



ENNIS CITY COMMISSION AGENDA
TUESDAY, AUGUST 5, 2025
6:00 PM

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

ENNIS CITY COMMISSION MEETINGS ARE NOW LIVESTREAMED AT
www.ennistx.gov/citycommissionlivestream

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. PRESENTATIONS

B.1. New City of Ennis Employee Recognition

C. CITIZENS PUBLIC COMMENT PERIOD

The City Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to the City Secretary prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

D. COMMISSIONER UPDATES

Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

E. CONSENT ITEMS

E.1. Approval of the Minutes for the July 10, 2025, Ennis City Commission Budget Workshop.

[CC Budget Workshop Minutes - July 10, 2025](#)

E.2. Approval of the Minutes for the July 15, 2025, Ennis City Commission Regular Meeting.

[CC Regular Mtg. Minutes - July 15, 2025](#)

E.3. Approval of a Resolution authorizing the Mayor to execute the Certificate of Construction Completion and Change Order 1 with WM Miller Construction Co., Inc.

for the 18" Transmission Line Phase 1 project.

[Certificate of Completion - WM Miller Construction Co.](#)

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- F.1. Discuss and consider approval of a Resolution determining the costs of certain authorized improvements to be financed by the Prairieview Public Improvement District; approving a Preliminary Service Plan And Assessment Plan, including proposed assessment roll; calling a regular meeting and noticing a public hearing for August 19, 2025 to consider an Ordinance levying assessments on property located within the Prairieview Public Improvement District; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

[PrairieView PID](#)

- F.2. Discuss and consider approval of a Resolution authorizing the Mayor to execute two (2) Supplements to the Agreement for Street Lighting Services by and between Oncor Electric Delivery Company LLC and the City of Ennis, dated December 03, 2003, to provide fifteen (15) streetlights to Prairie View Phase 3A and eighteen (18) streetlights to Prairie View Phase 3B.

[Oncor Streetlight Supplements - PrairieView](#)

- F.3. Discuss and consider approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor to execute an agreement with Unity in the Community of Ennis for sponsorship of the Blues on Main Festival and Health Fair.

[Unity in the Community MOU](#)

- F.4. Discuss and consider approval of a Resolution by the City Commission of the City of Ennis, Texas, authorizing the Fire Chief to execute a Memorandum of Understanding for the establishment of the National Wildfire Coordinating Group (NWCG) Wildland Firefighter Standard between the Texas A&M Forest Service and the Ennis Fire Department.

[Texas A&M Forest Service MOU](#)

- F.5. Discuss and consider approval of a Resolution proposing a Property Tax Rate for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 and declaring a date for the Public Hearing and adoption of the Property Tax Rate.

[Proposed Property Tax Rate](#)

- F.6. Discuss and consider appointments and reappointments to the Library Board.

[Library Board Apointments](#)

G. EXECUTIVE SESSION

The City Commission will recess into closed Executive Session pursuant to Texas Government Code:

- G.1. Section 551.071 (1) and (2) Seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- Quality Incentive Payment Program Update

- Public Safety Building Construction Contract Terms
- Buc-ee's Chapter 380 Agreement

G.2. Section 551.087 - Discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the territory of the city and with which the city is conducting Economic Development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

- Sonoma Trail Extension

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

I. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **FRIDAY, AUGUST 1, 2025 @ 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



ANGIE WADE, TRMC, CMC
City Secretary

City of Ennis City Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

ENNIS CITY COMMISSION
AGENDA SUMMARY FORM



To: City Commission
Subject: Approval of the Minutes for the July 10, 2025, Ennis City Commission Budget Workshop.
Meeting: ENNIS CITY COMMISSION - 05 Aug 2025
Department: City Secretary
Staff Contact: Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the City Commission Budget Workshop held on July 10, 2025, are submitted for the Commission's review and approval.

ATTACHMENTS:

[CC BUDGET WORKSHOP MINUTES 07.10.25](#)

ENNIS CITY COMMISSION BUDGET WORKSHOP MINUTES
THURSDAY, JULY 10, 2025

A. CALL TO ORDER

Mayor Raburn called a Special Meeting of the Ennis City Commission to order Thursday, July 10, 2025, at 9:30 A.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Raburn	present	Commissioner Hejny	absent
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

B. CITY MANAGER’S OVERVIEW

B.1. Charter Obligation

City Manager Andrea Weckmueller-Behringer stated that the City of Ennis Home Rule Charter requires that an annual budget be presented to the City Commission and that it must be adopted at the first meeting in September.

B.2. Strategic Plan Report

Ms. Weckmueller-Behringer reviewed the adopted City of Ennis Strategic Plan.

B.3. Budget Guidance and Initial Highlights

Sales tax is experiencing the worst downturn since 2008-2009 resulting in a \$500,000 shortfall in sales tax revenue, which affects the General Fund, Economic Development Corporation, Crime Control and Prevention District, and the Street Reconstruction Fund. Inflation is up, labor costs and supplies are up 20%, and property tax is trending down. FY26 budget goals include retaining staff in core capacities, maintaining contingency reserve for general fund and utility fund at \$150,000 each, adjust fee schedule, increase property tax, adjust employee insurance benefits, right-size city events, reduce travel without reducing training, and outsource operations where possible, create a 5 to 10-year solid plan.

B.4. Debt Service

Finance Director Stanley Muli reported that the city issued \$30 million in general and utility bonds in 2022 and \$40 million in 2024. Instruments available to meet capital improvement needs include: GO bonds require voter approval and are backed by ad valorem taxes; Tax Notes have a 7 year maturity and are meant for assets with a shorter life; Revenue Bonds have a higher interest rate, are more difficult to issue and cannot be paid by taxes; and Certificates of Obligation which are backed by tax revenues and can be used to fund renovation of certain public works projects.

[Mayor Raburn recessed the meeting for a break at 11:01 A.M. and reconvened at 11:07 A.M.]

C. FY2026 PROPOSED BUDGET (PT 1)

C.1. General Fund (Part 1)

Departmental proposed budgets presented to the City Commission:

- Administration – Andrea Weckmueller-Behringer
- City Secretary – Angie Wade
- Community Engagement/Tourism – Ashley Colunga
- Emergency Management – Michael Godfrey for Chad Marshall
- Finance – Stanley Muli
- Fire – Bill Evans
- Fleet Services – Doug Taylor
- Health Services – Kevin Howard
- Human Resources – Irene Kasujja
- IT Services – David Anthony
- Library – Andrea Weckmueller-Behringer for Jessica Diaz
- Court – Wendy Martinez
- Parks – Paul Liska
- Planning and Development – Troy Foreman
- Police – Michael Godfrey

D. BREAK FOR LUNCH

[Mayor Raburn recessed the Commission for lunch at 12:48 P.M.]

[Mayor Raburn reconvened the Commission into open session at 1:30 P.M.]

E. FY2026 PROPOSED BUDGET (PT 2)

E.1. General Fund (Part 2)

- Public Works – Ed Green
- Non-Departmental – Stanley Muli

E.2. Special Revenue Funds – Stanley Muli

E.3. Internal Service Funds – Stanley Muli

E.4. Airport Fund – Andrea Weckmueller-Behringer reported that City staff is still working with the Auditor on the reporting of the Airport fund. Mayor Raburn recommended having the Audit Committee review.

E.5. Economic Development Fund – Joe Newman

E.6. Sanitation Fund – Ed Green

E.7. Utility Fund – Stanley Muli stated that the fund balance is dwindling -.1% and that it is an Enterprise Fund and should be charging the true cost of expenses.

- Utility Billing – Christy Taylor
- Utility Operations – Doug Taylor and Crystal Harness

F. BUDGET WORKSHOP SUMMARY

City Manager Andrea Weckmueller-Behringer summarized by stating that the General Fund will have a \$500,000 shortfall; staff will be fully retained for core functionality; 5 ½ staff positions cut; reserve fund at 30% would be optimal; one-time expenditures for water and wastewater are a must; employee insurance fund is overextended and will be adjusted without effecting employees this year; and feels that a strong but lean budget has been presented.

A second budget workshop was requested by the Commission and scheduled for July 29, 2025 at 6:00 P.M.

G. ADJOURNMENT

Mayor Raburn adjourned the meeting at 4:39 P.M.

ATTEST:

CITY SECRETARY

APPROVED:

MAYOR

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission
Subject: Approval of the Minutes for the July 15, 2025, Ennis City Commission Regular Meeting.
Meeting: ENNIS CITY COMMISSION - 05 Aug 2025
Department: City Secretary
Staff Contact: Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the City Commission Regular meeting held on July 15, 2025, are submitted for the Commission's review and approval.

ATTACHMENTS:

[CC REG MINUTES 07.15.25](#)

ENNIS CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, JULY 15, 2025

A. CALL TO ORDER

Mayor Raburn called a Regular Meeting of the Ennis City Commission to order Tuesday, July 15, 2025, at 6:02 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Raburn	present	Commissioner Hejny	present
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

The Invocation was given by Mr. Philip Meaders.

The Pledge of Allegiance was led by Mayor Raburn.

B. PRESENTATIONS

B.1. Mayor Raburn recognized Ernie Willis, Streets Superintendent, as City of Ennis Employee of the Month.

B.2. City Manager Andrea Weckmueller-Behringer introduced Crystal Harness as the new Utility Operations Assistant Director for the City of Ennis.

C. CITIZEN PUBLIC COMMENT PERIOD

No one spoke.

D. COMMISSIONER UPDATES

No updates given.

E. CONSENT ITEMS

E.1. Approval of the Minutes for the June 17, 2025, Ennis City Commission Regular Meeting.

E.2. Approval of the Minutes for the June 23, 2025, Ennis City Commission Special Meeting.

E.3. Approval of the Minutes for the July 1, 2025, Ennis City Commission Regular Meeting.

Mayor Raburn asked for a motion to approve the Consent Agenda. Commissioner Hejny made a motion, seconded by Commissioner Watson, to approve the consent agenda as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F. PUBLIC HEARING

F.1. Conduct a Public Hearing and discuss and consider an Ordinance granting a Specific Use Permit for a Temporary Concrete Batch Plant located on an approximate 14.7631 acre portion of Lot 1, Block B in the Loloi Rugs Addition, Ellis CAD ID 310059, and otherwise known as 2151 Highway 287 Bypass, zoned Light Industrial and Manufacturing (L-IM).

Mayor Raburn read the item. Assistant Building Official Troy Foreman provided information stating that the location was in Ward 1, Elm Creek Environmental LLC was the applicant, 1500 ft.

from nearest residential, and the permit will expire in 12 months. Mayor Raburn opened the public hearing at 6:13 PM. No one spoke and the public hearing was closed at 6:13 PM. Commissioner Falkenbach made a motion, seconded by Commissioner Watson, to approve the Special Use Permit as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

G. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

G.1. Discuss and consider approval of an Ordinance abandoning, vacating and releasing two general utility easements located 700 East Ennis Avenue, City of Ennis, Texas Ellis CAD ID 222044 in exchange for replacement general utility easements.

Mayor Raburn read the item. City Manager Weckmueller-Behringer informed the Commission that sewer lines in the easement being vacated must be removed and relocated in the new easement. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Hejny, to approve the ordinance as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.2. Discuss and consider approving a Resolution of the City Commission of the City of Ennis, Texas, approving a professional services agreement with Freese and Nichols, Inc. for engineering services related to the Liska Road bridge review and assessment, in an amount not to exceed \$28,900.00; authorizing the Mayor to execute the agreement; and providing an effective date.

Mayor Raburn read the item. City Manager Weckmueller-Behringer stated that Freese and Nichols will perform a site visit to evaluate whether to rehabilitate or replace the current bridge and will present their recommendations to the Commission. Commissioner Hejny made a motion, seconded by Commissioner Pierce, to approve the resolution as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.3. Discuss and consider approval of a Resolution authorizing the Mayor to execute a master contract for professional services with Freese and Nichols, Inc., to govern engineering services.

Mayor Raburn read the item. Utilities Director Doug Taylor stated that the proposed master contract would cover all necessary studies that are water/wastewater related and that each individual study will be presented to the Commission for approval with a project amount. Commissioner Hejny made a motion, seconded by Mayor Pro Tem Isbell, to approve the resolution as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.4. Discuss and consider approval of a Resolution approving Task One: Peer Review of Water Treatment Plant Expansion Design Plans under the master contract for professional services with Freese and Nichols, Inc., in an amount not to exceed Thirty-Six Thousand Four Hundred Eighty Dollars and Zero Cents (\$36,480.00), and authorizing the City Manager to execute any documents in connection therewith.

Mayor Raburn read the item. Doug Taylor and Andrea Weckmueller-Behringer addressed the Commission stating that a peer review of the existing design plans will begin within 30 days. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to approve the resolution as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.5. Discuss and consider approval of a Resolution authorizing the City Attorney to initiate legal proceedings under Chapter 54 of the Texas Local Government Code for the abatement of a substandard residential structure located at 808 N. Ripley St. Ennis, TX 75119.

Mayor Raburn read the item. Kevin Howard, Director of Health Services, addressed the Commission regarding his request to enter Chapter 54 legal proceedings stating that he had issued citations on the property for 4 years and that the property had been vacant for 6 years. Commissioner Falkenbach made a motion, seconded by Commissioner Jones, to approve the resolution as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.6. Discuss and consider approval of a Resolution approving Change Order #6 with Lockwood, Andrews & Newnam (LAN), related to the Ennis Avenue Underpass project, by increasing the contract amount by \$299,986.20, raising the total contract to \$6,543,736.89.

Mayor Raburn read the item. Barry Heard with ITS and Tom Ellis with LAN addressed the Commission regarding the change order stating that items were required to be added to the plan due to a TxDOT update. Commissioner Hejny made a motion, seconded by Commissioner Watson, to approve the resolution for change order #6 with Lockwood, Andrews & Newnam for an increase in the contract amount of \$299,986.20. Discussion ensued amongst the Commission regarding continual change orders, lack of communication, Green Ribbon award, and a contract with Mesa.

A vote was cast, 5 in favor, 1 against (Jones), 1 no-vote (Raburn). Motion passed.

G.7. Discuss and consider approval of a Resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel for the Steering Committee.

Mayor Raburn read the item. Commissioner Hejny made a motion, seconded by Commissioner Falkenbach, to approve the resolution suspending Oncor's rate change request.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.8. Discuss and consider appointments and reappointments to the Parks Board.

Mayor Raburn read the item. Commissioner Hejny made a motion, seconded by Commissioner Pierce, to reappoint Michael Sibley, James Patak, and Greg Vineyard to the Parks Board for a three-year term expiring July 31, 2028; and to appoint Ariana Campos to the Parks Board for a three-year term expiring July 31, 2028.

A vote was cast, 6 in favor, 1 against (Watson). Motion passed.

G.9. Discuss and consider appointments and reappointments to the Planning and Zoning Commission.

Mayor Raburn read the item. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Pierce, to reappoint Jasper Hughes, Jr., Ian Coleman, Austin Estes, Randolph Severson (Alternate), and Joshua Tompkins (Alternate) to two-year terms expiring July 31, 2027.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.10. Discuss and consider appointments and reappointments to the Historic Landmark Commission.

Mayor Raburn read the item. Commissioner Watson made a motion, seconded by Commissioner Hejny, to reappoint David Espedal, Charlene Russell, Logan Treadaway, Sally Severson, and Melinda King (Alternate) to two year terms expiring July 31, 2027; and to appoint Mary Gilmore (Alternate) to fill a vacancy for a term expiring July 31, 2026.

A vote was cast, 7 in favor, 0 against. Motion passed.

G.11. Discuss and consider appointments and reappointments to the Railroad Museum Board.

Mayor Raburn read the item. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to reappoint John McIntosh, Robby Kever, Dane Williams, and Justin Spence to two-year terms expiring July 31, 2027.

A vote was cast, 7 in favor, 0 against. Motion passed.

H. EXECUTIVE SESSION

[Mayor Raburn recessed the Commission into Executive Session at 7:42 P.M.]

H.2. Section 551.087 - Discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the territory of the city and with which the city is conducting Economic Development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

- Project GAF

[Mayor Raburn reconvened the Commission into Open Session at 7:57 P.M.]

I. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

H.2. Commissioner Hejny made a motion, seconded by Mayor Pro Tem Isbell, to direct the City Manager to negotiate a Chapter 380 Economic Development Agreement for Project GAF to be presented to the City Commission for approval at a future date.

A vote was cast, 7 in favor, 0 against. Motion passed.

H. EXECUTIVE SESSION

[Mayor Raburn recessed the Commission into Executive Session at 7:58 P.M.]

H.1. Section 551.071(1) and (2) Seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings and Section 551.072 Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:

- 4.059 acres in fee simple which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a tract of land described by a deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive; a utility easement in a tract of land containing approximately 1.565 acres which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a tract of land described in deed

to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive; and a temporary construction easement in a tract of land containing approximately 0.556 acres which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive.

- Downtown Rooftop Lights Project

[Mayor Raburn reconvened the Commission into Open Session at 8:39 P.M.]

I. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

H.1. Commissioner Hejny made a motion, seconded by Commissioner Pierce, to authorize the Mayor to sign a tolling agreement for the Downtown Rooftop Lights issue.

A vote was cast, 7 in favor, 0 against. Motion passed.

