
State of Texas Registration No. F-4028  
www.kimleyhorn.com

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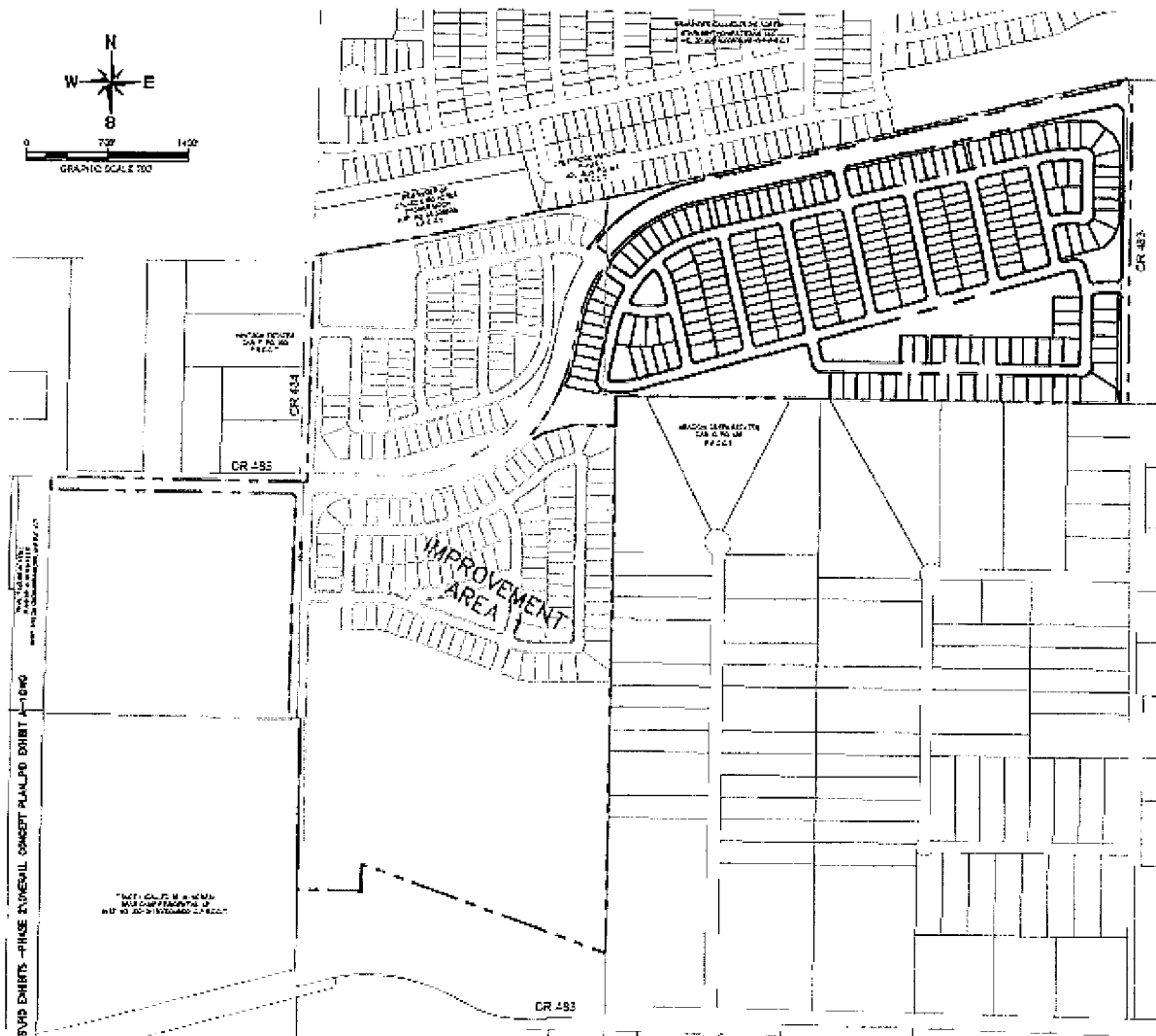
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 2/28/2024 11:15 AM

PLOTTED BY  
 DWG NAME  
 LUT SAND

**Exhibit A-2**  
**Improvement Area 2 Concept Plan**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 12456 Wood Road  
 Two Oaks Office Tower Suite 100  
 Dallas, Texas 75244  
 972-775-1300  
 State of Texas Registration No. 7403

PROJECT NUMBER: 2024-000111050 PROJECT TITLE: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN SHEET NUMBER: 111 OF 165



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 PLOTTED BY: J. HORN  
 DATE: 9/9/2024 3:24 PM  
 PLOT SCALE: 1/8" = 1'-0"

IMPROVEMENT AREA 2 LOT SUMMARY	
LOT TYPE	COUNT
LOT TYPE 1 (43' LOTS)	114
LOT TYPE 2 (50'-66' LOTS)	136
TOTAL	250

**Exhibit A-3**  
**Improvement Area 2 Concept Plan**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 13400 Noel Road  
 Two Oaks Tower Suite 700  
 Dallas, Texas 75240  
 972.410.1200  
 State of Texas Registration No. 7-022  
 www.kimleyhorn.com

EXHIBIT A-3: IMPROVEMENT AREA 2 CONCEPT PLAN. SCALE: 1/8" = 1'-0". DATE: 9/9/2024 3:24 PM. PLOTTED BY: J. HORN.



EXHIBIT B - OPINION OF PROBABLE CONSTRUCTION COST				
TRAILS OF LAVON - LAVON, TX				
COST SUMMARY - IMPROVEMENT AREA 2				
February 29, 2024				
DIVISION	DIRECT PUBLIC IMPROVEMENTS	MAJOR PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS	TOTAL
A. CLEARING & EXCAVATION	\$198,788.41	\$88,171.50	\$833,488.98	\$1,220,448.87
B. EROSION CONTROL	\$55,545.00	\$18,570.00	\$78,650.00	\$153,365.00
C. SANITARY SEWER	\$1,036,233.05	\$2,258,643.05	\$0.00	\$3,324,876.15
D. WATER	\$1,878,615.82	\$324,553.77	\$0.00	\$2,001,169.59
E. STORM SEWER	\$2,163,422.17	\$184,951.41	\$0.00	\$2,348,373.53
F. ROADWAY	\$4,061,704.75	\$2,309,888.87	\$0.00	\$6,391,393.42
G. RETAINING WALLS	\$0.00	\$0.00	\$285,334.00	\$285,334.00
H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS	\$0.00	\$0.00	\$2,182,500.00	\$2,182,500.00
<b>SUB-TOTAL</b>	<b>\$9,211,909.16</b>	<b>\$5,215,578.44</b>	<b>\$3,477,970.86</b>	<b>\$17,905,458.56</b>
PLANNING, SURVEY, PLATTING, ENGINEERING & STAKING	\$821,190.82	\$521,557.84	\$347,797.10	\$1,790,545.86
CITY INSPECTION FEES (4% of C, E, & F)	\$291,254.40	\$191,331.53	\$0.00	\$482,586.72
BEAR CREEK SUD INSPECTION FEES (5% of D)	\$83,630.79	\$16,227.89	\$0.00	\$100,058.48
CONSTRUCTION MATERIALS TESTING (2% of A and C-F)	\$183,135.26	\$403,925.17	\$18,889.74	\$305,725.19
MISCELLANEOUS & CONTINGENCY (10%)	\$821,190.82	\$521,557.84	\$347,797.10	\$1,790,545.86
<b>TOTAL</b>	<b>\$11,812,511.46</b>	<b>\$6,670,173.31</b>	<b>\$4,192,234.83</b>	<b>\$22,374,919.67</b>

**Notes:**


- Costs for the improvements are based on Contractor Proposals where applicable and as noted on the following pages. The proposed amounts of bonds to be provided by the contractor are included and provided based on the contract amounts.
- Unit prices are subject to market conditions and may vary from this OPC.
- Land cost, easement acquisition costs, interest, legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, taxes, etc. are not included.

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY <b>Kimley»Horn</b> TRAILS OF LAVON - LAVON, TX DIRECT PUBLIC IMPROVEMENTS February 29, 2024			
		IMPROVEMENT AREA:	2
PROJECT NAME:	Trails of Lavon	NO. OF LOTS:	250
CITY:	Lavon, Collin County, Texas	GROSS AC:	63.73
JOB NUMBER:			

<b>A. CLEARING &amp; EXCAVATION</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (DE LEON, DATED JAN 27, 2023)	LS	\$198,788.41	1	\$198,788.41
<b>TOTAL CLEARING &amp; EXCAVATION</b>				<b>\$198,788.41</b>

<b>B. EROSION CONTROL</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8' CURLEX (BEHIND CURB)	LF	\$1.70	27,150	\$46,155.00
INLET PROTECTION	EA	\$155.00	58	\$8,990.00
<b>TOTAL EROSION CONTROL</b>				<b>\$55,145.00</b>

<b>C. SANITARY SEWER</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (MK, DATED FEB 10, 2023)	LS	\$1,036,233.06	1	\$1,036,233.06
<b>TOTAL SANITARY SEWER</b>				<b>\$1,036,233.06</b>

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY TRAILS OF LAVON - LAVON, TX DIRECT PUBLIC IMPROVEMENTS February 29, 2024					
			IMPROVEMENT AREA		2
			NO. OF LOTS		250
			GROSS AC.		63.73
PROJECT NAME	Trails of Lavon				
CITY	Lavon, Collin County, Texas				
JOB NUMBER					

<b>D. WATER</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (MX, DATED FEB 10, 2023)	LS	\$1,676,615.82	1	\$1,676,615.82
<b>TOTAL WATER</b>				<b>\$1,676,615.82</b>

<b>E. STORM SEWER</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (MX, DATED FEB 10, 2023)	LS	\$2,163,422.12	1	\$2,163,422.12
<b>TOTAL STORM SEWER</b>				<b>\$2,163,422.12</b>

<b>F. ROADWAY</b>				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (CHC, DATED FEB 3, 2023)	LS	\$3,939,704.75	1	\$3,939,704.75
STREET LIGHTS - ARTERIAL STREETS	EA	\$5,000.00	10	\$50,000.00
STREET LIGHTS - RESIDENTIAL STREETS	EA	\$3,500.00	22	\$77,000.00
<b>TOTAL ROADWAY</b>				<b>\$4,081,704.75</b>

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY <b>Kimley»Horn</b> TRAILS OF LAVON - LAVON, TX MAJOR PUBLIC IMPROVEMENTS February 29, 2024			
<i>PROJECT NAME:</i>		<i>IMPROVEMENT AREA:</i>	
Trails of Lavon		2	
<i>CITY:</i>		<i>NO. OF LOTS:</i>	
Lavon, Collin County, Texas		250	
<i>JOB NUMBER:</i>		<i>GROSS AC:</i>	
		63.73	

A. CLEARING & EXCAVATION				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 28, 2022)	LS	\$88,171.50	1	\$88,171.50
<b>TOTAL CLEARING &amp; EXCAVATION</b>				<b>\$88,171.50</b>

B. EROSION CONTROL				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
8' CURLEX (BEHIND PAVEMENT)	LF	\$1.70	10,600	\$18,020.00
INLET PROTECTION	EA	\$155.00	10	\$1,550.00
<b>TOTAL EROSION CONTROL</b>				<b>\$19,570.00</b>

C. SANITARY SEWER				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 6, 2022)	LS	\$356,883.09	1	\$356,883.09
PRO-RATA FEE FOR CONNECTION TO EXISTING 24" SEWER LINE	LS	\$1,760.00	1	\$1,760.00
WASTEWATER TREATMENT PLANT EXPANSION (PROPORTIONAL COST SHARE)	LS	\$1,930,000.00	1	\$1,930,000.00
<b>TOTAL SANITARY SEWER</b>				<b>\$2,288,643.09</b>

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY <b>Kimley»Horn</b> TRAILS OF LAVON - LAVON, TX MAJOR PUBLIC IMPROVEMENTS February 29, 2024			
<i>PROJECT NAME:</i> Trails of Lavon		<i>IMPROVEMENT AREA:</i> 2	
<i>CITY:</i> Lavon, Collin County, Texas		<i>NO. OF LOTS:</i> 250	
<i>JOB NUMBER:</i>		<i>GROSS AC:</i> 63.73	

D. WATER				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$324,653.77	1	\$324,653.77
<b>TOTAL WATER</b>				<b>\$324,653.77</b>

E. STORM SEWER				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$184,951.41	1	\$184,951.41
<b>TOTAL STORM SEWER</b>				<b>\$184,951.41</b>


F. ROADWAY				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 4, 2022)	LS	\$2,129,688.67	1	\$2,129,688.67
FRANCHISE UTILITY RELOCATION	LF	\$100.00	1,150	\$115,000.00
STREET LIGHTS	EA	\$6,500.00	10	\$65,000.00
<b>TOTAL ROADWAY</b>				<b>\$2,309,688.67</b>

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY <b>Kimley»»Horn</b> TRAILS OF LAVON - LAVON, TX PRIVATE IMPROVEMENTS February 29, 2024				
			IMPROVEMENT AREA:	2
PROJECT NAME:	Trails of Lavon		NO. OF LOTS:	250
CITY:	Lavon, Collin County, Texas		GROSS AC:	63.73
JOB NUMBER:				

A. CLEARING & EXCAVATION				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (DE LEON, DATED JAN 27, 2023)	LS	\$933,466.96	1	\$933,466.96
<b>TOTAL CLEARING &amp; EXCAVATION</b>				<b>\$933,466.96</b>

B. EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CONSTRUCTION ENTRANCE	EA	\$2,500.00	1	\$2,500.00
SILT FENCE	LF	\$1.75	7,800	\$13,650.00
OVERSEED LOTS	LOT	\$50.00	250	\$12,500.00
EROSION CONTROL MAINTENANCE & INSPECTION BUDGET	LOT	\$200.00	250	\$50,000.00
<b>TOTAL EROSION CONTROL</b>				<b>\$78,650.00</b>