J. ADJOURNMENT

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 8:40 P.M.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Approval of a Resolution authorizing the Mayor to execute the Certificate of Construction Completion and Change Order 1 with WM Miller Construction Co., Inc. for the 18" Transmission Line Phase 1 project.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: Utility Operations

Staff Contact: Douglas Taylor, Utility Operations Director

BACKGROUND INFORMATION:

The 18" Transmission Line Phase 1 project included the installation of an 18" transmission line to service the new Elevated Storage Tank site. The project was completed in May 2025 following a final walkthrough. Delays were caused by inclement weather and extended equipment lead times. Also included with the submittal of the certificate of construction completion is a final change order reconciling the contract price and time. This change order amounts to a reduction of \$78,111.20 of the original construction contract amount of \$2,635,432.50 for a new total contract price of \$2,557,321.30.

ATTACHMENTS:

[RESOLUTION NO.-Approval of Certificate of Construction Completion and Change Order 1 with WM Miller Construction Co., Inc. for the 18" Transmission Li - Pdf](#)



RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE CERTIFICATE OF CONSTRUCTION COMPLETION AND CHANGE ORDER 1 WITH WM MILLER CONSTRUCTION CO., INC. FOR THE 18" TRANSMISSION LINE PHASE 1 PROJECT.

WHEREAS, the work has been completed in accordance with the plans and specifications and all amendments, change orders and supplemental agreements thereto; and

WHEREAS, the City Commission wishes to maintain their water distribution system infrastructure in a manner consistent with the rules and regulations of the Texas Commission on Environmental Quality; and

WHEREAS, WM Miller Construction Co., Inc. has presented on behalf of itself and its sureties, satisfactory evidence that he or she will repair, replace and rectify any faulty workmanship and/or materials discovered in the work within a period of 24 months from May 13, 2025, as provided in the Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes the Mayor to execute the Certificate of Construction Completion and Change Order 1 with WM Miller Construction Co., Inc. for the 18" Transmission Line Phase 1 project.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would

E.3.

have been enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, on this 5th day of August, 2025.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

June 26, 2025

City of Ennis
500 W Lake Bardwell Dr.
Ennis, TX 75119

Attn: Ed Green

Mr. Green,

Attached is Pay Application No. 10 - Final for the Project: New 18" Transmission Line Phase 1, provided by WM Miller Construction Company, Inc., requesting \$54,770.37 in payment. It is our recommendation for final payment to the contractor, WM Miller Construction Company, Inc., for the amount requested of \$54,770.37.

Also included in this submittal are the Final Change Order Reconciling Contract Price and Contract Time for this project, Certificate of Construction Completion, Contractor's Affidavit of Payments of Debts and Completion, and Contractor's Maintenance Bond.

If you have any questions, please let us know.

Thank you,



Andrew Wright, P.E.
Project Manager

A709

Certificate of Construction Completion (COCC)

Owner: City of Ennis

This is to certify that a final inspection of the project has been conducted. Contract was entered into on the 7th day of August 2023 between the City of Ennis and WM Miller Construction Co., Inc. for the construction New 18" Transmission Line Phase 1.

This is to further certify that:

1. The work has been completed in accordance with the plans and specifications and all amendments, change orders and supplemental agreements thereto.
2. The sum of \$ 0.00, has been deducted from the final payment to the Contractor in accordance with any contract liquidated damages requirements, separate from any liquidated damages resulting from Davis-Bacon compliance.
3. All programmatic requirements have been met, all claims and disputes have been settled, all warranties have been received, and all liens have been released.
4. The Contractor has presented on behalf of itself and its sureties, satisfactory evidence that he or she will repair, replace and rectify any faulty workmanship and/or materials discovered in the work within a period of **24 months** from May 13, 2025, as provided in the Contract.
5. All bills for materials, apparatus, fixtures, machinery, labor, and equipment used in connection with the construction of this project have been fully paid.

6.	Amount of Original Contract	<u>\$2,635,432.50</u>
	Cumulative Change Orders	<u>\$ -78,111.20</u>
	Final Amount of Contract	<u>\$2,557,321.30</u>
	Less Previous Payments	<u>\$2,502,550.93</u>
	Less Deductions (from #2 above)	<u>\$ 0.00</u>
	FINAL PAYMENT (Balance)	<u>\$ 54,770.37</u>

7. The Final Payment above is now due and payable.

Certified by the following Engineer, Contractor, and Chief Elected Official/Designee:



Engineer

Project Manager

Title

Schaumburg & Polk, Inc

Firm

Chief Elected Official/Designee

Title

City of Ennis

City / County



Contractor

President

Title

WM Miller Construction Co., Inc.

Firm

5/13/2025

CHANGE ORDER #1

Owner		Project	Date		
City of Ennis 500 Lake Bardwell Dr. Ennis, TX 75119		New 18" Transmission Line Phase 1	May 28, 2025		
Contractor		Engineer	Change Order		
WM Miller Construction Co., Inc.		Schaumburg & Polk Inc. 320 S. Broadway, Suite 200 Tyler, TX 75702 (903) 595-3913	No. 1		
Item No.	Description of Changes-Quantities, Units, Unit Prices, Change in Completion Scheduled, Etc.	Decrease in Contract Price	Increase in Contract Price	Change in Contract times	
CO1-1	Additional time for construction related to delays in work from inclement weather, equipment lead times, Interstate 45 Bore Challenges and completion of punch list items.	\$0.00	\$0.00	+458 days	
7	Remove: 18" C-905 DR-18 PVC Pipe QTY: 33 LF @ \$144.00 / LF	\$4,752.00	\$0.00	0 days	
13	Remove: New 12" Connect to EX 6" QTY: 1 EA @ \$3,500.00 / EA	\$3,500.00	\$0.00	0 days	
20	Remove: Install 24" Casing Below Sewer QTY: 50 LF @ \$250.00 / LF	\$12,500.00	\$0.00	0 days	
21	Remove: 6" Gate Valve QTY: 1 EA @ \$1,500.00 / EA	\$1,500.00	\$0.00	0 days	
22	Remove: 8" Gate Valve QTY: 1 EA @ \$2,300.00 / EA	\$2,300.00	\$0.00	0 days	
25	Remove: Spectrum Meter QTY: 1 EA @ \$4,200.00 / EA	\$4,200.00	\$0.00	0 days	
26	Remove: 8" Thick Concrete Pavement Repair QTY: 372 SY @ \$119.00 / SY	\$44,268.00	\$0.00	0 days	
27	Remove: 2" Thick Hot Mix Asphalt Pavement Repair QTY: 5.5 Ton @ \$275.00 / Ton	\$1,512.50	\$0.00	0 days	
28	Remove: Unused Owners Allowance for Field Testing	\$9,546.00	\$0.00	0 days	
29	Add: Owners Allowance for Field Changes	\$0.00	\$5,967.30	0 days	
		\$84,078.50	\$5,967.30	+458 Days	



Original Contract Amount = \$2,635,432.50
Net Previous Change Orders = \$ 0.00
This Change Order Amount = \$ (78,111.20)
New Contract Amount = \$2,557,321.30

Original Contract End Date = 2/10/2024
Net Previous Change Orders = 0 days
This Change Order Amount = 458 days
Revised Contract End Date = 5/13/2025

By: [Signature]
ENGINEER

By: _____
OWNER

By: [Signature]
CONTRACTOR

Date: 6/26/2025

Date: _____

Date: 6/2/25

AFFIDAVIT OF BILLS PAID AND COMPLETION CERTIFICATE

STATE OF TEXAS §

COUNTY OF SMITH §

Personally, before me the undersigned authority, on this day appeared Mark Miller, who being duly sworn, on oath, says that he is a legal representative of WM Miller Construction Company, Inc., that the work for the construction of the project designated as **New 18" Transmission Line** has been satisfactorily completed, and that all bills for materials, supplies, apparatus, fixtures, machinery, and labor used in connection with the construction of this project have been fully paid. This affidavit is made for the purpose of obtaining payment from City of Ennis on above construction work.



Mark Miller

This instrument was acknowledged before me on June 2, 2025
by Mark Miller.



Theresa Sparks, Notary Public in and for the State of Texas



MAINTENANCE BOND

STATE OF TEXAS §

COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS: That W.M. Miller Construction Co, Inc. of the City of Longview, County of Gregg, State of TX, as principal, and SURETEC INSURANCE COMPANY, authorized under the laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto City of Ennis, a municipal corporation (owner) in the penal sum of Two Million six hundred thirty five thousand four hundred thirty two dollars 50/100 Dollars (\$ 2,635,432.50) for the payment whereof, the said principal and surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

WHEREAS, the principal has entered into a certain written contract with City of Ennis, dated the 7th day of August, 2023, to New 18" Transmission Line Phase 1 which contract is hereby referred to and made a part thereof as fully and to the same extent as if copied at length herein.

WHEREAS, under the plans, specifications and contract, it is provided that the contractor will maintain and keep in good repair the work herein contracted to be done for a period of two (2) years from the date of written acceptance of said work and to do all necessary repairing and/or reconstructing in whole or in part of said improvements that should be occasioned by settlement of foundation, defective workmanship or materials furnished in the construction of any part thereof, or any of the accessories thereto constructed by the Contractor. Be it understood that the purpose of this section is to cover all defective conditions arising by reason of this obligation, and the said contractor and surety herein shall be subject to the liquidation damages mentioned in said contract for each day's failure on its part to comply with the terms of said provisions of said contract.

NOW, THEREFORE, if the said contractor shall keep and perform it's said agreement to maintain said work and keep the same in repair for the said maintenance period of two (2) years, as provided, then these presents shall be null and void and have no further effect. If default shall be made by the said contractor in the performance of it's contract to so maintain and repair said work, then these presents shall have full force and effect and said Owner shall have and recover damages from the said contractor and it's principal and surety. It is further agreed that this obligation shall be continuing one against the principal and surety herein, and that successive recoveries may be had hereon for successive breaches until the full amount shall have been exhausted. It is further understood that the obligation herein to maintain said work shall continue throughout said maintenance period and the same shall not be changed, diminished or in any manner affected from any cause during said time.

PROVIDED, the aggregate liability of surety hereunder is limited to the penal sum of this bond.

MB - 1

IN WITNESS WHEREOF, the said principal and surety have signed and sealed this instrument this 7th day of August, 20 23.

W.M. Miller Construction Co, Inc.
Principal

By: Mark Miller
Mark Miller
Title President

Address 1506 FM 449
Longview, TX 75407

SURETEC INSURANCE COMPANY
Surety

By: Pam Golsan
Pam Golsan
Title Attorney-In-Fact

Address 1300 CityWest Boulevard Suite 1300
Houston, TX 77042

The name and address of the resident agent of surety is:

Hibbs-Hallmark & Co
PO Box 8357 Tyler, TX 75711

NOTE: Date of Maintenance Bond must not be prior to date of contract.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Robert P. Monaghan, Pam Golsan, Brenda A. Thomas, Erin Magouirk

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Eight Million and 00/100 Dollars (\$8,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 3rd day of June A.D. 2021.

SURETEC INSURANCE COMPANY

By: _____

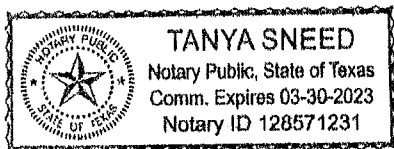
Michael C. Keimig, President

State of Texas
County of Harris

ss:



On this 3rd day of June A.D. 2021 before me personally came Michael C. Keimig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Tanya Sneed, Notary Public

My commission expires March 30, 2023

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this _____ day of _____, A.D.

M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

RECOMMENDATION OF PAYMENT

Owner Project No. _____

ENGINEER's Project No.: 923229.00Project: New 18" Transmission Line Phase 1CONTRACTOR: WM Miller Construction Company, Inc.Application Date: June 16, 2025Application Amount: \$54,770.37For Period Ending: January 31, 2025To City of Ennis, Tx
OWNER

Attached hereto is the CONTRACTOR's Application for Payment for Work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all prior Applications for Payments.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.



ENGINEER

Date: June 26, 2025By: Andrew Wright, PESTATEMENT OF WORKOriginal Contract Price \$ 2,635,432.50Net Change Orders \$ (78,111.20)Current Contract Price \$ 2,557,321.30Work & Material on Hand to Date \$ 2,557,321.30Amount Retained (0%) \$ 0.00Subtotal \$ 2,502,550.93Previous Payments Recommended \$ 2,502,550.93**Amount Due this Payment \$ 54,770.37**

PAYMENT REPORT PROJECT NUMBER:

455

RETENT % 5.00%

PROJECT: City of Ennis New 18" Transmission Line

EST. NO. FINAL

SUBCONTRACTOR: WM Miller Construction Company, Inc.
PO Box 38
Judson Texas 75660

FROM: 01/01/25
TO: 01/31/25

ITEM NO.	DESCRIPTION	BID QUANTITY	Projected Final Quantity	QUANTITY THIS ESTIMATE	QUANTITY TO DATE	UNIT	UNIT PRICE	ORIGINAL AMOUNT	TOTAL AMOUNT DUE	PREVIOUS AMOUNT	AMOUNT THIS ESTIMATE	AMOUNT LEFT TO BE BILLED	% OF COMPLETION
	Description												
1	MOB, Bonds and Insurance	1.00	1.00	0.20	1.00	LS	\$75,000.00	\$75,000.00	\$75,000.00	\$60,000.00	\$15,000.00	\$0.00	100%
2	Traffic Control Plan	1.00	1.00		1.00	LS	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$0.00	\$0.00	100%
3	Staking	1.00	1.00		1.00	LS	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00	\$0.00	100%
4	Erosion Control (SWPPP, NOI, NOT)	1.00	1.00	0.25	1.00	LS	\$26,000.00	\$26,000.00	\$26,000.00	\$19,500.00	\$6,500.00	\$0.00	100%
5	Site Clearing	1.00	1.00		1.00	LS	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00	\$0.00	\$0.00	100%
6	Trench Safety	7328.00	7328.00		7328.00	LF	\$2.00	\$14,656.00	\$14,656.00	\$14,656.00	\$0.00	\$0.00	100%
7	18" C-905 DR-18 PVC Pipe	8008.00	7975.00		7975.00	LF	\$144.00	\$1,148,400.00	\$1,148,400.00	\$1,148,400.00	\$0.00	\$0.00	100%
8	Add'l Cost to Bore 30" STL Casing	680.00	680.00		680.00	LF	\$560.00	\$380,800.00	\$380,800.00	\$380,800.00	\$0.00	\$0.00	100%
9	Add'l Cost to Directional 18" Waterline Bore	40.00	40.00		40.00	LF	\$100.00	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00	100%
10	12" DR-18 PVC Pipe	523.00	523.00		523.00	LF	\$90.00	\$47,070.00	\$47,070.00	\$47,070.00	\$0.00	\$0.00	100%
11	18" Connect to EX 8" Waterline	3.00	3.00		3.00	EA	\$23,000.00	\$69,000.00	\$69,000.00	\$69,000.00	\$0.00	\$0.00	100%
12	18" Connect to EX 18"	2.00	2.00		2.00	EA	\$6,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00	\$0.00	100%
13	New 12" Connect to EX 6"	1.00	0.00		0.00	EA	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
14	New 12" Connect 8"	1.00	1.00		1.00	EA	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00	\$0.00	100%
15	Fire Hydrant (FC#1)	22.00	5.00		5.00	EA	\$10,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	100%
16	18" Butterfly Valve	16.00	16.00		16.00	EA	\$9,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$0.00	\$0.00	100%
17	Air Release Valve	4.00	4.00		4.00	EA	\$12,700.00	\$50,800.00	\$50,800.00	\$50,800.00	\$0.00	\$0.00	100%
18	Install 24" Casing Below Creek Crossing by Wet Bore	50.00	50.00		50.00	LF	\$250.00	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	\$0.00	100%
19	Install 30" Steel Casing Below Sewer (FC#2)	20.00	50.00		50.00	LF	\$315.00	\$15,750.00	\$15,750.00	\$15,750.00	\$0.00	\$0.00	100%
20	Install 24" Casing Below Sewer	50.00	0.00		0.00	LF	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
21	6" Gate Valve	1.00	0.00		0.00	EA	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
22	8" Gate Valve	8.00	7.00		7.00	EA	\$2,300.00	\$16,100.00	\$16,100.00	\$16,100.00	\$0.00	\$0.00	100%
23	12" Gate Valve	4.00	4.00		4.00	EA	\$4,100.00	\$16,400.00	\$16,400.00	\$16,400.00	\$0.00	\$0.00	100%
24	Reconnect Existing Near Side Water Service	1.00	1.00		1.00	EA	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$0.00	\$0.00	100%
25	Spectrum Meter	1.00	0.00		0.00	EA	\$4,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
26	8" Thick Concrete Pavement Repair	643.00	271.00		271.00	SY	\$119.00	\$32,249.00	\$32,249.00	\$32,249.00	\$0.00	\$0.00	100%
27	2" Thick Hot Mix Asphalt Pavement Repair	8.50	3.00	3.00	3.00	TON	\$275.00	\$825.00	\$825.00	\$0.00	\$825.00	\$0.00	100%
28	Owner's Allowance for Materials Testing	1.00	0.05	0.05	0.05	LS	\$10,000.00	\$454.00	\$454.00	\$0.00	\$454.00	\$0.00	100%
29	Owner's Allowance for Field Orders	1.00	1.00		0.00	LS	\$200,000.00	\$5,967.30	\$0.00	\$0.00	\$0.00	\$5,967.30	0%
	FIELD CHANGE #1 - FIRE HYDRANTS												
	Fire Hydrants-8" Lead		9.00		9.00	EA	\$23,339.94	\$210,059.46	\$210,059.46	\$210,059.46	\$0.00	\$0.00	100%
	Fire Hydrants-12" Lead		1.00		1.00	EA	\$18,473.84	\$18,473.84	\$18,473.84	\$18,473.84	\$0.00	\$0.00	100%
	FIELD CHANGE #2												
	Fire Hydrant with 1" Tap - STA 11+75		1.00		1.00	LS	\$24,455.00	\$24,455.00	\$24,455.00	\$24,455.00	\$0.00	\$0.00	100%
	Arnold Street Tie-in at STA 22+74		1.00		1.00	LS	\$22,517.00	\$22,517.00	\$22,517.00	\$22,517.00	\$0.00	\$0.00	100%
	FIELD CHANGE #3												
	Time Spent on Second bore, according to plans		1.00		1.00	LS	\$26,169.00	\$26,169.00	\$26,169.00	\$26,169.00	\$0.00	\$0.00	100%
	Additional Bore Pit Shoring and Prep to Go Deeper		1.00		1.00	LS	\$23,412.00	\$23,412.00	\$23,412.00	\$23,412.00	\$0.00	\$0.00	100%
	Additional Boring Depth and Distance		1.00		1.00	LS	\$29,220.00	\$29,220.00	\$29,220.00	\$29,220.00	\$0.00	\$0.00	100%
	FIELD CHANGE #4												
	ADD: New Short Side Water Services - Wadley Rd		4.00	2.00	4.00	EA	\$2,334.00	\$9,336.00	\$9,336.00	\$4,668.00	\$4,668.00	\$0.00	100%
	ADD: Furnish and Install 8" Cap		1.00	1.00	1.00	EA	\$2,875.00	\$2,875.00	\$2,875.00	\$0.00	\$2,875.00	\$0.00	100%