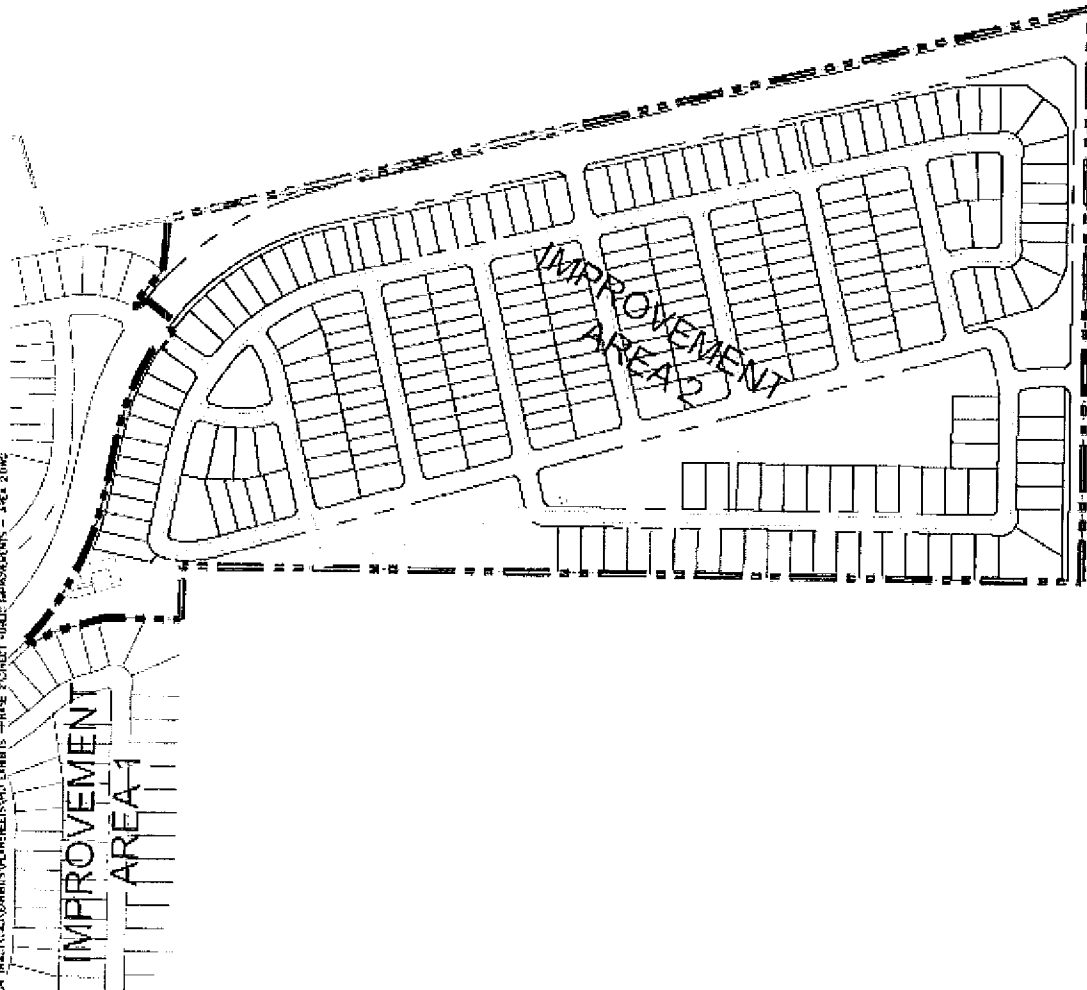
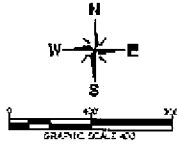
G. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 3 CONTRACTOR PROPOSAL (WALLCO, DATED AUG 9, 2023)	LS	\$283,334.00	1	\$283,334.00
<b>TOTAL RETAINING WALLS</b>				<b>\$283,334.00</b>

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY TRAILS OF LAVON - LAVON, TX PRIVATE IMPROVEMENTS February 29, 2024			
		IMPROVEMENT AREA:	2
		NO. OF LOTS:	250
PROJECT NAME:	Trails of Lavon	GROSS AC.	63.73
CITY:	Lavon, Collin County, Texas		
JOB NUMBER:			

H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/IRRIGATION/HARDSCAPE ALLOWANCE	LOT	\$5,500.00	250	\$1,375,000.00
CLUSTER MAILBOXES	LOT	\$200.00	250	\$50,000.00
FRANCHISE ELECTRIC SERVICE	LOT	\$1,500.00	250	\$375,000.00
FRANCHISE GAS SERVICE	LOT	\$1,500.00	250	\$375,000.00
SWPPP	LOT	\$30.00	250	\$7,500.00
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				\$2,182,500.00








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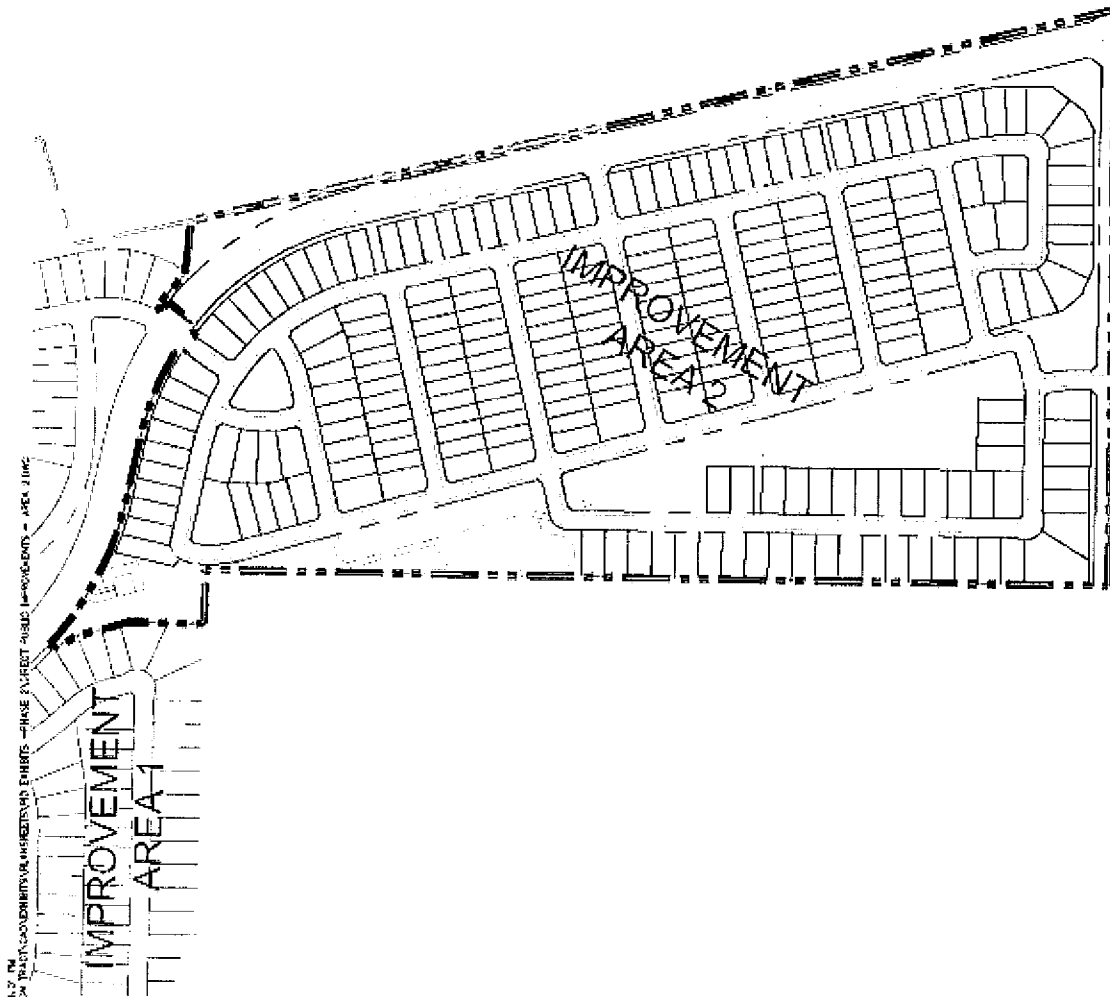
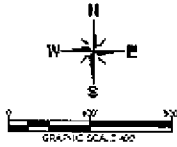
### LEGEND

	INDICATES LOCATION OF DIRECT PUBLIC SANITARY SEWER IMPROVEMENTS
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**Exhibit D**  
**Improvement Area 2 - Sanitary Sewer**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 12450 West 150th  
 Overland Park, Kansas 66209  
 Overland Park, Kansas 66209  
 913.278.1300  
 State of Texas Registration No. 14028  
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DATE: 2/20/2024 3:17 PM  
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CHECKED BY: J. HORN  
DATE: 2/20/2024 3:17 PM

### LEGEND

	INDICATES LOCATION OF DIRECT PUBLIC STORM DRAIN IMPROVEMENTS
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DATE: 2/20/2024 3:17 PM  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN

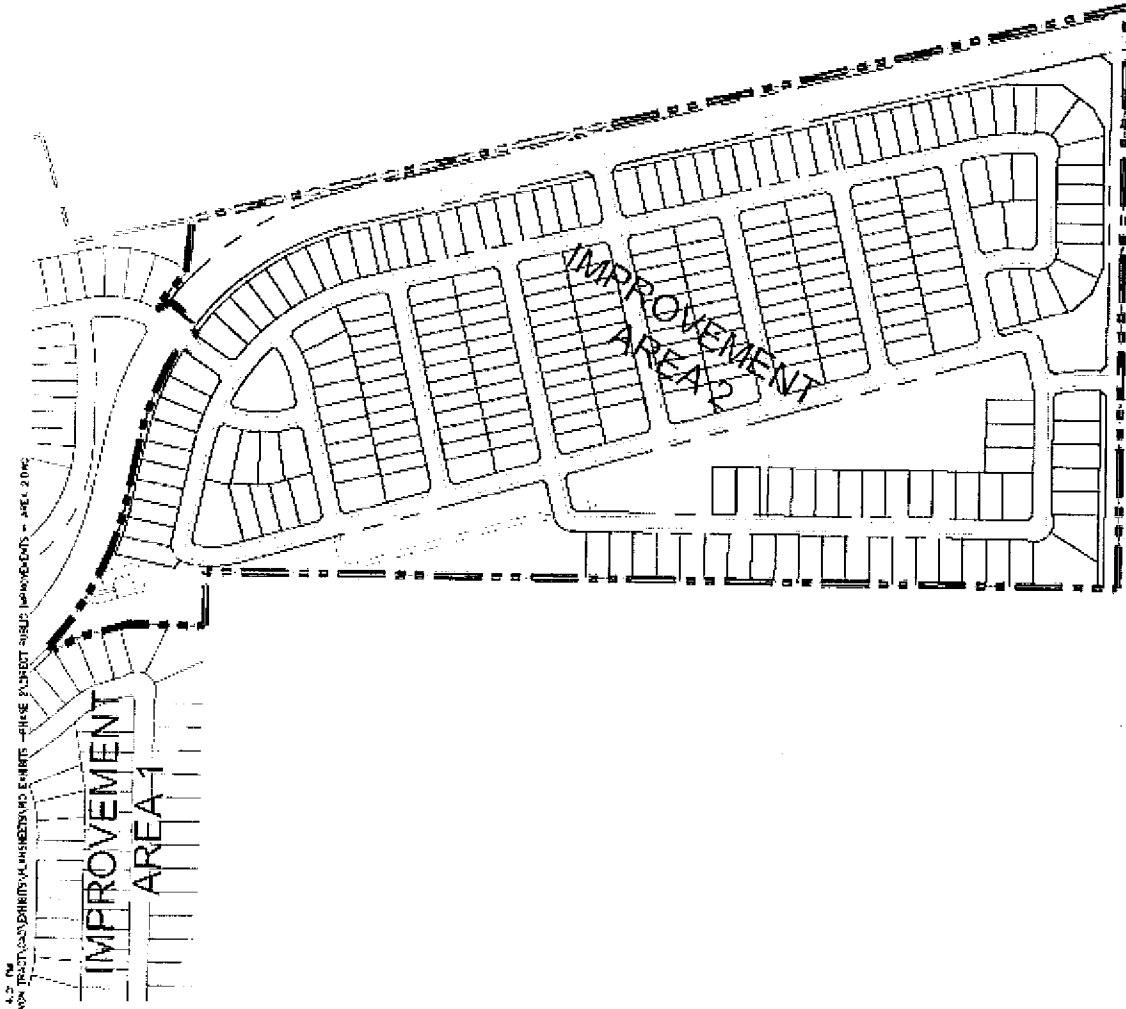
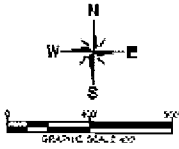
**Exhibit E**  
**Improvement Area 2 - Storm Drain**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**

15400 North Road  
 Fort Worth, Texas 76154-7000  
 Dallas, Texas 75240  
 817.335.1300  
 State of Texas Registration No. 14028  
 www.kimleyhorn.com

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TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



PLAN SHEET 2024/024 4-2 IN  
 2' SCALE (1"=50'-0")  
 2/29/2024 10:27 AM  
 TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - PHASE 2 PUBLIC ROADWAY IMPROVEMENTS - AREA 2.DWG

**LEGEND**

INDICATES LOCATION OF DIRECT PUBLIC ROADWAY IMPROVEMENTS

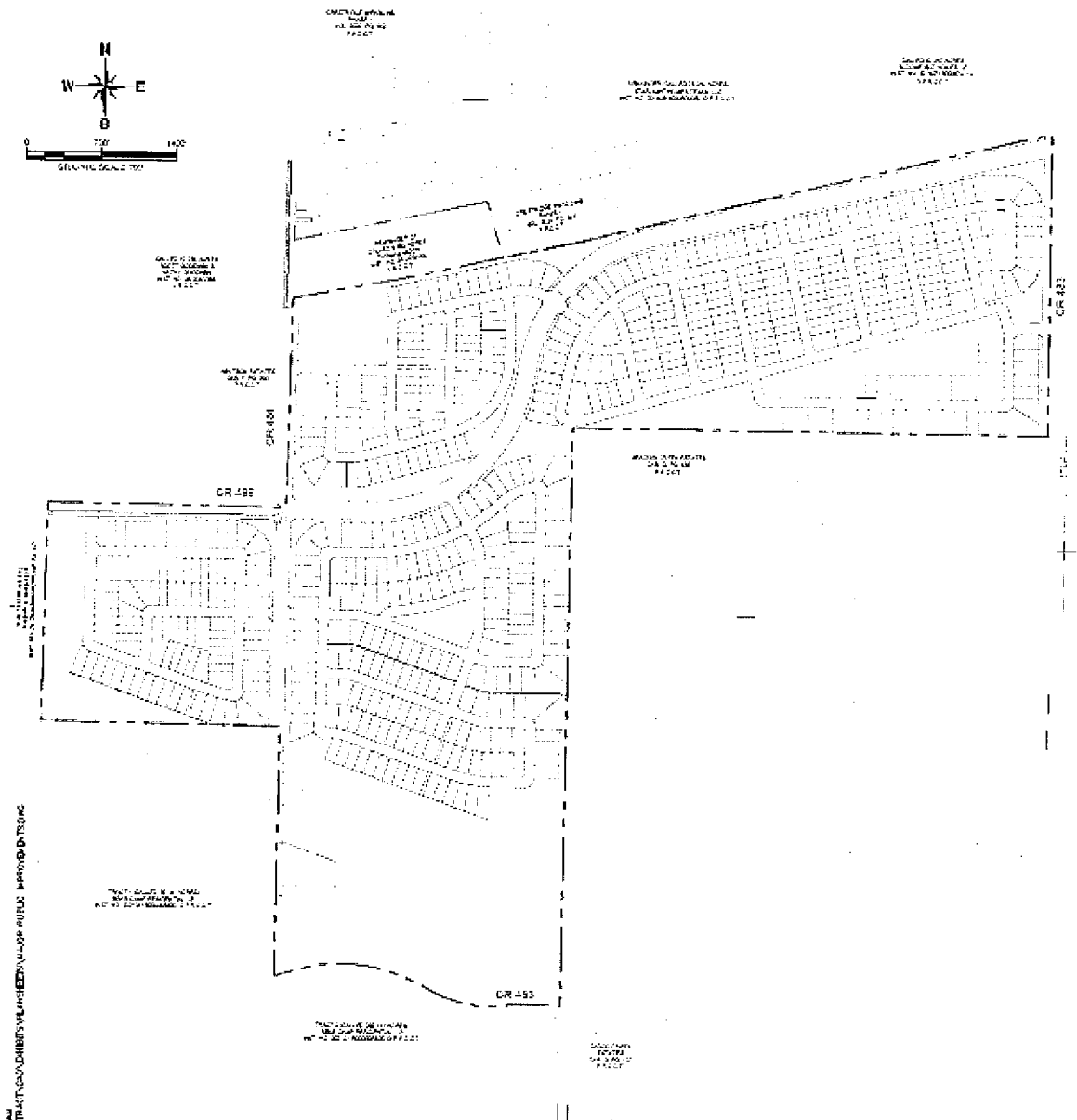
DRAWN BY: BMM/MAE  
 CHECKED BY: LUT/SAO

**Exhibit F**  
**Improvement Area 2 - Roadway**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 10430 West 104th  
 Overland Park, Kansas 66204  
 Overland Park, Kansas 66204  
 (913) 241-2000  
 State of Texas Registration No. 14222  
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**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT**  
**2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