	Material on Hand	1.00			1249800.49	LS		\$481,597.48	\$1,249,800.49	\$1,249,800.49	\$0.00	\$1,249,800.49	
	Release of Material on Hand	1.00		107264.84	1249800.49	LS		\$0.00	\$1,249,800.49	\$1,142,535.65	\$107,264.84	\$1,249,800.49	
TOTAL								\$2,563,288.60	\$2,557,321.30	\$2,634,264.14	-\$76,942.84	\$5,967.30	

Prepared by: Theresa Sparks

Date: 6/2/25

Approved by: [Signature]

Retention \$127,866.07 \$131,713.21 -\$3,847.14
AMOUNT DUE THIS PERIOD -\$73,095.70

Previous Payments DUE \$2,502,550.93
TOTAL PAID PREVIOUS \$2,502,550.93
TOTAL OWED PREVIOUS \$0.00

TOTAL AMOUNT DUE THIS PAY PERIOD -\$73,095.70

RETAINAGE \$127,866.07
\$54,770.37 FINAL AMOUNT DUE

Date	Precipitation	Date	Precipitation	Date	Precipitation	Date	Precipitation
8/27/2023	0.16"	11/21/2023	0.01"	2/11/2024	1.31"	4/28/2024	2.48"
8/28/2023	0.16"	11/26/2023	0.39"	2/12/2024	0.02"	4/29/2024	0.48"
9/4/2023	0.12"	11/30/2023	0.01"	3/1/2024	0.06"	5/2/2024	0.71"
9/9/2023	0.12"	12/16/2023	0.34"	3/6/2024	0.22"	5/3/2024	0.02"
9/10/2023	0.12"	12/22/2023	0.37"	3/7/2024	0.01"	5/4/2024	0.02"
9/12/2023	0.09"	12/23/2023	0.01"	3/8/2024	1.28"	5/5/2024	3.18"
9/13/2023	0.19"	12/24/2023	2.04"	3/9/2024	0.15"	5/6/2024	0.01"
9/14/2023	0.14"	12/25/2023	0.97"	3/15/2024	0.02"	5/12/2024	0.06"
9/15/2023	1.12"	1/3/2024	1.60"	3/16/2024	0.14"	5/13/2024	0.71"
9/16/2023	0.27"	1/4/2024	0.01"	3/17/2024	1.27"	5/14/2024	0.17"
10/5/2023	1.86"	1/5/2024	0.31"	3/22/2024	1.27"	5/16/2024	0.06"
10/6/2023	0.02"	1/8/2024	0.40"	3/25/2024	2.14"	5/17/2024	0.57"
10/24/2023	0.01"	1/9/2024	0.51"	4/2/2024	0.67"	5/22/2024	0.06"
10/25/2023	0.02"	1/12/2024	0.45"	4/3/2024	0.01"	5/23/2024	0.35"
10/26/2023	3.28"	1/22/2024	0.37"	4/9/2024	0.42"	5/24/2024	0.03"
10/27/2023	0.27"	1/23/2024	1.19"	4/10/2024	0.41"	5/25/2024	1.13"
11/10/2023	0.59"	1/24/2024	0.76"	4/11/2024	0.69"	5/26/2024	0.05"
11/14/2023	0.02"	1/25/2024	0.15"	4/20/2024	0.17"	5/28/2024	0.37"
11/18/2023	0.01"	2/3/2024	1.35"	4/21/2024	2.63"	5/29/2024	0.63"
11/20/2023	0.03"	2/10/2024	0.21"	4/27/2024	4.55"	5/30/2024	0.02"

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution determining the costs of certain authorized improvements to be financed by the Prairieview Public Improvement District; approving a Preliminary Service Plan And Assessment Plan, including proposed assessment roll; calling a regular meeting and noticing a public hearing for August 19, 2025 to consider an Ordinance levying assessments on property located within the Prairieview Public Improvement District; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: City Secretary

Staff Contact: Angie Wade, City Secretary

BACKGROUND INFORMATION:

The Prairieview Public Improvement District (PID) was created by the City Commission on June 1, 2021 (Resolution No. 21-0601-12) to support infrastructure development across approximately 236.5 acres.

The PID is being developed in phases. On May 7, 2024, the Commission adopted Ordinance No. 24-0507-F1, approving the original Service and Assessment Plan (SAP) and levying assessments for Improvement Area #1, covering 88.854 acres.

Improvement Area #2 consists of approximately 118.744 acres and represents the next phase in public infrastructure development. The proposed action accepts the Preliminary Amended and Restated SAP (SAP Resolution Exhibit A) to reflect updated costs and assessment methodology for this area and prepares the legal groundwork for levying assessments.

FINANCIAL IMPACT:

As shown in the Preliminary Amended and Restated SAP, the total cost of Authorized Improvements in Improvement Area #2 is \$27,033,598, with \$11,896,000 proposed to be recovered through PID assessments.

Per Section 5.03 of the Development Agreement (p. 13), the Developer is responsible for the full cost of infrastructure upfront. PID assessments will reimburse the Developer either directly or through a future bond issuance, subject to separate approval by the Commission.

The SAP outlines the structure of annual installments, collection timelines, and obligations of the Administrator and Finance staff. There is no financial liability to the City associated with the PID, and no pledge of City tax revenue is involved.

POLICY IMPLICATIONS:

This step is part of the process required for establishing and administering the Public Improvement District the City Commission approved in conjunction with the Prairie View Development Agreement. PIDs are a legally compliant tool for constructing public infrastructure necessary to serve growing areas.

The resolution formally calls a public hearing for August 19, 2025, and instructs staff to issue all required notices.

RECOMMENDATION:

Staff recommends approval of the attached Resolution Determining Costs for Improvement Area #2 of the Prairieview PID, which will:

- Accept the Preliminary Amended and Restated SAP;
- Determine the total costs for Authorized Improvements to be assessed;
- Call a public hearing for August 19, 2025;
- Direct City staff and consultants to issue public and mailed notices as required by law.
- This action is consistent with the Development Agreement.

ATTACHMENTS:

[RESOLUTION NO.-PrairieView PID - Pdf](#)



RESOLUTION NO.

A RESOLUTION OF THE CITY OF ENNIS, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR AUGUST 19, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Commission") of the City of Ennis, Texas (the "City") to create a public improvement district; and

WHEREAS, on June 1, 2021, the City Commission approved Resolution No. 21-0601-E2 (the "Authorization Resolution"), authorizing, establishing and creating the Prairieview Public Improvement District (the "District"); and

WHEREAS, the City authorized the creation of the District and the levy of up to \$28,000,000 in assessments for the District to finance certain public improvements and financing costs authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, on May 7, 2024, the City Commission adopted Ordinance No. 24-0507-F1, which approved the Prairieview Public Improvement District Service and Assessment Plan dated May 7, 2024 (the "SAP"); and

WHEREAS, in addition to approving the SAP, Ordinance No. 24-0507-F1 levied assessments against property within the District; and

WHEREAS, the property is being developed in phases, the first of which included approximately 88.854 acres (“Improvement Area #1”) and the second of which includes approximately 118.744 acres (“Improvement Area #2”); and

WHEREAS, the City desires to amend and restate the SAP to reflect the construction of and development of the Improvement Area #2 Improvements for Improvement Area #2 of the District; and

WHEREAS, the City Commission and the City staff have been presented a "Prairieview Public Improvement District 2025 Preliminary Amended and Restated Service and Assessment Plan", dated August 5, 2025, including the proposed Improvement Area #2 assessment roll attached as Exhibit G-1 thereto (the "Proposed Improvement Area #2 Assessment Roll") (collectively, the "Preliminary Amended SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the anticipated levy and assessment amount for the Improvement Area #2 Improvements (as defined in the Preliminary Amended SAP) is approximately \$11,896,000, as referenced in the Preliminary Amended SAP; and

WHEREAS, the Preliminary Amended SAP sets forth the estimated total costs of certain Improvement Area #2 Authorized Improvements to be financed by the District for the second phase of development of the Proposed Improvement Area #2 Assessment Roll and states the assessments proposed to be levied against each parcel of land in Improvement Area #2 of the District as determined by the method of assessment and apportionment chosen by the City; and

WHEREAS, the Act requires that the Proposed Improvement Area #2 Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

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

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City or in which the Improvement Area #2 Authorized Improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS AS FOLLOWS:

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

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

SECTION 3. THAT the City Commission hereby determines that the total costs of the Improvement Area #2 Authorized Improvements, which costs include the Improvement Area #2 Improvements, the pro rata portion of the Major Improvements allocable to Improvement Area #2, and the payment of expenses incurred in the administration of the District and related to the issuance of any bonds are as set forth in Exhibit B-1 of the Preliminary Amended SAP.

SECTION 4. THAT the City Commission's final determination and approval of the costs of the Improvement Area #2 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Commission approval of a final Service and Assessment Plan which will include the final Improvement #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the Proposed Improvement Area #2 Assessment Roll states the assessment proposed to be levied against each parcel of land in Improvement Area #2 of the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Amended SAP.

SECTION 6. THAT the City Commission expressly defers the levy of assessments against property within future improvement areas for pro rata portions of the Major Improvements and for improvement area-specific improvements that will benefit only the property within each subsequent improvement area until such time as the costs of such area-specific improvements can be determined with certainty.

SECTION 7. THAT the City Commission hereby authorizes and directs the filing of the Proposed Improvement Area #2 Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Commission hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on *August 19, 2025 at 6:00 p.m., in the City Commission Chambers, at Ennis City Hall, 107 N. Sherman Street, Ennis, Texas 75119*, or such other location as designated by the City and noticed pursuant to the Act, at which the City Commission shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Commission will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. THAT the City Commission hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on *August 19, 2025*, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes; provided however, that the location is subject to change as designated by the City, in a newspaper of general

circulation in the City, before August 8, 2025, which is before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

SECTION 10. THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Commission hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on *August 19, 2025*, before August 8, 2025, as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the *August 19, 2025* meeting of the City Commission.

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

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of August, 2025.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

F.1.

EXHIBIT A

PRELIMINARY AMENDED SERVICE AND ASSESSMENT PLAN

Prairieview Public Improvement District

2025 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

AUGUST 5, 2025



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

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INTRODUCTION

Capitalized terms used in this 2025 A&R Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 A&R 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”, “Exhibit”, or an “Appendix” shall be a reference to a Section of this 2025 A&R Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes.

On June 1, 2021, the City Commission passed and approved Resolution No. 21-0601-E2 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 236.482 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 May 7, 2024, the City Commission approved the 2024 Service and Assessment Plan and levied the Improvement Area #1 Assessments to finance the Improvement Area #1 Projects to be constructed for the benefit of the Improvement Area #1 Assessed Property within the District by approving the 2024 Assessment Ordinance. The 2024 Assessment Ordinance (1) identified the Improvement Area #1 Authorized Improvements to be provided by the District; (2) identified the costs of the Improvement Area #1 Authorized Improvements; (3) identified the indebtedness to be incurred for the Improvement Area #1 Authorized Improvements, and the manner of assessing the Improvement Area #1 Assessed Property for the costs of the Improvement Area #1 Authorized Improvements; (4) levied the Improvement Area #1 Assessments for the Improvement Area #1 Assessed Property; and (5) approved the Improvement Area #1 Assessment Roll.

This 2025 A&R Service and Assessment Plan serves to amend and restate the 2024 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 the Improvement Area #2 Assessed Property; and (6) approving the Improvement Area #2 Assessment Roll.

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

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

The PID Act requires an Assessment Roll that states the Assessment against each Parcel as determined by the method chosen by the City Commission. 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** and the Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #2 Assessment Roll by block and lot is included as **Exhibit G-2** for illustrative purposes.

SECTION I: DEFINITIONS

“2024 Assessment Ordinance” means the Assessment Ordinance No. 24-0507-F1 approved and adopted by the City Council on May 7, 2024, which levied the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Property and approved the 2024 Service and Assessment Plan.

“2024 Service and Assessment Plan” means the Prairieview Public Improvement District Service and Assessment Plan that was approved by the City Commission on May 7, 2024. The 2024 Service and Assessment Plan was filed with the Official Public Records of the County as Instrument No. 2414223.

“2025 A&R Service and Assessment Plan” means this Prairieview Public Improvement District 2025 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time, which is to replace in its entirety the 2024 Service and Assessment Plan.

“2025 Assessment Ordinance” means an Assessment Ordinance approved and adopted by the City Council on August 19, 2025, which levied the Improvement Area #2 Assessment against the Improvement Area #2 Assessed Property and approved this 2025 A&R Service and Assessment Plan.

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs of constructing or acquiring such Authorized Improvements, paid 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, by 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, architectural, engineering, consulting, and governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee 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 up to 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 or the Improvement Area #2 Reimbursement Obligation.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 A&R Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2025 A&R 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 Commission, that includes: (1) the principal amount of any Assessment; (2) the interest associated with any Assessment; (3) Additional Interest related to the PID Bonds, if applicable; and (4) Annual Collection Costs.

“Annual Service Plan Update” means an update to this 2025 A&R Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Commission.

“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 2025 A&R Service and Assessment Plan to a Parcel within the District, other than Non-Benefited Property, for Actual Costs of Authorized Improvements, subject to a future levy of Assessments by the City, as shown on **Exhibit B-2**, 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 a Parcel of Assessed Property located within the District, other than Non-Benefited Property, to pay the Actual Costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel of Assessed Property or reduction according to the provisions herein and in the PID Act.

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

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

“Assessment Roll” means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll and 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, if issued, or in any Annual Service Plan Update. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1** and the Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #2 Assessment Roll by block and lot is included as **Exhibit G-2** for illustrative purposes.

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

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to attorney fees, and as applicable, financial advisory fees, consultant fees, initial trustee 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 Ennis, Texas.

“City Commission” means the governing body of the City.

“County” means Ellis County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 A&R Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means Lennar Homes of Texas Land and Construction, LTD., and any successors or assignees thereof, that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means the Prairieview Public Improvement District containing approximately 236.482 acres located within the corporate limits of the City, and more specifically described in **Exhibit K-1** and depicted in **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 or Developer directly associated with the establishment of the District.

“Engineer’s Report” means a report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A** for the Improvement Area #2 Improvements and the Liska & Lakeview Additional Paving portion of the Major Improvements. The Engineer’s Report for the Major Improvements and Improvement Area #1 Improvements is shown in the 2024 Service and Assessment Plan.

“Estimated Buildout Value” means the estimated value of an Assessed Property or Apportioned Property, as applicable, with fully constructed buildings, as provided by the Developer and confirmed by the City Commission, 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 88.854 acres located within the District, as 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 Commission, that includes: (1) principal; (2) interest; (3) Additional Interest, if applicable; and (4) Annual Collection Costs related to Improvement Area #1. Additional Interest is not charged on the Assessments which secure 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 to pay the Actual Costs of the Improvement Area #1 Authorized Improvements, which Improvement Area #1 Assessment is imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

“Improvement Area #1 Authorized Improvements” means, collectively, (1) the Improvement Area #1 Improvements; (2) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (3) the deposit to the administrative fund related to the Improvement Area #1 Bonds, if and when issued; and (4) Bond Issuance Costs associated with the issuance of Improvement Area #1 Bonds, if and when issued.

“Improvement Area #1 Bonds” means those certain “City of Ennis, Texas Special Assessment Revenue Bonds, Series 2025 (Prairieview Public Improvement District Improvement Area #1 Project)”, or such bonds as are issued that will be secured by Improvement Area #1 Assessments, and expected to be issued in calendar year 2025.

“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 H-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 Commission approved the 2024 Assessment Ordinance.