PREPARED BY: KIMLEY-HORN  
 DATE: 02/20/24  
 PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 SHEET: 124 OF 165

**LEGEND**

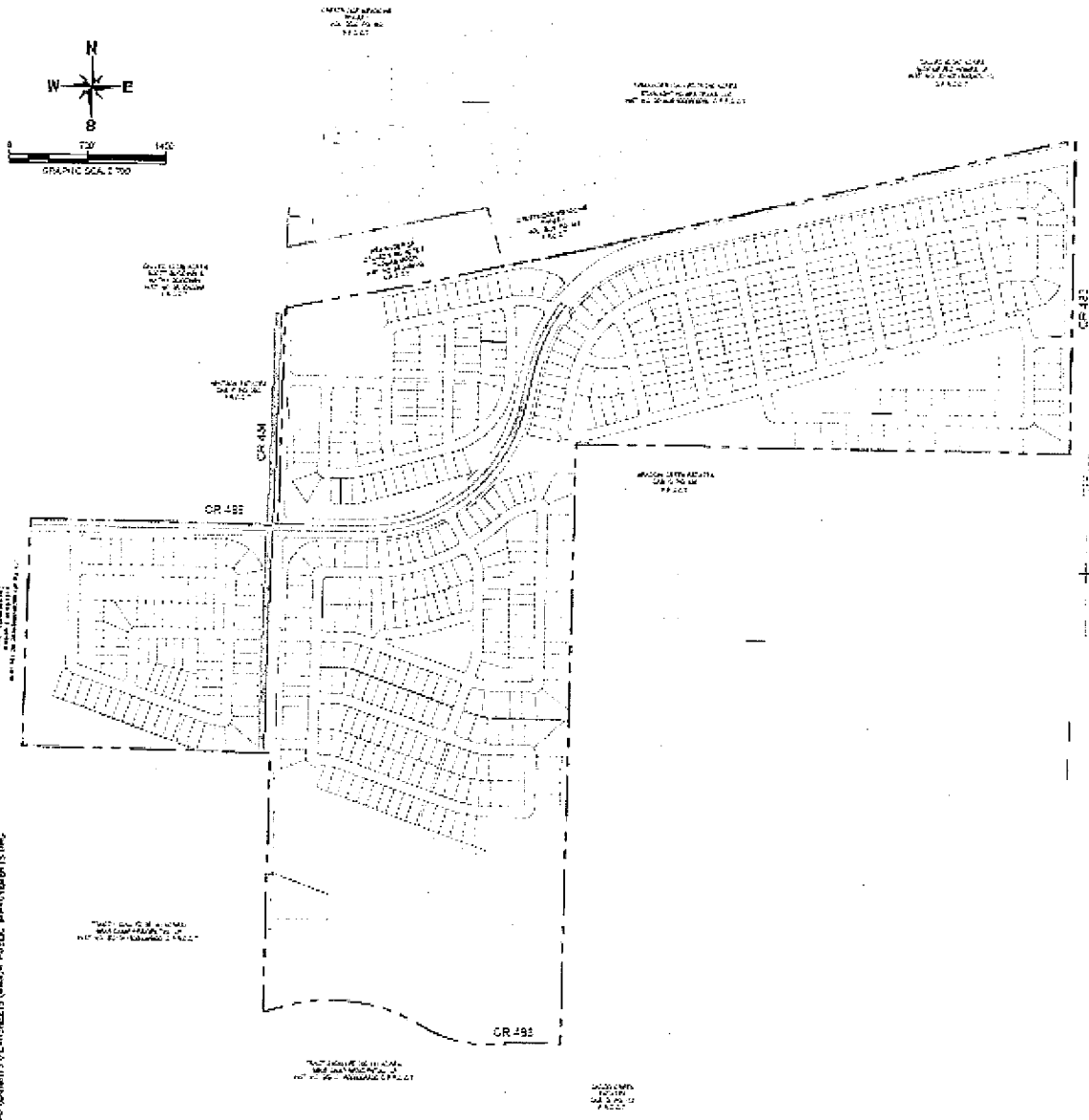
INDICATES LOCATION OF MAJOR PUBLIC WATER IMPROVEMENTS

PREPARED BY: KIMLEY-HORN  
 DATE: 02/20/24  
 PROJECT: TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 SHEET: 124 OF 165

**Exhibit G**  
**Major Improvements - Water**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 10420 Royal Road  
 Two Oaks Tower Suite 400  
 Dallas, Texas 75242  
 972.754.3300  
 State of Texas Registration No. 14028  
 www.kimleyhorn.com





DRAWN BY: KIMLEY-HORN  
 CHECKED BY: KIMLEY-HORN  
 DATE: 02/23/24

### LEGEND

INDICATES LOCATION OF MAJOR PUBLIC STORM DRAIN IMPROVEMENTS

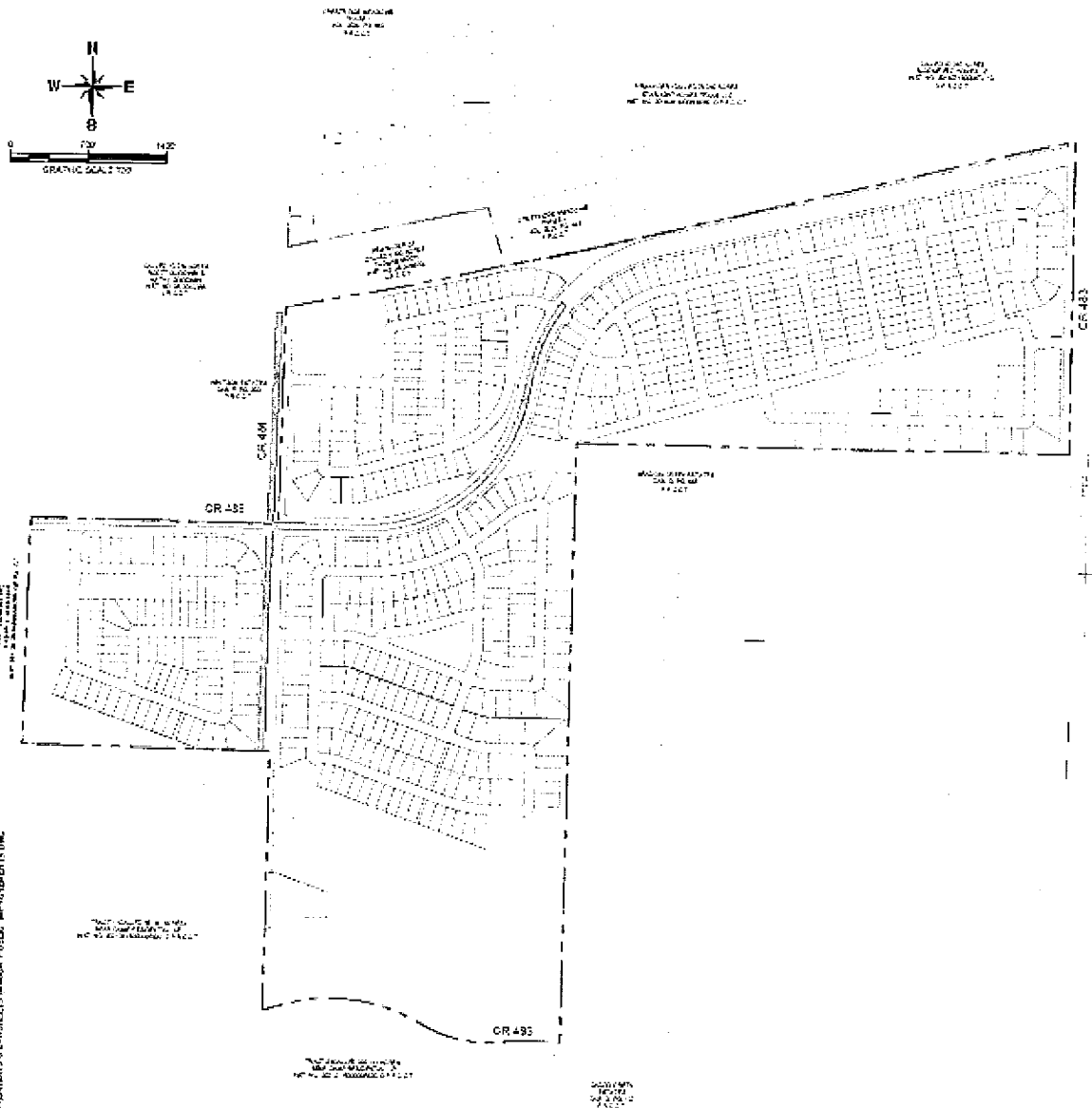
DRAWN BY: KIMLEY-HORN  
 CHECKED BY: KIMLEY-HORN  
 DATE: 02/23/24

## Exhibit I Major Improvements - Storm Drain

Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 11445 North Road  
 Two Oaks, Texas 75242  
 Dallas, Texas 75242  
 972-261-7000  
 State of Texas Registration No. 14028  
 02/23/24 11:54 AM

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



PRINTED BY: KIMLEY-HORN & HORN, INC. 10/17/24 10:15 AM  
 K:\PROJECTS\2024\2024000111050\2024000111050-2024-AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN\2024-AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN.dwg  
 9/9/2024 12:15 PM

### LEGEND

INDICATES LOCATION OF MAJOR PUBLIC ROADWAY IMPROVEMENTS

**Exhibit J**  
**Major Improvements - Roadway**  
 Trails of Lavon  
 Lavon, Collin County, Texas  
 February 2024

**Kimley»Horn**  
 15400 North Royal  
 Two Oaks Tower Office  
 Dallas, Texas 75244  
 972.707.2500  
 State of Texas Registration No. 1-1028  
 www.kimley-horn.com

EXHIBIT J - MAJOR IMPROVEMENTS - ROADWAY  
 TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

## APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

### Improvement Area #1

- Improvement Area #1 Initial Parcel
- Lot Type 1
- Lot Type 2

### Improvement Area #2

- Improvement Area #2 Initial Parcel
- Lot Type 3
- Lot Type 4

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**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - BUYER DISCLOSURE -  
IMPROVEMENT AREA #1 INITIAL PARCEL**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$14,296,428.00**

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 the *Trails of Lavon 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.

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Annual Collection Costs</b>	<b>Annual Installment<sup>[b]</sup></b>
2025	\$ 206,479	\$ 846,349	\$ 33,996	\$ 1,086,823
2026	\$ 217,887	\$ 834,125	\$ 34,675	\$ 1,086,687
2027	\$ 229,954	\$ 821,226	\$ 35,369	\$ 1,086,549
2028	\$ 242,718	\$ 807,613	\$ 36,076	\$ 1,086,407
2029	\$ 256,221	\$ 793,244	\$ 36,798	\$ 1,086,263
2030	\$ 270,506	\$ 778,076	\$ 37,534	\$ 1,086,115
2031	\$ 285,619	\$ 762,062	\$ 38,284	\$ 1,085,965
2032	\$ 301,608	\$ 745,153	\$ 39,050	\$ 1,085,811
2033	\$ 318,526	\$ 727,298	\$ 39,831	\$ 1,085,655
2034	\$ 336,427	\$ 708,441	\$ 40,628	\$ 1,085,496
2035	\$ 355,368	\$ 688,525	\$ 41,440	\$ 1,085,333
2036	\$ 375,411	\$ 667,487	\$ 42,269	\$ 1,085,167
2037	\$ 396,621	\$ 645,262	\$ 43,115	\$ 1,084,998
2038	\$ 419,066	\$ 621,783	\$ 43,977	\$ 1,084,825
2039	\$ 442,819	\$ 596,974	\$ 44,856	\$ 1,084,649
2040	\$ 467,957	\$ 570,759	\$ 45,753	\$ 1,084,469
2041	\$ 494,562	\$ 543,056	\$ 46,669	\$ 1,084,286
2042	\$ 522,720	\$ 513,778	\$ 47,602	\$ 1,084,100
2043	\$ 552,523	\$ 482,833	\$ 48,554	\$ 1,083,910
2044	\$ 584,066	\$ 450,123	\$ 49,525	\$ 1,083,714
2045	\$ 617,454	\$ 415,547	\$ 50,516	\$ 1,083,516
2046	\$ 652,795	\$ 378,993	\$ 51,526	\$ 1,083,314
2047	\$ 690,204	\$ 340,348	\$ 52,556	\$ 1,083,108
2048	\$ 729,802	\$ 299,488	\$ 53,607	\$ 1,082,897
2049	\$ 771,720	\$ 256,284	\$ 54,680	\$ 1,082,683
2050	\$ 816,093	\$ 210,598	\$ 55,773	\$ 1,082,464
2051	\$ 863,067	\$ 162,285	\$ 56,889	\$ 1,082,241
2052	\$ 912,795	\$ 111,192	\$ 58,026	\$ 1,082,013
2053	\$ 965,440	\$ 57,154	\$ 59,187	\$ 1,081,781
<b>Total</b>	<b>\$ 14,296,428</b>	<b>\$ 15,836,052</b>	<b>\$ 1,318,761</b>	<b>\$ 31,451,242</b>

**Footnotes:**

[a] Interest is calculated at 5.92%, which is not higher than 2% above the Bond Buyer Index, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -  
IMPROVEMENT AREA #1 - LOT TYPE 1**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
 STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,069.92**

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 the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

Seller Signature Page to Final Notice with Current Information  
of Obligation to Pay Improvement District Assessment

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Annual Collection Costs</b>	<b>Annual Installment<sup>[b]</sup></b>
2025	\$ 578.72	\$ 2,372.14	\$ 95.28	\$ 3,046.14
2026	\$ 610.69	\$ 2,337.88	\$ 97.19	\$ 3,045.76
2027	\$ 644.51	\$ 2,301.73	\$ 99.13	\$ 3,045.37
2028	\$ 680.29	\$ 2,263.57	\$ 101.11	\$ 3,044.97
2029	\$ 718.13	\$ 2,223.30	\$ 103.14	\$ 3,044.57
2030	\$ 758.17	\$ 2,180.78	\$ 105.20	\$ 3,044.16
2031	\$ 800.53	\$ 2,135.90	\$ 107.30	\$ 3,043.73
2032	\$ 845.34	\$ 2,088.51	\$ 109.45	\$ 3,043.30
2033	\$ 892.76	\$ 2,038.46	\$ 111.64	\$ 3,042.87
2034	\$ 942.93	\$ 1,985.61	\$ 113.87	\$ 3,042.42
2035	\$ 996.02	\$ 1,929.79	\$ 116.15	\$ 3,041.96
2036	\$ 1,052.20	\$ 1,870.83	\$ 118.47	\$ 3,041.50
2037	\$ 1,111.65	\$ 1,808.54	\$ 120.84	\$ 3,041.02
2038	\$ 1,174.55	\$ 1,742.73	\$ 123.26	\$ 3,040.54
2039	\$ 1,241.13	\$ 1,673.19	\$ 125.72	\$ 3,040.05
2040	\$ 1,311.59	\$ 1,599.72	\$ 128.24	\$ 3,039.54
2041	\$ 1,386.15	\$ 1,522.07	\$ 130.80	\$ 3,039.03
2042	\$ 1,465.08	\$ 1,440.01	\$ 133.42	\$ 3,038.51
2043	\$ 1,548.61	\$ 1,353.28	\$ 136.09	\$ 3,037.97
2044	\$ 1,637.02	\$ 1,261.60	\$ 138.81	\$ 3,037.43
2045	\$ 1,730.60	\$ 1,164.69	\$ 141.58	\$ 3,036.87
2046	\$ 1,829.65	\$ 1,062.24	\$ 144.42	\$ 3,036.30
2047	\$ 1,934.50	\$ 953.92	\$ 147.30	\$ 3,035.73
2048	\$ 2,045.48	\$ 839.40	\$ 150.25	\$ 3,035.14
2049	\$ 2,162.97	\$ 718.31	\$ 153.26	\$ 3,034.54
2050	\$ 2,287.34	\$ 590.26	\$ 156.32	\$ 3,033.92
2051	\$ 2,419.00	\$ 454.85	\$ 159.45	\$ 3,033.30
2052	\$ 2,558.37	\$ 311.65	\$ 162.64	\$ 3,032.66
2053	\$ 2,705.93	\$ 160.19	\$ 165.89	\$ 3,032.01
<b>Total</b>	<b>\$ 40,069.92</b>	<b>\$ 44,385.16</b>	<b>\$ 3,696.21</b>	<b>\$ 88,151.29</b>