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

“Improvement Area #1 Reimbursement Agreement” means that certain “Reimbursement Agreement - Prairieview Public Improvement District”, or similar agreement, entered into by and between the City and the Developer, either directly or through affiliates, as the developer of the

Improvement Area #1 Projects, in which the Developer 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 either (i) pay directly or reimburse the Developer for Actual Costs of Improvement Area #1 Projects from the proceeds of Improvement Area #1 Bonds, if issued, in accordance with the PID Act, this 2025 A&R Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Developer for certain Actual Costs of Improvement Area #1 Projects not paid by proceeds of Improvement Area #1 Bonds solely from the revenue collected from Improvement Area #1 Assessments, including Improvement Area #1 Annual Installments, but subordinate to any lien on the Improvement Area #1 Assessments pledged to the payment of Improvement Area #1 Bonds.

“Improvement Area #1 Reimbursement Obligation” means an amount, not to exceed \$7,796,000.00, secured by the Improvement Area #1 Assessment to be paid to the Developer pursuant to the Improvement Area #1 Reimbursement Agreement. The projected Improvement Area #1 Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on **Exhibit F-2**.

“Improvement Area #2” means approximately 118.744 acres located within the District, as 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 Commission, that includes: (1) principal; (2) interest; (3) Additional Interest, if applicable; and (4) Annual Collection Costs related to Improvement Area #2. Additional Interest is not charged on the Assessments which secure the Improvement Area #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 Improvement Area #2 Assessed Property to pay the Actual Costs of the Improvement Area #2 Authorized Improvements, which Improvement Area #2 Assessment is imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit G-1**. The Improvement Area #2 Assessment Roll by block and lot is included as **Exhibit G-2** for illustrative purposes.

“Improvement Area #2 Authorized Improvements” means, collectively, (1) the Improvement Area #2 Improvements; (2) the pro rata portion of the Major Improvements allocable to Improvement Area #2; (3) the deposit to the administrative fund related to the Improvement Area #2 Bonds, if and when issued; and (4) Bond Issuance Costs associated with the issuance of Improvement Area #2 Bonds, if and when issued.

“Improvement Area #2 Bonds” means those certain “City of Ennis, Texas Special Assessment Revenue Bonds, Series 2025 (Prairieview Public Improvement District Improvement Area #2 Project)”, or such bonds as are issued that will be secured by Improvement Area #2 Assessments, and expected 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 H-3**.

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

“Improvement Area #2 Reimbursement Agreement” means that certain “Reimbursement Agreement - Prairieview Public Improvement District” or similar agreement, entered into by and between the City and the Developer, either directly or through affiliates, as the developer of the Improvement Area #2 Projects, in which the Developer 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 either (i) pay directly or reimburse the Developer for Actual Costs of Improvement Area #2 Projects from the proceeds of Improvement Area #2 Bonds, if issued, in accordance with the PID Act, this 2025 A&R Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Developer for certain Actual Costs of Improvement Area #2 Projects not paid by proceeds of Improvement Area #2 Bonds solely from the revenue collected from Improvement Area #2 Assessments, including Improvement Area #2 Annual Installments, but subordinate to any lien on the Improvement Area #2 Assessments pledged to the payment of Improvement Area #2 Bonds.

“Improvement Area #2 Reimbursement Obligation” means an amount, not to exceed \$11,896,000, secured by the Improvement Area #2 Assessment to be paid to the Developer pursuant to the Improvement Area #2 Reimbursement Agreement. The projected Improvement

Area #2 Annual Installments for the Improvement Area #2 Reimbursement Obligation are shown on **Exhibit G-3**.

“Improvement Area #2 Remainder Parcel” means a Parcel anticipated to be subdivided against which a portion of the Improvement Area #2 Assessment is levied, as shown on the Improvement Area #2 Assessment Roll approved by the City Commission in the 2025 Assessment Ordinance.

“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 or supplemented from time to time, between the City and the Trustee 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 at the time of the applicable Assessment Ordinance and confirmed by the City Commission. 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 Commission, as shown on **Exhibit E**, and the anticipated Lot Type classification map is identified on **Exhibit A-5**. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 1” means a Lot Type within Improvement Area #1 marketed to homebuilders with a slab width of 35’ and a slab depth of 65’ or 75’, with an Estimated Buildout Value of \$280,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 2” means a Lot Type within Improvement Area #1 marketed to homebuilders with a slab width of 35’ and a slab depth of 70’, with an Estimated Buildout Value of \$290,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 3” means a Lot Type within Improvement Area #1 marketed to homebuilders with a slab width of 40’ and a slab depth of 70’, with an Estimated Buildout Value of \$297,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 4” means a Lot Type within Improvement Area #2 marketed to homebuilders with a slab width of 35’ and a slab depth of 65’, with an Estimated Buildout Value of \$295,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 5” means a Lot Type within Improvement Area #2 marketed to homebuilders with a slab width of 35’ and a slab depth of 70’, with an Estimated Buildout Value of \$305,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Lot Type 6” means a Lot Type within Improvement Area #2 marketed to homebuilders with a slab width of 35’ and slab depth of 75’, or slab with of 40’ and a slab depth of 65’ or 70’, with an Estimated Buildout Value of \$312,000. The buyer disclosure for each Lot Type is attached in **Appendix B**.

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property and Apportioned Property within the District, as further described in **Section III.A** and depicted on **Exhibit H-1**, and as allocated to Improvement Area #1, Improvement Area #2, and apportioned to the Remainder Area, as shown in **Exhibit B-2**.

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

“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 I**.

“Parcel” or “Parcels” means a specific property within the District identified by either a tax parcel identification number assigned by the Ellis 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 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.

“Private Improvements” means improvements required to be constructed, or caused to be constructed, by the Developer that are not Authorized Improvements. Costs of the Private Improvements will not be paid nor reimbursed from the proceeds of PID Bonds or otherwise from revenues received from the collection of Annual Installments.

“Remainder Area” means approximately 28.884 acres located within the District and entirely outside of Improvement Area #1 and Improvement Area #2, as more specifically depicted on **Exhibit A-4**, to be developed as one or more future improvement areas.

“Remainder Area Apportioned Property” means any Parcel within the Remainder Area, other than Non-Benefited Property, against which a portion of the Actual Costs of the Remainder Area Projects 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 the Remainder Area Apportioned Property for the Remainder Area Projects, as shown on **Exhibit B-2**, subject to (1) reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act; and (2) a future levy of Assessment by the City.

“Remainder Area Projects” means the pro rata portion of the Major Improvements allocable to the Remainder Area.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

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

SECTION II: THE DISTRICT

The District includes approximately 236.482 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-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,084 Lots developed with single-family homes.

Improvement Area #1 includes approximately 88.854 contiguous acres, the boundaries of which are more particularly described by the legal description on **Exhibit K-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 386 Lots developed with single-family homes (119 single-family homes on Lots classified as Lot Type 1, 178 single-family homes on Lots classified as Lot Type 2, and 89 single-family homes on Lots classified as Lot Type 3).

Improvement Area #2 includes approximately 118.744 contiguous acres, 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 562 Lots developed with single-family homes (84 single-family homes on Lots classified as Lot Type 4, 111 single-family homes on Lots classified as Lot Type 5, and 367 single-family homes on Lots classified as Lot Type 6)

The Remainder Area includes approximately 28.884 contiguous acres, the boundaries of which are more particularly depicted on **Exhibit A-4**. Development of the Remainder Area is anticipated to include approximately 136 Lots developed with single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information in the Engineer's Report 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 and the Apportioned Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget and allocation for the Authorized Improvements is shown on **Exhibit B-1**, and the allocation of the Major Improvements is shown on **Exhibit B-2**.

A. Major Improvements

▪ *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, erosion control, casing, plugs, flushing devices, hydrostatic testing and chlorination,

irrigation services and all necessary appurtenances required to provide water service to all Lots within the District.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, manholes, related earthwork, excavation, erosion control, vacuum testing, rock rip-rap, CCTV inspection, lift station, and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, piping, culvert replacement, boxes, inlets, headwalls, rock rip-rap, testing, inspection, and all other necessary appurtenances required to provide adequate drainage for all lots within the District.

- *Paving*

Improvements including demolition, mailbox/signage relocation, subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, asphalt, flexible base, handicapped ramps, and sidewalks. All related earthwork, clearing and grubbing, excavation, driveway repair, erosion control, intersections, signage, guardrail, striping and pavement markings, traffic control, lighting, and re-vegetation of all disturbed areas within the right-of-way, mobilization, and bonding are included.

- *Liska & Lakeview Additional Paving*

Improvements including demolition, mailbox/signage relocation, subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, asphalt, flexible base, handicapped ramps, and sidewalks. All related earthwork, clearing and grubbing, excavation, driveway repair, erosion control, intersections, signage, guardrail, striping and pavement markings, traffic control, lighting, and re-vegetation of all disturbed areas within the right-of-way, mobilization, and bonding are included.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City's fees, engineering, surveying, construction management, contingency, legal costs, consultants, inspections, testing, and costs associated with financing the District.

- *District Formation Costs*

Costs associated with forming the District, including, but not limited to, attorney fees, engineering fees, and any other cost or expense incurred by the City or the Developer directly associated with the establishment of the District.

B. Improvement Area #1 Improvements

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, erosion control, casing, plugs, flushing devices, hydrostatic testing and chlorination, residential water services, irrigation services and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, casing, plugs, cleanouts, manholes, manhole vacuum testing, post-CCTV inspection, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, piping, boxes, inlets, plugs, headwalls, rock rip-rap, concrete flumes, grading for channels and detention ponds, testing, inspection, and all other necessary appurtenances required to provide adequate drainage for all Lots within Improvement Area #1.

- *Paving*

Improvements including all earthwork and site preparation associated with the public arterial road rights-of-way and major utility improvements benefiting Improvement Area #1. This includes excavation, grading, moisture conditioning, subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, handicapped ramps, sidewalks, barricades, and installation of erosion control measures. Also included are clearing and grubbing, signage, lighting, intersections, and re-vegetation of all disturbed areas within the right-of-way. These paving improvements will provide street access to each Lot within Improvement Area #1

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City's fees, engineering, surveying,

construction management, contingency, legal costs, consultants, inspections, testing, and costs associated with financing Improvement Area #1.

C. Improvement Area #2 Improvements

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, erosion control, casing, plugs, flushing devices, hydrostatic testing and chlorination, residential water services, irrigation services and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, casing, plugs, cleanouts, manholes, manhole vacuum testing, post-CCTV inspection, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, piping, boxes, inlets, plugs, headwalls, rock rip-rap, concrete flumes, grading for channels and detention ponds, testing, inspection, and all other necessary appurtenances required to provide adequate drainage for all Lots within Improvement Area #2.

- *Paving*

Improvements including all earthwork and site preparation associated with the public arterial road rights-of-way and major utility improvements benefiting Improvement Area #2. This includes excavation, grading, moisture conditioning, subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, handicapped ramps, sidewalks, barricades, and installation of erosion control measures. Also included are clearing and grubbing, signage, lighting, intersections, and re-vegetation of all disturbed areas within the right-of-way. These paving improvements will provide street access to each Lot within Improvement Area #2

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #2 Improvements including land planning and design, City's fees, engineering, surveying, construction management, contingency, legal costs, consultants, inspections, testing, and costs associated with financing Improvement Area #2.

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, including the underwriter's counsel fee.

- *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

- *Deposit to Administrative Fund*

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

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the Assessed Property. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 A&R 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 and Private Improvements, issue the PID Bonds, and fund the deposit to the administrative fund. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Commission 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 Commission, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Commission that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Commission may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2025 A&R 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 Commission of the Assessment methodologies set forth below is the result of the discretionary exercise by the City Commission of its legislative authority and governmental powers and is conclusive and binding on the Developer, all current owners, and all future owners and developers of the Assessed Property.

A. Assessment Methodology

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

- The costs of the Major Improvements shall be allocated to each Parcel in the District pro rata based on the Estimated Buildout Value of each Assessed Property to the Estimated Buildout Value of the District. By the adoption of the 2024 Assessment Ordinance, a portion of the costs of the Major Improvements, excluding the Liska & Lakeview Additional Paving costs were allocated to Improvement Area #1 Assessed Property. The costs of the Liska & Lakeview Additional Paving portion of the Major Improvements are being allocated among the property within the District based on the estimated value of each lot with fully constructed buildings as of the date of the adoption of the 2024 Assessment Ordinance, as described in **Exhibit B-2**.

- By the adoption of the 2025 Assessment Ordinance, the remainder of such Major Improvements costs, after the allocation to Improvement Area #1, shall be allocated 80.32% to the Improvement Area #2 Assessed Property, and 19.68% apportioned to the Remainder Area Apportioned Property based on the proportionate share of the Estimated Buildout Value of each Assessed Property and Apportioned Property relative to the total Estimated Buildout Value of Improvement Area #2 and the Remainder Area, as shown on **Exhibit B-2**. Currently, the Improvement Area #1 Assessed Property is allocated 35.58% of the total Major Improvements costs, the Improvement Area #2 Assessed Property is allocated 51.74% of the total Major Improvements costs, and the Remainder Area Apportioned Property is apportioned 12.68% of the total Major Improvements costs. See **Exhibit B-1** for the allocation and apportionment of the total Major Improvements costs to Improvement Area #1, Improvement Area #2, and the Remainder Area.
- At the time the City Commission approved the 2024 Assessment Ordinance, the costs of the Improvement Area #1 Authorized Improvements were allocated to each Parcel of Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property.
- By the adoption of the 2025 Assessment Ordinance, the costs of the Improvement Area #2 Authorized Improvements are allocated to each Parcel of Improvement Area #2 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property.

B. Assessments

At the time the City Commission approved the 2024 Assessment Ordinance, the Improvement Area #1 Assessment was levied on the Improvement Area #1 Initial Parcel and, since subdivided, is currently outstanding in the amount shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**. The Improvement Area #1 Annual Installments are shown on **Exhibit F-2** and are subject to revisions made in any Annual Service Plan Update.

By the adoption of the 2025 Assessment Ordinance, the Improvement Area #2 Assessment shall be levied on the Improvement Area #2 Assessed Property 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-3** and are subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of an Improvement Area #2 Remainder 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 Lot Types classified as Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6, respectively, exceed the corresponding Maximum Assessment for each Lot Type 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 Commission has found and determined the following:

- *Improvement Area #1*
 - The Actual Costs of the Improvement Area #1 Authorized Improvements equal \$22,595,986 as shown on **Exhibit B-1**; and
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements; and
 - At the time the City Commission approved the 2024 Service and Assessment Plan, the Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equaled \$7,796,000; of which \$7,697,000 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
 - The special benefit (\geq \$22,595,986) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment (\$7,796,000) levied on the Improvement Area #1 Assessed Property at the time the City Commission approved the 2024 Assessment Ordinance for the Improvement Area #1 Authorized Improvements; and
 - At the time the City Commission approved the 2024 Service and Assessment Plan, the Developer owned Parcel 303150 and KL LHB DSD AIV, LLC owned Parcel 290098, and combined owned 100% of the Improvement Area #1 Initial Parcel. The Developer and KL LHB DSD AIV, LLC acknowledged that the Improvement Area #1 Authorized Improvements conferred a special benefit on the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer and KL LHB DSD AIV, LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Commission as to the special

benefits described herein and the 2024 Assessment Ordinance; (2) the 2024 Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

▪ *Improvement Area #2*

- The costs of the Improvement Area #2 Authorized Improvements equal \$27,033,598, as shown on **Exhibit B-1**; and
- The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements; and
- As of the approval of the 2025 Assessment Ordinance by the City Commission, the Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Authorized Improvements, which equals \$11,896,000 as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**; and
- The special benefit (\geq \$27,033,598) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is equal to or greater than the amount of the Improvement Area #2 Assessment (\$11,896,000) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Authorized Improvements; and
- As of the approval of this 2025 A&R Service and Assessment Plan by the City Commission, KL LHB DSD AIV LLC, MILLROSE PROPERTIES TEXAS LLC, and DRP BOOKBINDER MULTISTATE LLC combined owned 100% of the Improvement Area #2 Assessed Property. The property owners of the Improvement Area #2 Assessed Property acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessment to pay for the Actual Costs associated therewith. The property owners of the Improvement Area #2 Assessed Property ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Commission as to the special benefits described herein and the 2025 Assessment Ordinance; (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #2 Assessment on the Improvement Area #2 Assessed Property.

- *Remainder Area*

- The costs of the Remainder Area Projects apportioned to the Remainder Area equal \$2,076,446 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 apportioned to the Remainder Area Apportioned Property; and
- The Remainder Area Apportioned Property shall be apportioned 12.68% of the total Major Improvements costs, as shown on **Exhibit B-1**, which equals \$2,076,446, of which all or a portion is anticipated to be financed by Assessments expected to be levied by the City at a later date; and
- As of the approval of this 2025 A&R Service and Assessment Plan by the City Commission, DRP BOOKBINDER MULTISTATE LLC owned 100% of the Remainder Area Apportioned Property. DRP BOOKBINDER MULTISTATE LLC acknowledged that the Remainder Area Projects confer a special benefit on the Remainder Area Apportioned Property and consented to the apportionment of the Remainder Area Projects in anticipation of a future levy of Assessments by the City Commission to pay for all or a portion of the Remainder Area Projects associated therewith. DRP BOOKBINDER MULTISTATE LLC ratified, accepted, agreed to, and approved: (1) the determinations and findings by the City Commission as to the special benefits described herein; (2) this 2025 A&R Service and Assessment Plan; and (3) the Remainder Area Apportionment of Costs.
- The above costs include only the costs of Remainder Area Projects and do not include any costs of public infrastructure benefiting only the Remainder Area, which may be identified in a future update to this 2025 A&R Service and Assessment Plan.

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 and Improvement Area #2 Assessment securing the Improvement Area #1 Reimbursement Obligation and Improvement Area #2

Reimbursement Obligation shall be collected at the rates in the respective Assessment Ordinance as part of the respective Improvement Area #1 Annual Installment or Improvement Area #2 Annual Installment, and will not include Additional Interest unless and until PID Bonds secured by the Improvement Area #1 Assessment or Improvement Area #2 Assessment are issued. If and when such PID Bonds are issued, the rate calculated will match the rate on such series of PID Bonds, plus Additional Interest, but in no instance will the Improvement Area #1 Assessment or Improvement Area #2 Assessment on any Assessed Property be increased.

F. Additional Interest

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

SECTION VI: TERMS OF THE ASSESSMENTS

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

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developer, relying on information from homebuilders,

market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property, as provided by the Developer. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Commission 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-Benefited 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 Commission 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 Value for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6 are shown on **Exhibit E** and will not change in future Annual Service Plan

Updates. The calculation as confirmed by the City Commission 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 Commission 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-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Termination of Assessment," a form of which is attached hereto as **Exhibit I.**

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

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

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

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments levied to pay for such Authorized Improvements, 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 Commission shall reduce each applicable 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 a related series of PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

E. Prepayment of Assessments

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

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

If an Assessment on an Assessed Property is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the

Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Commission for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

For purposes of Prepayments, if Improvement Area #1 Bonds are issued, any remaining Improvement Area #1 Reimbursement Obligation shall be subordinated to (i) the Improvement Area #1 Bonds and (ii) any additional PID Bonds secured by a lien on the Improvement Area #1 Assessments issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation.

For purposes of Prepayments, if Improvement Area #2 Bonds are issued, any remaining Improvement Area #2 Reimbursement Obligation shall be subordinated to (i) the Improvement Area #2 Bonds and (ii) any additional PID Bonds secured by a lien on the Improvement Area #2 Assessments issued to refinance all or a portion of the Improvement Area #2 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-2** shows the estimated Improvement Area #1 Annual Installments. **Exhibit G-3** shows the estimated Improvement Area #2 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

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

The Administrator shall prepare and submit to the City Commission 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 an updated Assessment Roll and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad

valorem taxes due and owing to the City. The City Commission may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the City's Financial Advisor shall recalculate the principal and interest on such PID Bonds 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 Assessments were due when billed and were delinquent if not paid prior to February 1, 2025. The initial Annual Installments of the Improvement Area #2 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

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. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act, or other applicable law.

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-Benefited 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 "**Retained Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Retained Property after any required Prepayment as set forth

below. The owner of the Retained Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2025 A&R Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Retained Property, subject to an adjustment in the Assessment applicable to the Retained Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Retained Property exceeds the applicable Maximum Assessment, the owner of the Retained Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Retained Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Retained 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 Retained Property.

In all instances the Assessment remaining on the Retained 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-Benefited Property and the remaining 90 acres of Retained Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Retained Property). If the Administrator determines that the \$100 Assessment reallocated to the Retained Property would exceed the Maximum Assessment, as applicable, on the Retained Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Retained Property and the Assessment on the Retained Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Retained Property notifies the City and the Administrator that the Taking prevents the Retained 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 Retained Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Retained 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 Administrator shall prepare and submit to the City Commission 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** and the Improvement Area #2 Assessment Roll by block and lot is attached as **Exhibit G-2**. The Administrator shall prepare and submit to the City Commission 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 2025 A&R Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of the year following City Commission'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 Commission and the owner not later than 30 days of such receipt of a written notice of error by the Administrator. The City Commission 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 Commission shall make a final determination as to whether an error has been made. If the City Commission determines that an error has been made, the City Commission shall take such corrective action as is authorized by the PID Act, this 2025 A&R Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Commission. The determination by the City Commission as to whether an error has been made, and any corrective action taken by the City Commission, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 A&R Service and Assessment Plan must be made by the City Commission in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 A&R Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide

procedures to collect Assessments, Annual Installments, and other charges imposed by this 2025 A&R Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 A&R Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Commission; and (3) interpret the provisions of this 2025 A&R Service and Assessment Plan. Interpretations of this 2025 A&R Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Commission by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Commission after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Commission shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure; Filing Requirements

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

E. Severability

If any provision of this 2025 A&R 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

A. Parcel Subdivision

Improvement Area #1

- The final plat of Prairie View, Phase 1A, attached hereto as **Exhibit L-1**, was filed and recorded with the County on February 15, 2024, and consists of 139 residential Lots and 6 Lots of Non-Benefited Property.

- The final plat of Prairie View, Phase 1B, attached hereto as **Exhibit L-2**, was filed and recorded with the County on March 21, 2024, and consists of 116 residential Lots.
- The final plat of Prairie View, Phase 2A, attached hereto as **Exhibit L-3**, was filed and recorded with the County on May 14, 2024, and consists of 131 residential Lots and 2 Lots of Non-Benefited Property.

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

Lot Type	Total Units
<i>Improvement Area #1</i>	
Lot Type 1	119
Lot Type 2	178
Lot Type 3	89
Total	386

Improvement Area #2

- The final plat of Prairie View, Phase 1C, attached hereto as **Exhibit L-4**, was filed and recorded with the County on August 22, 2024, and consists of 139 residential Lots and 4 Lots of Non-Benefited Property.
- The final plat of Prairie View, Phase 2B, attached hereto as **Exhibit L-5**, was filed and recorded with the County on October 18, 2024, and consists of 144 residential Lots.
- The final plat of Prairie View, Phase 2C, attached hereto as **Exhibit L-6**, was filed and recorded with the County on April 7, 2025, and consists of 119 residential Lots and 1 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within Improvement Area #2 below:

Lot Type	Total Units
<i>Improvement Area #2</i>	
Lot Type 4	84
Lot Type 5	111
Lot Type 6	367
Total	562

B. Lot and Home Sales

Improvement Area #1

Per the Developer, as of March 31, 2025, the lot ownership composition is provided below [to be completed prior to the approval of the 2025 Assessment Ordinance]:

Lot Type	Developer Owned	Homebuilder Owned	End-User Owned	Total Units
<i>Improvement Area #1</i>				
Lot Type 1				119
Lot Type 2				178
Lot Type 3				89
Total	0	0	0	386

Improvement Area #2

Per the Developer, as of March 31, 2025, the lot ownership composition is provided below:

Lot Type	Developer Owned	Homebuilder Owned	End-User Owned	Total Units
<i>Improvement Area #2</i>				
Lot Type 4	84			84
Lot Type 5	111			111
Lot Type 6	367			367
Total	562	0	0	562

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

C. Outstanding Assessment

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$7,697,000.00.

D. Annual Installment Due 1/31/2026

Improvement Area #1

- ***Improvement Area #1 Reimbursement Obligation*** – The total principal and interest required for the Improvement Area #1 Annual Installment due January 31, 2026, is \$563,741.20.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due January 31, 2026, budgeted for the Annual Installment is \$35,760.00.

F.1.

Improvement Area #1		
Due January 31, 2026		
Principal	\$	105,000.00
Interest		458,741.20
	\$	563,741.20
Annual Collection Costs	\$	35,760.00
Total Annual Installment	\$	599,501.20

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2026.

Improvement Area #1		
Annual Collection Costs Breakdown		
Administration	\$	18,360.00
City Auditor		1,000.00
Filing Fees		1,000.00
County Collection		1,000.00
Draw Request Review		10,000.00
Collection Cost Maint. Balance		10,000.00
Less CCMB Credit From Last Year		(5,600.00)
Total Annual Collection Costs	\$	35,760.00

Please contact the Administrator for the pay period for the Improvement Area #1. See **Exhibit J-1** for the payment schedule for the Improvement Area #1 Reimbursement Obligation.

[Remainder of page intentionally left blank.]

EXHIBITS

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

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Map of Improvement Area #2
Exhibit A-4	Map of Remainder Area
Exhibit A-5	Improvement Area #1 Lot Type Classification Map
Exhibit A-6	Improvement Area #2 Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Improvement Area #2 Assessment Roll
Exhibit G-2	Improvement Area #2 Assessment Roll by Block and Lot
Exhibit G-3	Improvement Area #2 Annual Installments
Exhibit H-1	Maps of Major Improvements
Exhibit H-2	Maps of Improvement Area #1 Improvements
Exhibit H-3	Maps of Improvement Area #2 Improvements
Exhibit I	Notice of Termination of Assessment
Exhibit J-1	Payment Schedule for Improvement Area #1 Reimbursement Obligation
Exhibit J-2	Payment Schedule for Improvement Area #2 Reimbursement Obligation
Exhibit K-1	District Legal Description
Exhibit K-2	Improvement Area #1 Legal Description
Exhibit K-3	Improvement Area #2 Legal Description
Exhibit L-1	Prairie View, Phase 1A Final Plat
Exhibit L-2	Prairie View, Phase 1B Final Plat
Exhibit L-3	Prairie View, Phase 2A Final Plat
Exhibit L-4	Prairie View, Phase 1C Final Plat
Exhibit L-5	Prairie View, Phase 2B Final Plat
Exhibit L-6	Prairie View, Phase 2C Final Plat