**Footnotes:**

[a] Interest is calculated at 5.92%, which is not higher than 2% above the Bond Buyer Index, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE  
IMPROVEMENT AREA #1 - LOT TYPE 2**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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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: \$49,928.61**

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 the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

---

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2025	\$ 721.10	\$ 2,955.77	\$ 118.73	\$ 3,795.60
2026	\$ 760.94	\$ 2,913.08	\$ 121.10	\$ 3,795.13
2026	\$ 803.09	\$ 2,868.04	\$ 123.52	\$ 3,794.65
2027	\$ 847.66	\$ 2,820.49	\$ 125.99	\$ 3,794.15
2028	\$ 894.82	\$ 2,770.31	\$ 128.51	\$ 3,793.65
2029	\$ 944.71	\$ 2,717.34	\$ 131.08	\$ 3,793.13
2030	\$ 997.49	\$ 2,661.41	\$ 133.70	\$ 3,792.61
2031	\$ 1,053.33	\$ 2,602.36	\$ 136.38	\$ 3,792.07
2032	\$ 1,112.41	\$ 2,540.00	\$ 139.11	\$ 3,791.52
2033	\$ 1,174.93	\$ 2,474.15	\$ 141.89	\$ 3,790.97
2034	\$ 1,241.08	\$ 2,404.59	\$ 144.73	\$ 3,790.40
2035	\$ 1,311.08	\$ 2,331.12	\$ 147.62	\$ 3,789.82
2036	\$ 1,385.15	\$ 2,253.50	\$ 150.57	\$ 3,789.23
2037	\$ 1,463.54	\$ 2,171.50	\$ 153.58	\$ 3,788.63
2038	\$ 1,546.49	\$ 2,084.86	\$ 156.66	\$ 3,788.01
2039	\$ 1,634.29	\$ 1,993.31	\$ 159.79	\$ 3,787.38
2040	\$ 1,727.20	\$ 1,896.56	\$ 162.98	\$ 3,786.74
2041	\$ 1,825.54	\$ 1,794.31	\$ 166.24	\$ 3,786.09
2042	\$ 1,929.62	\$ 1,686.24	\$ 169.57	\$ 3,785.43
2043	\$ 2,039.78	\$ 1,572.00	\$ 172.96	\$ 3,784.75
2044	\$ 2,156.39	\$ 1,451.25	\$ 176.42	\$ 3,784.05
2045	\$ 2,279.81	\$ 1,323.59	\$ 179.95	\$ 3,783.35
2046	\$ 2,410.46	\$ 1,188.63	\$ 183.55	\$ 3,782.63
2047	\$ 2,548.75	\$ 1,045.93	\$ 187.22	\$ 3,781.89
2048	\$ 2,695.14	\$ 895.04	\$ 190.96	\$ 3,781.15
2049	\$ 2,850.11	\$ 735.49	\$ 194.78	\$ 3,780.38
2050	\$ 3,014.16	\$ 566.76	\$ 198.68	\$ 3,779.60
2051	\$ 3,187.83	\$ 388.32	\$ 202.65	\$ 3,778.80
2052	\$ 3,371.69	\$ 199.60	\$ 206.70	\$ 3,777.99
<b>Total</b>	<b>\$ 49,928.61</b>	<b>\$ 55,305.57</b>	<b>\$ 4,605.62</b>	<b>\$ 109,839.80</b>

**Footnotes:**

[a] Interest is calculated at 5.92%, which is not higher than 2% above the Bond Buyer Index, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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.

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -  
IMPROVEMENT AREA #2 INITIAL PARCEL**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
 STREET ADDRESS

**IMPROVEMENT AREA #2 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
 \$10,620,000.00**

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 the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

Purchaser Signature Page to Final Notice with Current Information  
of Obligation to Pay Improvement District Assessment

[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 \_\_\_\_\_

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§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 INITIAL PARCEL

Improvement Area #2 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2025	\$ 122,952.44	\$ 690,300.00	\$ 40,000.00	\$ 853,252.44
2026	\$ 130,944.35	\$ 682,308.09	\$ 40,800.00	\$ 854,052.44
2027	\$ 139,455.73	\$ 673,796.71	\$ 41,616.00	\$ 854,868.44
2028	\$ 148,520.35	\$ 664,732.09	\$ 42,448.32	\$ 855,700.76
2029	\$ 158,174.17	\$ 655,078.26	\$ 43,297.29	\$ 856,549.72
2030	\$ 176,523.67	\$ 612,061.10	\$ 44,163.23	\$ 832,748.00
2031	\$ 187,415.18	\$ 601,169.59	\$ 45,046.50	\$ 833,631.27
2032	\$ 198,978.70	\$ 589,606.07	\$ 45,947.43	\$ 834,532.20
2033	\$ 211,255.68	\$ 577,329.09	\$ 46,866.38	\$ 835,451.14
2034	\$ 224,290.16	\$ 564,294.61	\$ 47,803.70	\$ 836,388.47
2035	\$ 238,128.86	\$ 550,455.91	\$ 48,759.78	\$ 837,344.55
2036	\$ 252,821.41	\$ 535,763.36	\$ 49,734.97	\$ 838,319.74
2037	\$ 268,420.49	\$ 520,164.27	\$ 50,729.67	\$ 839,314.44
2038	\$ 284,982.04	\$ 503,602.73	\$ 51,744.27	\$ 840,329.03
2039	\$ 302,565.43	\$ 486,019.34	\$ 52,779.15	\$ 841,363.92
2040	\$ 321,233.72	\$ 467,351.05	\$ 53,834.73	\$ 842,419.50
2041	\$ 341,053.84	\$ 447,530.93	\$ 54,911.43	\$ 843,496.20
2042	\$ 362,096.86	\$ 426,487.91	\$ 56,009.66	\$ 844,594.43
2043	\$ 384,438.24	\$ 404,146.53	\$ 57,129.85	\$ 845,714.62
2044	\$ 408,158.08	\$ 380,426.69	\$ 58,272.45	\$ 846,857.22
2045	\$ 433,341.43	\$ 355,243.34	\$ 59,437.90	\$ 848,022.67
2046	\$ 460,078.60	\$ 328,506.17	\$ 60,626.65	\$ 849,211.42
2047	\$ 488,465.44	\$ 300,119.32	\$ 61,839.19	\$ 850,423.96
2048	\$ 518,603.76	\$ 269,981.01	\$ 63,075.97	\$ 851,660.74
2049	\$ 550,601.61	\$ 237,983.15	\$ 64,337.49	\$ 852,922.26
2050	\$ 584,573.73	\$ 204,011.03	\$ 65,624.24	\$ 854,209.01
2051	\$ 620,641.93	\$ 167,942.84	\$ 66,936.72	\$ 855,521.49
2052	\$ 658,935.54	\$ 129,649.23	\$ 68,275.46	\$ 856,860.23
2053	\$ 699,591.86	\$ 88,992.91	\$ 69,640.97	\$ 858,225.74
2054	\$ 742,756.68	\$ 45,828.09	\$ 71,033.79	\$ 859,618.56
<b>Total</b>	<b>\$ 10,620,000.00</b>	<b>\$ 13,160,881.42</b>	<b>\$ 1,622,723.17</b>	<b>\$ 25,403,604.59</b>

**Footnotes:**

[a] Interest is calculated at 6.50% for years 1-5 and 6.17% for years 6-30, which is not higher than 2% above the Bond Buyer Index of 4.17% dated 8/15/2024, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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.