APPENDICES

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

Appendix A Engineer's Report

Appendix B Buyer Disclosure

EXHIBIT A-1 – MAP OF THE DISTRICT

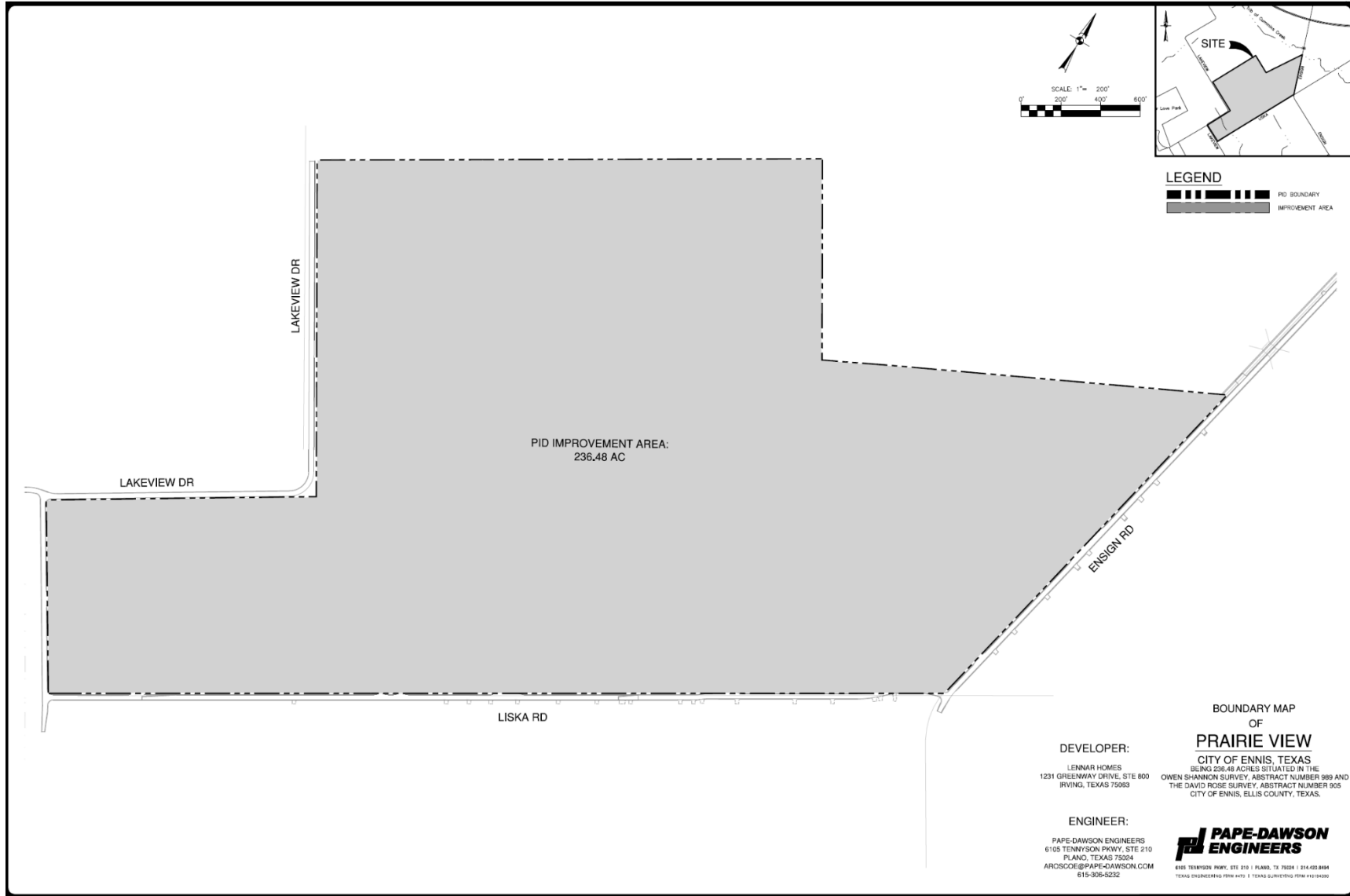


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2

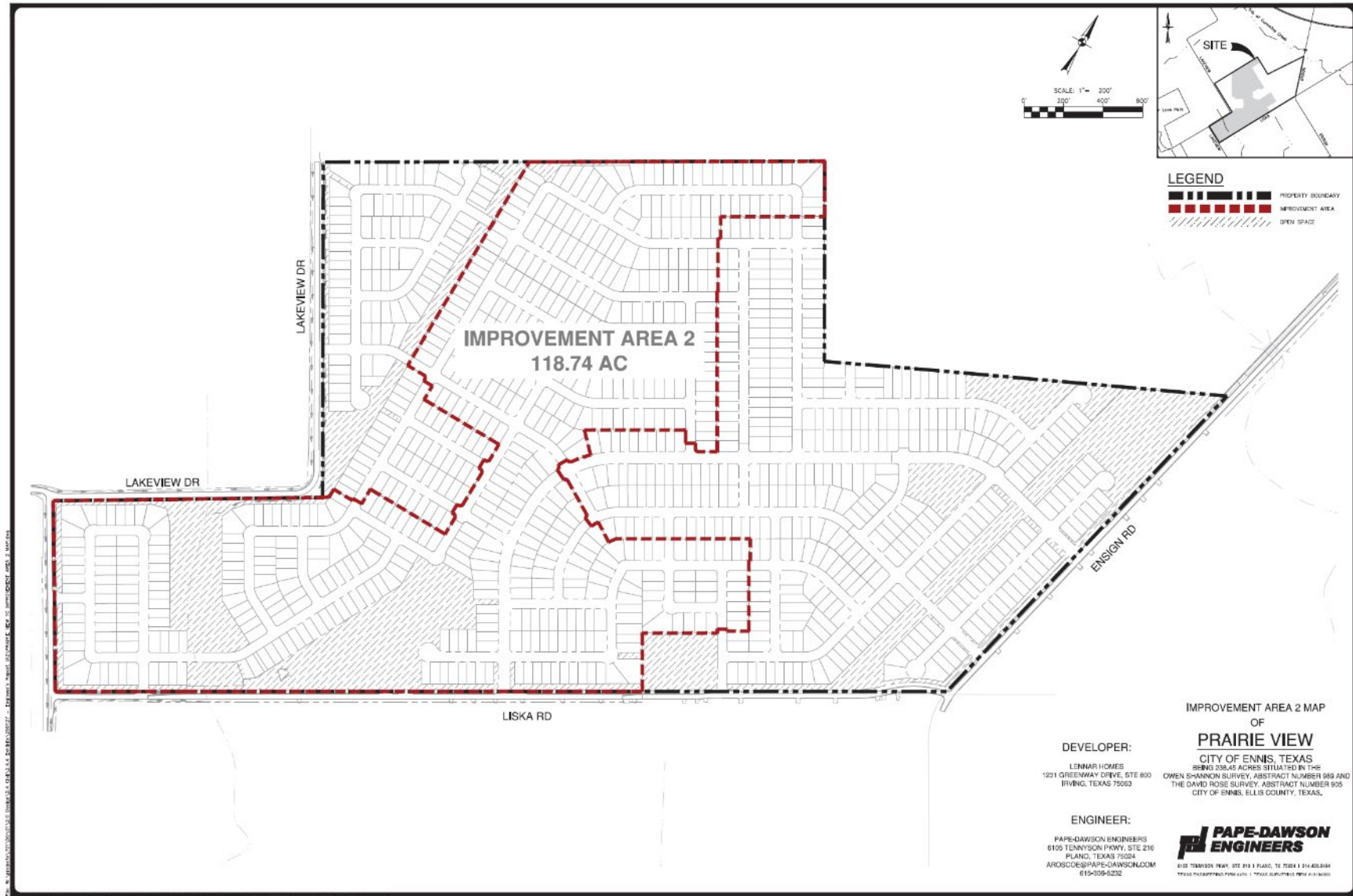


EXHIBIT A-4 – MAP OF REMAINDER AREA

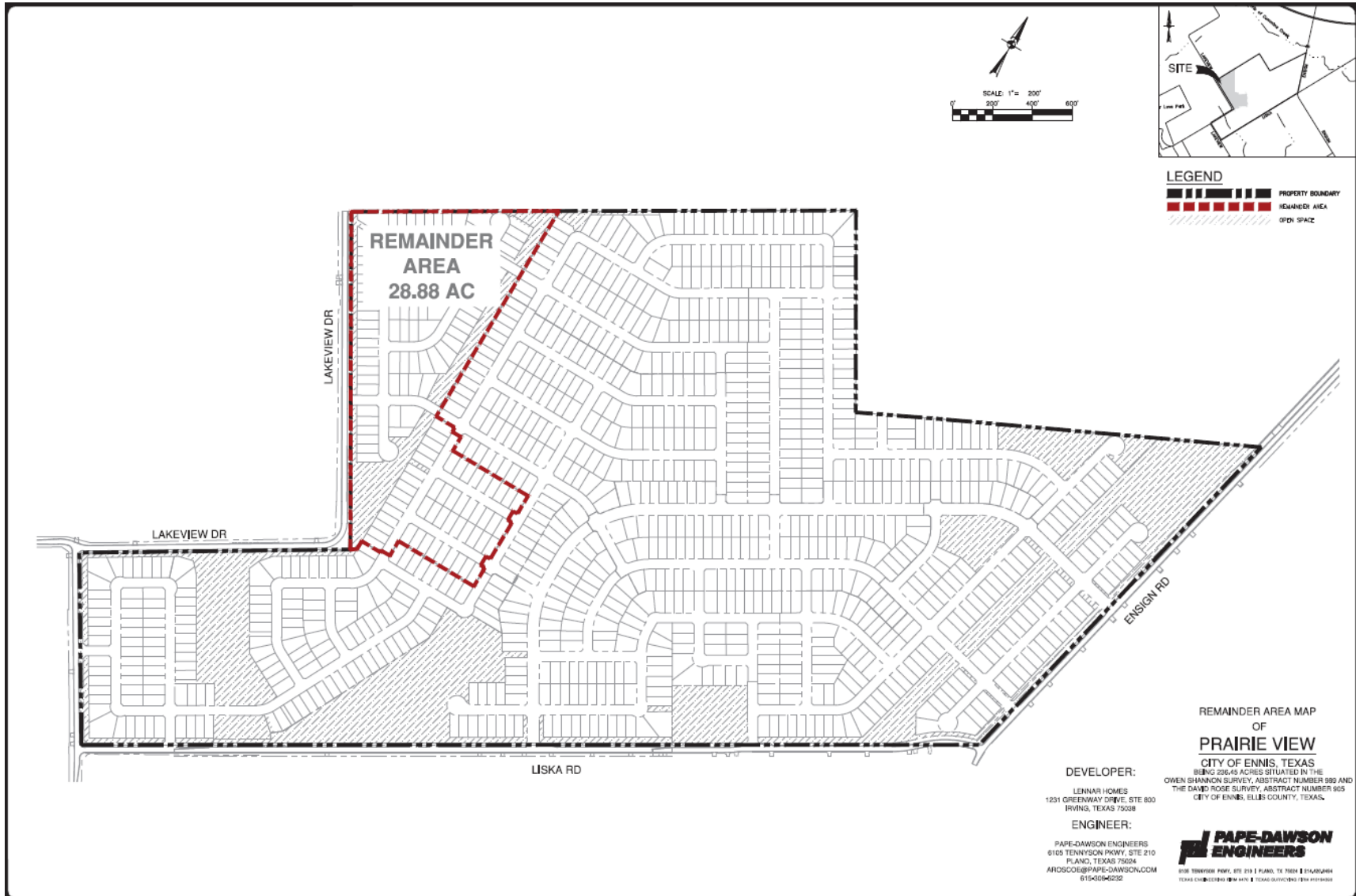


EXHIBIT A-5 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

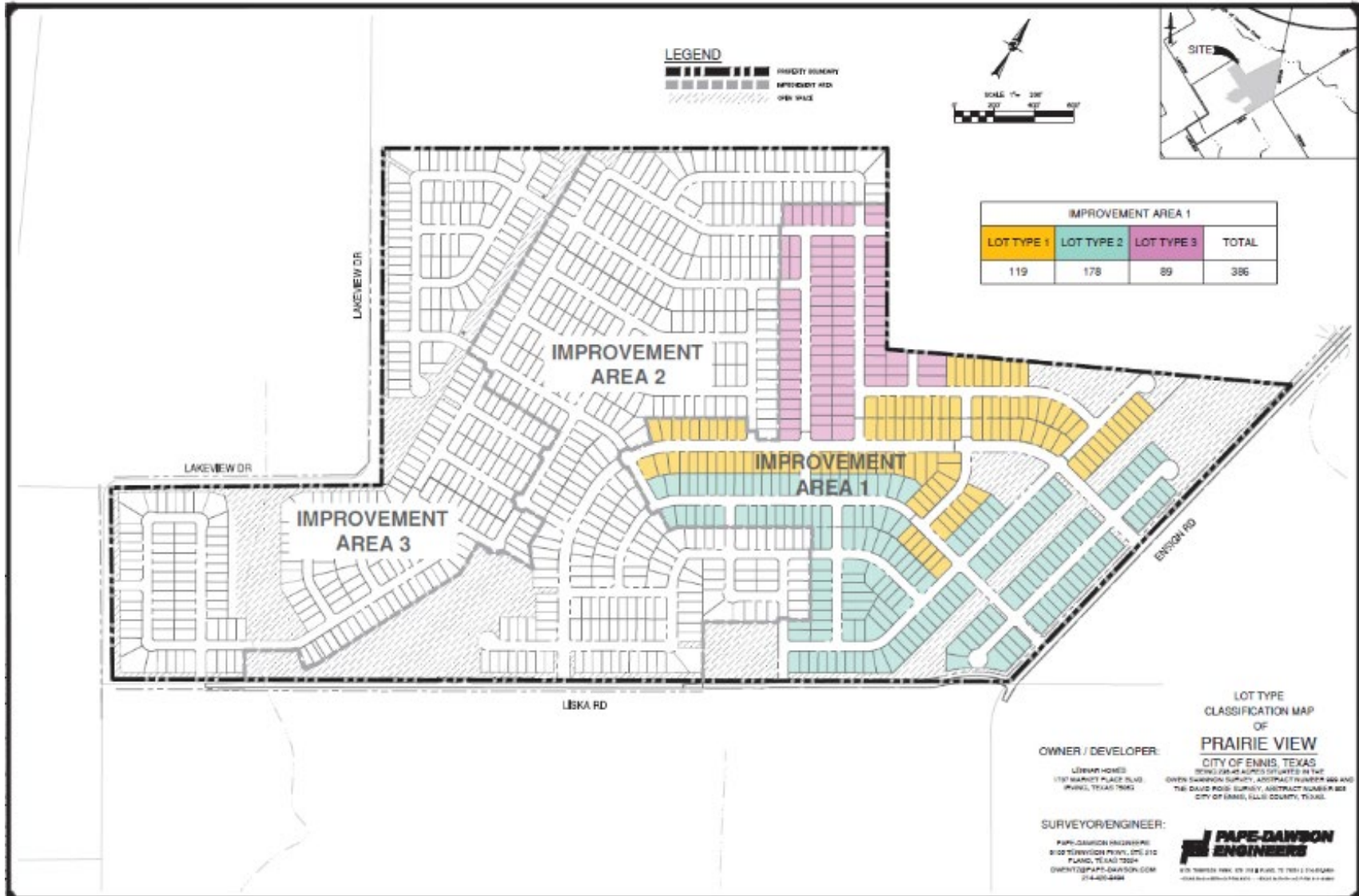


EXHIBIT A-6 – IMPROVEMENT AREA #2 LOT TYPE CLASSIFCIATION MAP

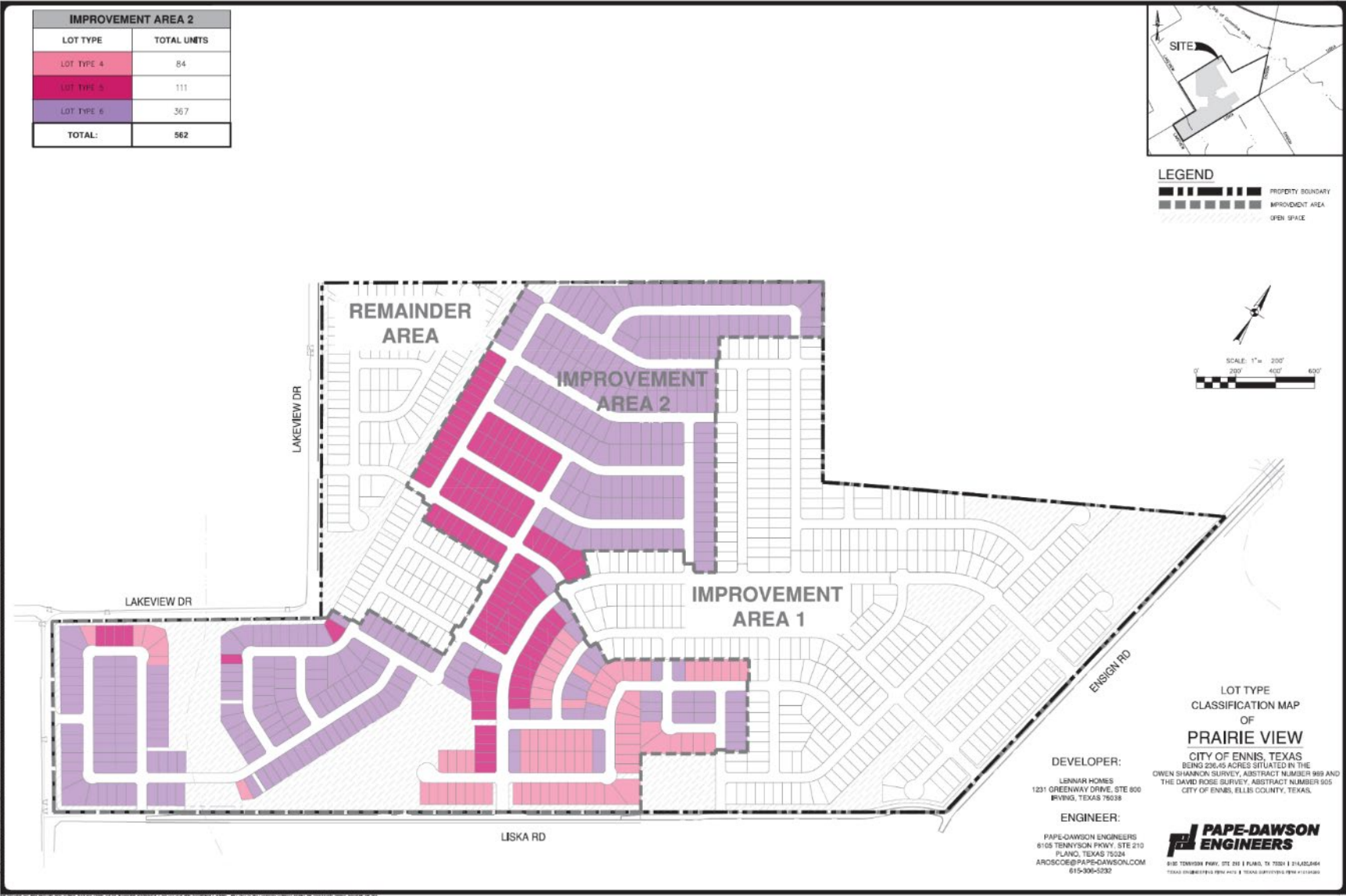


EXHIBIT B-1 – PROJECT COSTS

	Total ^[a]	Non-PID (Oversizing) ^[b]	Developer Contribution	District Eligible Costs	Improvement Area #1		Improvement Area #2		Remainder Area	
					%	Cost	%	Cost	%	Cost
<i>Major Improvements^[c]</i>										
Water	\$ 662,341	\$ 662,341	\$ -	\$ -	35.58%	\$ -	51.74%	\$ -	12.68%	\$ -
Sanitary Sewer	7,169,605	2,449,475	-	4,720,130	35.58%	1,679,403	51.74%	2,442,205	12.68%	598,523
Drainage	1,366,486	-	-	1,366,486	35.58%	486,190	51.74%	707,023	12.68%	173,273
Paving ^[d]	3,712,660	508,812	-	3,203,848	35.58%	1,139,916	51.74%	1,657,677	12.68%	406,255
Liska & Lakeview Additional Paving ^[e]	5,532,301	491,188	-	5,041,113	35.58%	1,793,607	51.74%	2,608,282	12.68%	639,224
Soft Costs ^[f]	2,483,087	439,186	-	2,043,901	35.58%	727,212	51.74%	1,057,518	12.68%	259,171
	<u>\$ 20,926,480</u>	<u>\$ 4,551,002</u>	<u>\$ -</u>	<u>\$ 16,375,478</u>		<u>\$ 5,826,327</u>		<u>\$ 8,472,705</u>		<u>\$ 2,076,446</u>
<i>Improvement Area #1 Improvements</i>										
Water	\$ 2,371,800	\$ -	\$ -	\$ 2,371,800	100%	\$ 2,371,800	0.00%	\$ -	0.00%	\$ -
Sanitary Sewer	2,564,317	538,699	-	2,025,618	100%	2,025,618	0.00%	-	0.00%	-
Drainage	2,945,422	-	-	2,945,422	100%	2,945,422	0.00%	-	0.00%	-
Paving	5,307,969	-	-	5,307,969	100%	5,307,969	0.00%	-	0.00%	-
Soft Costs ^[f]	2,783,177	-	-	2,783,177	100%	2,783,177	0.00%	-	0.00%	-
	<u>\$ 15,972,685</u>	<u>\$ 538,699</u>	<u>\$ -</u>	<u>\$ 15,433,986</u>		<u>\$ 15,433,986</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #2 Improvements</i>										
Water	\$ 1,813,759	\$ -	\$ -	\$ 1,813,759	0.00%	\$ -	100%	\$ 1,813,759	0.00%	\$ -
Sanitary Sewer	1,505,747	-	-	1,505,747	0.00%	-	100%	1,505,747	0.00%	-
Drainage	2,908,064	-	-	2,908,064	0.00%	-	100%	2,908,064	0.00%	-
Paving	5,625,485	-	-	5,625,485	0.00%	-	100%	5,625,485	0.00%	-
Soft Costs ^[f]	4,617,478	-	-	4,617,478	0.00%	-	100%	4,617,478	0.00%	-
	<u>\$ 16,470,533</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,470,533</u>		<u>\$ -</u>		<u>\$ 16,470,533</u>		<u>\$ -</u>
<i>Private Improvements</i>										
Private Improvements	\$ 6,934,213	\$ -	\$ 6,934,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 6,934,213</u>	<u>\$ -</u>	<u>\$ 6,934,213</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Bond Issuance Costs^{[g], [h]}</i>										
Debt Service Reserve Fund	\$ 1,484,698	\$ -	\$ -	\$ 1,484,698		\$ 564,458		\$ 920,240		\$ -
Underwriter's Discount	587,790	-	-	587,790		230,910		356,880		-
Cost of Issuance	1,273,545	-	-	1,273,545		500,305		773,240		-
	<u>\$ 3,346,033</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,346,033</u>		<u>\$ 1,295,673</u>		<u>\$ 2,050,360</u>		<u>\$ -</u>
<i>Other Costs^{[g], [h]}</i>										
Deposit to Administrative Fund	\$ 80,000	\$ -	\$ -	\$ 80,000		\$ 40,000		\$ 40,000		\$ -
	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 80,000</u>		<u>\$ 40,000</u>		<u>\$ 40,000</u>		<u>\$ -</u>
Total	\$ 63,729,944	\$ 5,089,701	\$ 6,934,213	\$ 51,706,030		\$ 22,595,986		\$ 27,033,598		\$ 2,076,446

Footnotes:

- [a] Costs of the Major Improvements and Improvement Area #1 Improvements as further described the Engineer's Report attached to the 2024 Service and Assessment Plan. Costs of the Improvement Area #2 Improvements as provided by the Engineer's Report dated 6/13/2025 and subject to change. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or an amendment to this 2025 A&R Service and Assessment Plan as appropriate.
- [b] Costs for oversizing improvements as determined by the Developer and as further described in the 2024 Service and Assessment Plan, and subject to change. City to reimburse a portion of the oversizing improvement costs, up to the maximum specified in the Oversizing Participation Agreement dated June 8, 2023 and the Chapter 380 Agreement - Prairieview dated June 28, 2023. Such costs are not eligible for reimbursement through the collection of Assessments or PID Bonds.
- [c] Major Improvements are allocated and/or apportioned to Improvement Area #1, Improvement Area #2, and the Remainder Area pro rata based on Estimated Buildout Value, as described herein.
- [d] Non-PID Paving is the costs of the improvements for the first construction phase of Liska Rd and the remaining Liska Rd costs for the remaining phases are classified as a Major Improvement and allocated accordingly.
- [e] The portion of Major Improvements costs for Liska & Lakeview Additional Paving are allocated to Improvement Area #1, Improvement Area #2, and the Remainder Area based on the estimated value of each lot with fully constructed buildings of the District at the time the City Commission approved the 2024 Service and Assessment Plan by the adoption of the 2024 Assessment Ordinance.
- [f] Soft Costs includes contingency, surveying, engineering, inspection, and testing.
- [g] Bond Issuance Costs and Other Costs associated with a particular series of PID Bonds are estimates only and will be determined at the time the PID Bonds are issued in the future. In the event the PID Bonds are not sold in a reasonable time frame, the portion of the applicable Assessment relating to these costs will be released.
- [h] If Improvement Area #1 Bonds to refinance Improvement Area #1 Reimbursement Obligation are not issued within five years from the date the Improvement Area #1 Assessments are levied, the Improvement Area #1 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs and Other Costs related to costs of issuing Improvement Area #1 Bonds, as shown in the table. The City Commission shall reduce the Improvement Area #1 Assessment on a pro rata basis among all Improvement Area #1 Assessed Property. If Improvement Area #2 Bonds to refinance Improvement Area #2 Reimbursement Obligation are not issued within five years from the date the Improvement Area #2 Assessments are levied, the Improvement Area #2 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing Improvement Area #2 Bonds, as shown in the table. The City Commission shall reduce the Improvement Area #2 Assessment on a pro rata basis among all Improvement Area #2 Assessed Property.