**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE  
IMPROVEMENT AREA #2 - LOT TYPE 3**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$37,465.46**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

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§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 3**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Annual Collection Costs</b>	<b>Annual Installment<sup>[b]</sup></b>
2025	\$ 433.75	\$ 2,435.25	\$ 141.11	\$ 3,010.12
2026	\$ 461.95	\$ 2,407.06	\$ 143.94	\$ 3,012.94
2027	\$ 491.97	\$ 2,377.03	\$ 146.81	\$ 3,015.82
2028	\$ 523.95	\$ 2,345.06	\$ 149.75	\$ 3,018.76
2029	\$ 558.01	\$ 2,311.00	\$ 152.75	\$ 3,021.75
2030	\$ 622.74	\$ 2,159.24	\$ 155.80	\$ 2,937.79
2031	\$ 661.17	\$ 2,120.82	\$ 158.92	\$ 2,940.90
2032	\$ 701.96	\$ 2,080.02	\$ 162.09	\$ 2,944.08
2033	\$ 745.27	\$ 2,036.71	\$ 165.34	\$ 2,947.32
2034	\$ 791.26	\$ 1,990.73	\$ 168.64	\$ 2,950.63
2035	\$ 840.08	\$ 1,941.91	\$ 172.02	\$ 2,954.00
2036	\$ 891.91	\$ 1,890.08	\$ 175.46	\$ 2,957.44
2037	\$ 946.94	\$ 1,835.05	\$ 178.97	\$ 2,960.95
2038	\$ 1,005.37	\$ 1,776.62	\$ 182.54	\$ 2,964.53
2039	\$ 1,067.40	\$ 1,714.59	\$ 186.20	\$ 2,968.18
2040	\$ 1,133.26	\$ 1,648.73	\$ 189.92	\$ 2,971.91
2041	\$ 1,203.18	\$ 1,578.81	\$ 193.72	\$ 2,975.70
2042	\$ 1,277.41	\$ 1,504.57	\$ 197.59	\$ 2,979.58
2043	\$ 1,356.23	\$ 1,425.76	\$ 201.54	\$ 2,983.53
2044	\$ 1,439.91	\$ 1,342.08	\$ 205.57	\$ 2,987.56
2045	\$ 1,528.75	\$ 1,253.23	\$ 209.69	\$ 2,991.67
2046	\$ 1,623.08	\$ 1,158.91	\$ 213.88	\$ 2,995.87
2047	\$ 1,723.22	\$ 1,058.77	\$ 218.16	\$ 3,000.14
2048	\$ 1,829.54	\$ 952.44	\$ 222.52	\$ 3,004.51
2049	\$ 1,942.42	\$ 839.56	\$ 226.97	\$ 3,008.96
2050	\$ 2,062.27	\$ 719.71	\$ 231.51	\$ 3,013.50
2051	\$ 2,189.51	\$ 592.47	\$ 236.14	\$ 3,018.13
2052	\$ 2,324.61	\$ 457.38	\$ 240.86	\$ 3,022.85
2053	\$ 2,468.04	\$ 313.95	\$ 245.68	\$ 3,027.67
2054	\$ 2,620.31	\$ 161.67	\$ 250.59	\$ 3,032.58
<b>Total</b>	<b>\$ 37,465.46</b>	<b>\$ 46,429.24</b>	<b>\$ 5,724.68</b>	<b>\$ 89,619.37</b>

**Footnotes:**

[a] Interest is calculated at 6.50% for years 1-5 and 6.17% for years 6-30, which is not higher than 2% above the Bond Buyer Index of 4.17% dated 8/15/2024, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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.

**TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE  
IMPROVEMENT AREA #2 - LOT TYPE 4**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$46,683.36**

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 the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Annual Collection Costs</b>	<b>Annual Installment<sup>[b]</sup></b>
2025	\$ 540.47	\$ 3,034.42	\$ 175.83	\$ 3,750.72
2026	\$ 575.60	\$ 2,999.29	\$ 179.35	\$ 3,754.24
2027	\$ 613.02	\$ 2,961.87	\$ 182.94	\$ 3,757.83
2028	\$ 652.87	\$ 2,922.03	\$ 186.59	\$ 3,761.49
2029	\$ 695.30	\$ 2,879.59	\$ 190.33	\$ 3,765.22
2030	\$ 775.96	\$ 2,690.50	\$ 194.13	\$ 3,660.59
2031	\$ 823.84	\$ 2,642.62	\$ 198.02	\$ 3,664.47
2032	\$ 874.67	\$ 2,591.79	\$ 201.98	\$ 3,668.43
2033	\$ 928.64	\$ 2,537.82	\$ 206.02	\$ 3,672.47
2034	\$ 985.93	\$ 2,480.52	\$ 210.14	\$ 3,676.59
2035	\$ 1,046.77	\$ 2,419.69	\$ 214.34	\$ 3,680.80
2036	\$ 1,111.35	\$ 2,355.11	\$ 218.62	\$ 3,685.08
2037	\$ 1,179.92	\$ 2,286.54	\$ 223.00	\$ 3,689.46
2038	\$ 1,252.72	\$ 2,213.74	\$ 227.46	\$ 3,693.92
2039	\$ 1,330.02	\$ 2,136.44	\$ 232.01	\$ 3,698.46
2040	\$ 1,412.08	\$ 2,054.38	\$ 236.65	\$ 3,703.11
2041	\$ 1,499.20	\$ 1,967.26	\$ 241.38	\$ 3,707.84
2042	\$ 1,591.70	\$ 1,874.75	\$ 246.21	\$ 3,712.67
2043	\$ 1,689.91	\$ 1,776.55	\$ 251.13	\$ 3,717.59
2044	\$ 1,794.18	\$ 1,672.28	\$ 256.15	\$ 3,722.61
2045	\$ 1,904.88	\$ 1,561.58	\$ 261.28	\$ 3,727.74
2046	\$ 2,022.41	\$ 1,444.05	\$ 266.50	\$ 3,732.96
2047	\$ 2,147.19	\$ 1,319.26	\$ 271.83	\$ 3,738.29
2048	\$ 2,279.68	\$ 1,186.78	\$ 277.27	\$ 3,743.73
2049	\$ 2,420.33	\$ 1,046.13	\$ 282.81	\$ 3,749.27
2050	\$ 2,569.67	\$ 896.79	\$ 288.47	\$ 3,754.93
2051	\$ 2,728.22	\$ 738.24	\$ 294.24	\$ 3,760.70
2052	\$ 2,896.55	\$ 569.91	\$ 300.13	\$ 3,766.58
2053	\$ 3,075.26	\$ 391.19	\$ 306.13	\$ 3,772.59
2054	\$ 3,265.01	\$ 201.45	\$ 312.25	\$ 3,778.71
<b>Total</b>	<b>\$ 46,683.36</b>	<b>\$ 57,852.56</b>	<b>\$ 7,133.16</b>	<b>\$ 111,669.09</b>

**Footnotes:**

[a] Interest is calculated at 6.50% for years 1-5 and 6.17% for years 6-30, which is not higher than 2% above the Bond Buyer Index of 4.17% dated 8/15/2024, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[b] 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

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000111050

eRecording - Real Property

ORDINANCE

Recorded On: September 09, 2024 03:24 PM

Number of Pages: 165

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**" Examined and Charged as Follows: "**

Total Recording: \$677.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

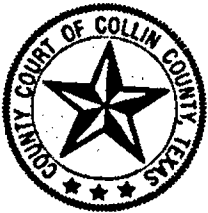
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000111050  
Receipt Number: 20240909000753  
Recorded Date/Time: September 09, 2024 03:24 PM  
User: Cathy L  
Station: Station 5

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