EXHIBIT B-2 – APPORTIONMENT OF COSTS

			Major Improvements					
Improvement Area	Units	Estimated Buildout Value	2024 Assessment Ordinance ^[a]	2025 Assessment Ordinance ^[b]		Liska & Lakeview Additional Paving ^[c]		Total Appropriation for Future Funding ^[d]
			Costs	%	Costs	%	Costs	
Improvement Area #1	386	\$ 111,373,000	\$ 4,032,720	0.00%	\$ -	35.58%	\$ 1,793,607	
Improvement Area #2	562	\$ 173,139,000	\$ -	80.32%	\$ 5,864,423	51.74%	\$ 2,608,282	
Remainder Area	136	\$ 42,432,000	\$ -	19.68%	\$ 1,437,222	12.68%	\$ 639,224	\$ 1,437,222
Total	1084	\$ 326,944,000	\$ 4,032,720	100.00%	\$ 7,301,645	100.00%	\$ 5,041,113	\$ 1,437,222

Footnotes:

[a] The costs of the Major Improvements were allocated to Improvement Area #1 at the time the City Commission approved the 2024 Assessment Ordinance.

[b] The costs of the Major Improvements, after the allocation to Improvement Area #1, are allocated to Improvement Area #2 and the Remainder Area based the proportionate share of the Estimated Buildout Value of each Assessed Property and Apportioned Property relative to the total Estimated Buildout Value of Improvement Area #2 and the Remainder Area, as further described in Section V herein.

[c] The portion of Major Improvements costs for Liska & Lakeview Additional Paving are allocated to Improvement Area #1, Improvement Area #2, and the Remainder Area based on the estimated value of each lot with fully constructed buildings of the District at the time the City Commission approved the 2024 Service and Assessment Plan by the adoption of the 2024 Assessment Ordinance.

[d] Reimbursable in part or in full from future Assessments expected to be levied on the Remainder Area.

EXHIBIT C – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 105,000.00	\$ 111,000.00	\$ 118,000.00	\$ 125,000.00	\$ 133,000.00
Interest		458,741.20	452,483.20	445,867.60	438,834.80	431,384.80
	(1)	\$ 563,741.20	\$ 563,483.20	\$ 563,867.60	\$ 563,834.80	\$ 564,384.80
Additional Interest ^[a]	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs	(3)	\$ 35,760.00	\$ 31,987.20	\$ 32,626.94	\$ 33,279.48	\$ 33,945.07
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 599,501.20	\$ 595,470.40	\$ 596,494.54	\$ 597,114.28	\$ 598,329.87

Footnotes:

[a] Additional Interest will not be charged on the Improvement Area #1 Reimbursement Obligation. In the event Improvement Area #1 Bonds are issued, the Service Plan and Improvement Area #1 Assessment Roll shall be updated to reflect the Additional Interest collected for the Improvement Area #1 Bonds.

Improvement Area #2						
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 147,000.00	\$ 156,000.00	\$ 165,000.00	\$ 175,000.00	\$ 186,000.00
Interest		773,240.00	763,685.00	753,545.00	742,820.00	731,445.00
	(1)	\$ 920,240.00	\$ 919,685.00	\$ 918,545.00	\$ 917,820.00	\$ 917,445.00
Additional Interest ^[b]	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs	(3)	\$ 40,000.00	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 960,240.00	\$ 960,485.00	\$ 960,161.00	\$ 960,268.32	\$ 960,742.29

Footnotes:

[b] Additional Interest will not be charged on the Improvement Area #2 Reimbursement Obligation. In the event Improvement Area #2 Bonds are issued, the Service Plan and Improvement Area #2 Assessment Roll shall be updated to reflect the Additional Interest collected for the Improvement Area #2 Bonds.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Non-PID (Oversizing)	Privately Funded	Improvement Area #1	Improvement Area #2	Remainder Area	Total
Sources of Funds						
Improvement Area #1 Reimbursement Obligation	\$ -	\$ -	\$ 7,796,000	\$ -	\$ -	\$ 7,796,000
Improvement Area #1 Reimbursement Obligation	-	-	-	11,896,000	-	11,896,000
Developer Contribution - Oversizing ^[a]	5,089,701	-	-	-	-	5,089,701
Developer Contribution - Major Improvements ^[b]	-	-	-	-	2,076,446	2,076,446
Developer Contribution - Improvement Area #1 ^[c]	-	-	14,799,986	-	-	14,799,986
Developer Contribution - Improvement Area #2 ^[c]	-	-	-	15,137,598	-	15,137,598
Developer Contribution - Private Improvements ^[c]	-	6,934,213	-	-	-	6,934,213
Total Sources	\$ 5,089,701	\$ 6,934,213	\$ 22,595,986	\$ 27,033,598	\$ 2,076,446	\$ 63,729,944
Uses of Funds						
Major Improvements	\$ 4,551,002	\$ -	\$ 5,826,327	\$ 8,472,705	\$ 2,076,446	\$ 20,926,480
Improvement Area #1 Improvements	538,699	-	15,433,986	-	-	15,972,685
Improvement Area #2 Improvements	-	-	-	16,470,533	-	16,470,533
Private Improvements ^[c]	-	6,934,213	-	-	-	6,934,213
	\$ 5,089,701	\$ 6,934,213	\$ 21,260,313	\$ 24,943,238	\$ 2,076,446	\$ 60,303,911
<i>Bond Issuance Costs^{[d], [e]}</i>						
Debt Service Reserve Fund	\$ -	\$ -	\$ 564,458	\$ 920,240	\$ -	\$ 1,484,698
Underwriter Discount	-	-	230,910	356,880	-	587,790
Cost of Issuance	-	-	500,305	773,240	-	1,273,545
	\$ -	\$ -	\$ 1,295,673	\$ 2,050,360	\$ -	\$ 3,346,033
<i>Other Costs^{[d], [e]}</i>						
Deposit to Administrative Fund	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 80,000
	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 80,000
Total Uses	\$ 5,089,701	\$ 6,934,213	\$ 22,595,986	\$ 27,033,598	\$ 2,076,446	\$ 63,729,944

Footnotes:

[a] City to reimburse a portion of the oversizing improvement costs, up to the maximum specified in the *Oversizing Participation Agreement* dated June 8, 2023 and the *Chapter 380 Agreement - Prairieview* dated June 28, 2023. Such costs are not eligible for reimbursement through the collection of Assessments or PID Bonds.

[b] To be apportioned to the Remainder Area based on conferred benefit and is anticipated to be reimbursed, in whole or in part, from Assessments anticipated to be but not yet levied.

[c] Non-reimbursable to the Developer from the collection of Assessments or PID Bonds.

[d] Bond Issuance Costs and Other Costs associated with a particular series of PID Bonds are estimates only and will be determined at the time the PID Bonds are issued in the future. In the event the PID Bonds are not sold in a reasonable time frame, the portion of the assessment relating to these costs will be released.

[e] If Improvement Area #1 Bonds to refinance Improvement Area #1 Reimbursement Obligation are not issued within five years from the date the Improvement Area #1 Assessments are levied, the Improvement Area #1 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs and Other Costs related to costs of issuing Improvement Area #1 Bonds, as shown in the table. The City Commission shall reduce the Improvement Area #1 Assessment on a pro rata basis among all Improvement Area #1 Assessed Property. If Improvement Area #2 Bonds to refinance Improvement Area #2 Reimbursement Obligation are not issued within five years from the date the Improvement Area #2 Assessments are levied, the Improvement Area #2 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing Improvement Area #2 Bonds, as shown in the table. The City Commission shall reduce the Improvement Area #2 Assessment on a pro rata basis among all Improvement Area #2 Assessed Property.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated Buildout Value ^[a]		Maximum Assessment		Average Annual Installment		Gross TRE ^[b]	Total TRE ^[c]
		Per Unit	Total	Per Unit	Total	Per Unit	Total		
Improvement Area #1									
Lot Type 1	119	\$ 280,000	\$ 33,320,000	\$ 19,350.83	\$ 2,302,749	\$ 1,523.49	\$ 181,295	\$ 0.5549	\$ 2.7090
Lot Type 2	178	\$ 290,000	\$ 51,620,000	\$ 20,041.93	\$ 3,567,464	\$ 1,577.90	\$ 280,865	\$ 0.5549	\$ 2.7090
Lot Type 3	89	\$ 297,000	\$ 26,433,000	\$ 20,525.70	\$ 1,826,787	\$ 1,615.98	\$ 143,822	\$ 0.5549	\$ 2.7090
Improvement Area #1 Subtotal	386	\$ 111,373,000		\$ 7,697,000		\$ 605,983			
Improvement Area #2									
Lot Type 4	84	\$ 295,000	\$ 24,780,000	\$ 20,268.80	\$ 1,702,579	\$ 1,636.35	\$ 137,454	\$ 0.5547	\$ 2.7079
Lot Type 5	111	\$ 305,000	\$ 33,855,000	\$ 20,955.88	\$ 2,326,103	\$ 1,691.82	\$ 187,792	\$ 0.5547	\$ 2.7079
Lot Type 6	367	\$ 312,000	\$ 114,504,000	\$ 21,436.83	\$ 7,867,318	\$ 1,730.65	\$ 635,149	\$ 0.5547	\$ 2.7079
Improvement Area #2 Subtotal	562	\$ 173,139,000		\$ 11,896,000		\$ 960,395			

Footnotes:

[a] Improvement Area #1 as further described in the 2024 Service and Assessment Plan. Improvement Area #2 based on information provided by the Developer on 7/22/2025.

[b] Tax Rate Equivalent of Assessment at the time the City Commission approved the applicable Assessment Ordinance.

[c] Considers total tax rates and the Tax Rate Equivalent of Assessment at the time the City Commission approved the applicable Assessment Ordinance.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306077	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306078	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306079	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306080	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306081	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306082	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306083	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306084	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306085	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306086	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306087	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306088	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306089	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306090	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306091	Non-Benefited Property	\$ -	\$ -
306144	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306145	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306146	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306147	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306148	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306149	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306150	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306151	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306152	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306153	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306154	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306155	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306156	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306157	Non-Benefited Property	\$ -	\$ -
306158	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306159	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306160	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306161	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306162	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306163	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306164	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306165	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306166	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306167	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306168	Lot Type 2	\$ 20,041.93	\$ 1,561.02

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306169	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306170	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306172	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306173	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306174	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306175	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306176	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306177	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306178	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306179	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306180	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306181	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306182	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306183	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306184	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306171	Non-Benefited Property	\$ -	\$ -
306185	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306186	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306187	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306188	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306189	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306190	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306191	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306192	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306193	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306194	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306195	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306197	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306198	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306199	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306200	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306201	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306202	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306203	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306204	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306205	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306206	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306207	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306208	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306209	Lot Type 2	\$ 20,041.93	\$ 1,561.02

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306210	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306211	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306212	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306213	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306214	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306215	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306216	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306217	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306218	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306196	Non-Benefited Property	\$ -	\$ -
306219	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306220	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306221	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306222	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306223	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306224	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306225	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306226	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306227	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306228	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306229	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306230	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306231	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306232	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306233	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306234	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306235	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306236	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306237	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306238	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306239	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306240	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306241	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306242	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306243	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306244	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306245	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306246	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306247	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306248	Lot Type 2	\$ 20,041.93	\$ 1,561.02

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306249	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306250	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306251	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306252	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306253	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306254	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306255	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306256	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306257	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306258	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306259	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306260	Non-Benefited Property	\$ -	\$ -
306261	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306262	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306263	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306264	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306265	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306266	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306267	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306268	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306269	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306270	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306271	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306272	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306273	Non-Benefited Property	\$ -	\$ -
306442	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306443	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306444	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306445	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306446	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306447	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306448	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306449	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306450	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306451	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306452	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306453	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306454	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306455	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306456	Lot Type 2	\$ 20,041.93	\$ 1,561.02

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306457	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306458	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306459	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306460	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306461	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306464	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306465	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306466	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306467	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306468	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306469	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306479	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306480	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306481	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306482	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306483	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306484	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306485	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306486	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306487	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306488	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306489	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306490	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306491	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306492	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306493	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306494	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306495	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306496	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306497	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306498	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306499	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306500	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306501	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306502	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306503	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306504	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306505	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306506	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306507	Lot Type 2	\$ 20,041.93	\$ 1,561.02

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306508	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306509	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306510	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306511	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306512	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306513	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306514	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306515	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306516	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306517	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306518	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306519	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306520	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306521	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306522	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306525	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306526	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306527	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306528	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306529	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306530	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306531	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306532	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306533	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306534	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306535	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306536	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306537	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306538	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306539	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306540	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306541	Lot Type 2	\$ 20,041.93	\$ 1,561.02
306543	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306544	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306545	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306546	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306547	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306548	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306549	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306550	Lot Type 1	\$ 19,350.83	\$ 1,507.19

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306551	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306556	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306557	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306558	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306559	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306560	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306561	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306562	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306563	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306564	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306565	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306566	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306567	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306568	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306569	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306570	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306571	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306572	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306573	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306574	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306575	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306668	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306669	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306670	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306671	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306672	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306673	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306674	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306675	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306676	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306677	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306678	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306680	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306681	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306682	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306683	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306684	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306685	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306686	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306687	Lot Type 1	\$ 19,350.83	\$ 1,507.19

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306688	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306689	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306690	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306691	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306692	Non-Benefited Property	\$ -	\$ -
306679	Non-Benefited Property	\$ -	\$ -
306693	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306694	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306695	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306696	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306697	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306698	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306699	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306700	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306701	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306702	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306703	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306704	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306705	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306706	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306707	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306708	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306709	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306710	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306711	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306712	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306724	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306725	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306726	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306727	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306728	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306729	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306730	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306731	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306732	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306733	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306734	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306735	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306736	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306737	Lot Type 3	\$ 20,525.70	\$ 1,598.70

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306738	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306739	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306740	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306741	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306742	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306743	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306744	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306745	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306746	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306747	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306748	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306749	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306750	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306751	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306752	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306753	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306754	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306755	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306756	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306757	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306758	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306759	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306760	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306761	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306762	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306763	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306713	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306714	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306715	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306716	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306717	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306718	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306719	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306720	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306721	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306722	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306723	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306779	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306780	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306781	Lot Type 1	\$ 19,350.83	\$ 1,507.19

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
306782	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306783	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306784	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306785	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306786	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306787	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306788	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306789	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306790	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306791	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306792	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306793	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306794	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306795	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306796	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306797	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306798	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306799	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306800	Lot Type 1	\$ 19,350.83	\$ 1,507.19
306764	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306765	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306766	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306767	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306768	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306769	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306770	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306771	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306772	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306773	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306774	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306775	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306776	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306777	Lot Type 3	\$ 20,525.70	\$ 1,598.70
306778	Lot Type 3	\$ 20,525.70	\$ 1,598.70
Total^[b]		\$ 7,697,000.00	\$ 599,501.47

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not sum or match the Service Plan or Improvement Area #1 Annual Installment Schedule due to rounding.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 105,000.00	\$ 458,741.20	\$ 35,760.00	\$ 599,501.20
2027	\$ 111,000.00	\$ 452,483.20	\$ 31,987.20	\$ 595,470.40
2028	\$ 118,000.00	\$ 445,867.60	\$ 32,626.94	\$ 596,494.54
2029	\$ 125,000.00	\$ 438,834.80	\$ 33,279.48	\$ 597,114.28
2030	\$ 133,000.00	\$ 431,384.80	\$ 33,945.07	\$ 598,329.87
2031	\$ 141,000.00	\$ 423,458.00	\$ 34,623.97	\$ 599,081.97
2032	\$ 149,000.00	\$ 415,054.40	\$ 35,316.45	\$ 599,370.85
2033	\$ 158,000.00	\$ 406,174.00	\$ 36,022.78	\$ 600,196.78
2034	\$ 167,000.00	\$ 396,757.20	\$ 36,743.24	\$ 600,500.44
2035	\$ 177,000.00	\$ 386,804.00	\$ 37,478.10	\$ 601,282.10
2036	\$ 188,000.00	\$ 376,254.80	\$ 38,227.66	\$ 602,482.46
2037	\$ 199,000.00	\$ 365,050.00	\$ 38,992.21	\$ 603,042.21
2038	\$ 211,000.00	\$ 353,189.60	\$ 39,772.05	\$ 603,961.65
2039	\$ 223,000.00	\$ 340,614.00	\$ 40,567.49	\$ 604,181.49
2040	\$ 237,000.00	\$ 327,323.20	\$ 41,378.84	\$ 605,702.04
2041	\$ 251,000.00	\$ 313,198.00	\$ 42,206.42	\$ 606,404.42
2042	\$ 266,000.00	\$ 298,238.40	\$ 43,050.55	\$ 607,288.95
2043	\$ 282,000.00	\$ 282,384.80	\$ 43,911.56	\$ 608,296.36
2044	\$ 298,000.00	\$ 265,577.60	\$ 44,789.79	\$ 608,367.39
2045	\$ 316,000.00	\$ 247,816.80	\$ 45,685.59	\$ 609,502.39
2046	\$ 335,000.00	\$ 228,983.20	\$ 46,599.30	\$ 610,582.50
2047	\$ 355,000.00	\$ 209,017.20	\$ 47,531.29	\$ 611,548.49
2048	\$ 376,000.00	\$ 187,859.20	\$ 48,481.92	\$ 612,341.12
2049	\$ 399,000.00	\$ 165,449.60	\$ 49,451.56	\$ 613,901.16
2050	\$ 422,000.00	\$ 141,669.20	\$ 50,440.59	\$ 614,109.79
2051	\$ 447,000.00	\$ 116,518.00	\$ 51,449.40	\$ 614,967.40
2052	\$ 474,000.00	\$ 89,876.80	\$ 52,478.39	\$ 616,355.19
2053	\$ 502,000.00	\$ 61,626.40	\$ 53,527.96	\$ 617,154.36
2054	\$ 532,000.00	\$ 31,707.20	\$ 54,598.52	\$ 618,305.72
Total	\$ 7,697,000.00	\$ 8,657,913.20	\$ 1,220,924.32	\$ 17,575,837.52

Footnotes:

[a] Interest is calculated at a 5.96% rate, and is subject to change. The interest rate of 5.96% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 3.96% dated 4/4/2024, as allowed by the PID Act and as described in the Improvement Area #1 Reimbursement Agreement. If Improvement Area #1 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
307554	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307555	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307556	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307557	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307558	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307559	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307560	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307561	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307572	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307573	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307574	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307575	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307576	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307577	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307578	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307562	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307563	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307564	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307565	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307566	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307567	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307568	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307569	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307570	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307579	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307580	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307581	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307582	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307583	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307584	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307585	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307586	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307587	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307588	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307589	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307590	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307591	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307592	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307593	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307594	Lot Type 6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
307595	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307596	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307597	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307598	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307599	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307600	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307601	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307602	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307603	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307604	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307605	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307606	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307607	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307608	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307609	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307610	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307611	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307612	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307613	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307614	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307615	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307617	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307618	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307619	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307620	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307621	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307622	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307623	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307624	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307625	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307626	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307627	Lot Type 5		\$ 20,955.88	\$ 1,691.55
307628	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307629	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307630	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307631	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307632	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307633	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307634	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307635	Lot Type 4		\$ 20,268.80	\$ 1,636.09

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
307636	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307637	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307638	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307639	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307640	Non-Benefited Property		\$ -	\$ -
307641	Non-Benefited Property		\$ -	\$ -
307642	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307643	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307644	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307645	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307646	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307647	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307648	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307649	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307650	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307651	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307652	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307653	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307654	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307655	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307656	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307657	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307658	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307659	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307660	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307661	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307662	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307663	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307664	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307665	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307666	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307667	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307668	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307669	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307670	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307671	Non-Benefited Property		\$ -	\$ -
307698	Non-Benefited Property		\$ -	\$ -
307672	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307673	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307674	Lot Type 6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
307675	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307676	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307677	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307678	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307679	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307680	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307681	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307682	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307683	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307684	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307685	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307686	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307687	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307688	Lot Type 6		\$ 21,436.83	\$ 1,730.37
307689	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307690	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307691	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307692	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307693	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307694	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307695	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307696	Lot Type 4		\$ 20,268.80	\$ 1,636.09
307697	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308745	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308746	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308747	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308748	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308749	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308750	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308751	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308752	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308753	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308754	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308755	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308756	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308757	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308758	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308759	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308760	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308761	Lot Type 6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
308762	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308763	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308764	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308765	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308766	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308767	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308768	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308769	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308770	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308771	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308772	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308773	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308774	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308775	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308776	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308777	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308778	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308779	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308780	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308781	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308783	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308784	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308785	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308786	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308787	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308788	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308789	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308790	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308791	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308792	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308793	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308794	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308795	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308796	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308797	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308798	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308799	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308800	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308801	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308802	Lot Type 6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
308803	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308804	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308805	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308806	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308807	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308808	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308809	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308810	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308811	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308812	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308813	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308814	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308815	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308816	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308819	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308820	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308821	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308822	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308823	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308824	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308825	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308826	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308827	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308828	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308829	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308830	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308831	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308832	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308833	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308834	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308835	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308836	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308837	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308838	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308839	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308840	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308841	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308843	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308844	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308845	Lot Type 6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
308846	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308847	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308848	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308849	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308850	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308851	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308852	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308853	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308854	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308855	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308856	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308857	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308858	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308859	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308860	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308861	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308862	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308863	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308864	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308865	Lot Type 6		\$ 21,436.83	\$ 1,730.37
308867	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308868	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308869	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308870	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308871	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308872	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308873	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308874	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308875	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308876	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308877	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308878	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308879	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308880	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308881	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308882	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308883	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308884	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308885	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308886	Lot Type 5		\$ 20,955.88	\$ 1,691.55

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
308887	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308888	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308889	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308890	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308891	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308892	Lot Type 5		\$ 20,955.88	\$ 1,691.55
308893	Lot Type 5		\$ 20,955.88	\$ 1,691.55
303150	Improvement Area #2 Remainder Parcel	[b]	\$ 2,550,021.34	\$ 205,836.62
159589	Improvement Area #2 Remainder Parcel	[b]	\$ 3,419,999.51	\$ 276,060.89
Total^[c]			\$ 11,896,000.00	\$ 960,239.92

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] The entire Improvement Area #2 Remainder Parcel is contained within Property IDs 303150 and 159589. For billing purposes, the Improvement Area #2 Annual Installment due 1/31/2026 allocable to the Improvement Area #2 Remainder Parcel shall be allocated to each Property ID based on the anticipated Lot Types within each boundary of such Parcel. Future allocation of the Assessment will be done in accordance with **Section VI** of this 2025 A&R Service and Assessment Plan.

[c] Totals may not sum or match the Service Plan or Improvement Area #2 Annual Installment Schedule due to rounding.

EXHIBIT G-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL BY BLOCK AND LOT

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
307554	Lot Type 4	1C	H	13		\$ 20,268.80	\$ 1,636.09
307555	Lot Type 4	1C	H	14		\$ 20,268.80	\$ 1,636.09
307556	Lot Type 4	1C	H	15		\$ 20,268.80	\$ 1,636.09
307557	Lot Type 4	1C	H	16		\$ 20,268.80	\$ 1,636.09
307558	Lot Type 4	1C	H	17		\$ 20,268.80	\$ 1,636.09
307559	Lot Type 4	1C	H	18		\$ 20,268.80	\$ 1,636.09
307560	Lot Type 4	1C	H	19		\$ 20,268.80	\$ 1,636.09
307561	Lot Type 6	1C	H	20		\$ 21,436.83	\$ 1,730.37
307572	Lot Type 6	1C	J	1		\$ 21,436.83	\$ 1,730.37
307573	Lot Type 4	1C	J	2		\$ 20,268.80	\$ 1,636.09
307574	Lot Type 6	1C	J	3		\$ 21,436.83	\$ 1,730.37
307575	Lot Type 6	1C	J	4		\$ 21,436.83	\$ 1,730.37
307576	Lot Type 4	1C	J	5		\$ 20,268.80	\$ 1,636.09
307577	Lot Type 6	1C	J	6		\$ 21,436.83	\$ 1,730.37
307578	Lot Type 6	1C	J	7		\$ 21,436.83	\$ 1,730.37
307562	Lot Type 6	1C	J	14		\$ 21,436.83	\$ 1,730.37
307563	Lot Type 4	1C	J	15		\$ 20,268.80	\$ 1,636.09
307564	Lot Type 4	1C	J	16		\$ 20,268.80	\$ 1,636.09
307565	Lot Type 4	1C	J	17		\$ 20,268.80	\$ 1,636.09
307566	Lot Type 4	1C	J	18		\$ 20,268.80	\$ 1,636.09
307567	Lot Type 4	1C	J	19		\$ 20,268.80	\$ 1,636.09
307568	Lot Type 4	1C	J	20		\$ 20,268.80	\$ 1,636.09
307569	Lot Type 4	1C	J	21		\$ 20,268.80	\$ 1,636.09
307570	Lot Type 6	1C	J	22		\$ 21,436.83	\$ 1,730.37
307579	Lot Type 6	1C	K	3		\$ 21,436.83	\$ 1,730.37
307580	Lot Type 6	1C	K	4		\$ 21,436.83	\$ 1,730.37
307581	Lot Type 6	1C	K	5		\$ 21,436.83	\$ 1,730.37
307582	Lot Type 6	1C	K	6		\$ 21,436.83	\$ 1,730.37
307583	Lot Type 6	1C	K	7		\$ 21,436.83	\$ 1,730.37
307584	Lot Type 6	1C	K	8		\$ 21,436.83	\$ 1,730.37
307585	Lot Type 6	1C	R	1		\$ 21,436.83	\$ 1,730.37
307586	Lot Type 5	1C	R	2		\$ 20,955.88	\$ 1,691.55
307587	Lot Type 5	1C	R	3		\$ 20,955.88	\$ 1,691.55
307588	Lot Type 5	1C	R	4		\$ 20,955.88	\$ 1,691.55
307589	Lot Type 5	1C	R	5		\$ 20,955.88	\$ 1,691.55
307590	Lot Type 5	1C	R	6		\$ 20,955.88	\$ 1,691.55
307591	Lot Type 5	1C	R	7		\$ 20,955.88	\$ 1,691.55
307592	Lot Type 5	1C	R	8		\$ 20,955.88	\$ 1,691.55
307593	Lot Type 5	1C	R	9		\$ 20,955.88	\$ 1,691.55
307594	Lot Type 6	1C	S	1		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
307595	Lot Type 5	1C	S	2		\$ 20,955.88	\$ 1,691.55
307596	Lot Type 5	1C	S	3		\$ 20,955.88	\$ 1,691.55
307597	Lot Type 5	1C	S	4		\$ 20,955.88	\$ 1,691.55
307598	Lot Type 5	1C	S	5		\$ 20,955.88	\$ 1,691.55
307599	Lot Type 5	1C	S	6		\$ 20,955.88	\$ 1,691.55
307600	Lot Type 5	1C	S	7		\$ 20,955.88	\$ 1,691.55
307601	Lot Type 5	1C	S	8		\$ 20,955.88	\$ 1,691.55
307602	Lot Type 5	1C	S	9		\$ 20,955.88	\$ 1,691.55
307603	Lot Type 5	1C	S	10		\$ 20,955.88	\$ 1,691.55
307604	Lot Type 5	1C	S	11		\$ 20,955.88	\$ 1,691.55
307605	Lot Type 6	1C	S	12		\$ 21,436.83	\$ 1,730.37
307606	Lot Type 6	1C	S	13		\$ 21,436.83	\$ 1,730.37
307607	Lot Type 4	1C	S	14		\$ 20,268.80	\$ 1,636.09
307608	Lot Type 4	1C	S	15		\$ 20,268.80	\$ 1,636.09
307609	Lot Type 4	1C	S	16		\$ 20,268.80	\$ 1,636.09
307610	Lot Type 4	1C	S	17		\$ 20,268.80	\$ 1,636.09
307611	Lot Type 4	1C	S	18		\$ 20,268.80	\$ 1,636.09
307612	Lot Type 4	1C	S	19		\$ 20,268.80	\$ 1,636.09
307613	Lot Type 4	1C	S	20		\$ 20,268.80	\$ 1,636.09
307614	Lot Type 4	1C	S	21		\$ 20,268.80	\$ 1,636.09
307615	Lot Type 6	1C	S	22		\$ 21,436.83	\$ 1,730.37
307617	Lot Type 6	1C	T	29		\$ 21,436.83	\$ 1,730.37
307618	Lot Type 5	1C	T	30		\$ 20,955.88	\$ 1,691.55
307619	Lot Type 5	1C	T	31		\$ 20,955.88	\$ 1,691.55
307620	Lot Type 5	1C	T	32		\$ 20,955.88	\$ 1,691.55
307621	Lot Type 5	1C	T	33		\$ 20,955.88	\$ 1,691.55
307622	Lot Type 5	1C	T	34		\$ 20,955.88	\$ 1,691.55
307623	Lot Type 5	1C	T	35		\$ 20,955.88	\$ 1,691.55
307624	Lot Type 5	1C	T	36		\$ 20,955.88	\$ 1,691.55
307625	Lot Type 5	1C	T	37		\$ 20,955.88	\$ 1,691.55
307626	Lot Type 5	1C	T	38		\$ 20,955.88	\$ 1,691.55
307627	Lot Type 5	1C	T	39		\$ 20,955.88	\$ 1,691.55
307628	Lot Type 4	1C	T	40		\$ 20,268.80	\$ 1,636.09
307629	Lot Type 4	1C	T	41		\$ 20,268.80	\$ 1,636.09
307630	Lot Type 4	1C	T	42		\$ 20,268.80	\$ 1,636.09
307631	Lot Type 4	1C	T	43		\$ 20,268.80	\$ 1,636.09
307632	Lot Type 4	1C	T	44		\$ 20,268.80	\$ 1,636.09
307633	Lot Type 4	1C	T	45		\$ 20,268.80	\$ 1,636.09
307634	Lot Type 4	1C	T	46		\$ 20,268.80	\$ 1,636.09
307635	Lot Type 4	1C	T	47		\$ 20,268.80	\$ 1,636.09

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
307636	Lot Type 4	1C	T	48		\$ 20,268.80	\$ 1,636.09
307637	Lot Type 4	1C	T	49		\$ 20,268.80	\$ 1,636.09
307638	Lot Type 4	1C	T	50		\$ 20,268.80	\$ 1,636.09
307639	Lot Type 4	1C	T	51		\$ 20,268.80	\$ 1,636.09
307640	Non-Benefited Property	1C	T	1X		\$ -	\$ -
307641	Non-Benefited Property	1C	T	2X		\$ -	\$ -
307642	Lot Type 4	1C	U	1		\$ 20,268.80	\$ 1,636.09
307643	Lot Type 4	1C	U	2		\$ 20,268.80	\$ 1,636.09
307644	Lot Type 4	1C	U	3		\$ 20,268.80	\$ 1,636.09
307645	Lot Type 4	1C	U	4		\$ 20,268.80	\$ 1,636.09
307646	Lot Type 4	1C	U	5		\$ 20,268.80	\$ 1,636.09
307647	Lot Type 4	1C	U	6		\$ 20,268.80	\$ 1,636.09
307648	Lot Type 4	1C	U	7		\$ 20,268.80	\$ 1,636.09
307649	Lot Type 4	1C	U	8		\$ 20,268.80	\$ 1,636.09
307650	Lot Type 4	1C	U	9		\$ 20,268.80	\$ 1,636.09
307651	Lot Type 4	1C	U	10		\$ 20,268.80	\$ 1,636.09
307652	Lot Type 4	1C	U	11		\$ 20,268.80	\$ 1,636.09
307653	Lot Type 4	1C	U	12		\$ 20,268.80	\$ 1,636.09
307654	Lot Type 4	1C	U	13		\$ 20,268.80	\$ 1,636.09
307655	Lot Type 4	1C	U	14		\$ 20,268.80	\$ 1,636.09
307656	Lot Type 4	1C	U	15		\$ 20,268.80	\$ 1,636.09
307657	Lot Type 4	1C	U	16		\$ 20,268.80	\$ 1,636.09
307658	Lot Type 4	1C	U	17		\$ 20,268.80	\$ 1,636.09
307659	Lot Type 4	1C	U	18		\$ 20,268.80	\$ 1,636.09
307660	Lot Type 4	1C	U	19		\$ 20,268.80	\$ 1,636.09
307661	Lot Type 4	1C	U	20		\$ 20,268.80	\$ 1,636.09
307662	Lot Type 6	1C	U	21		\$ 21,436.83	\$ 1,730.37
307663	Lot Type 6	1C	U	22		\$ 21,436.83	\$ 1,730.37
307664	Lot Type 6	1C	U	23		\$ 21,436.83	\$ 1,730.37
307665	Lot Type 4	1C	U	24		\$ 20,268.80	\$ 1,636.09
307666	Lot Type 4	1C	U	25		\$ 20,268.80	\$ 1,636.09
307667	Lot Type 4	1C	U	26		\$ 20,268.80	\$ 1,636.09
307668	Lot Type 4	1C	U	27		\$ 20,268.80	\$ 1,636.09
307669	Lot Type 4	1C	U	28		\$ 20,268.80	\$ 1,636.09
307670	Lot Type 4	1C	U	29		\$ 20,268.80	\$ 1,636.09
307671	Non-Benefited Property	1C	U	1X		\$ -	\$ -
307698	Non-Benefited Property	1C	U	2X		\$ -	\$ -
307672	Lot Type 6	1C	V	1		\$ 21,436.83	\$ 1,730.37
307673	Lot Type 6	1C	V	2		\$ 21,436.83	\$ 1,730.37
307674	Lot Type 6	1C	V	3		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
307675	Lot Type 6	1C	V	4		\$ 21,436.83	\$ 1,730.37
307676	Lot Type 6	1C	V	5		\$ 21,436.83	\$ 1,730.37
307677	Lot Type 6	1C	V	6		\$ 21,436.83	\$ 1,730.37
307678	Lot Type 6	1C	W	1		\$ 21,436.83	\$ 1,730.37
307679	Lot Type 4	1C	W	2		\$ 20,268.80	\$ 1,636.09
307680	Lot Type 4	1C	W	3		\$ 20,268.80	\$ 1,636.09
307681	Lot Type 4	1C	W	4		\$ 20,268.80	\$ 1,636.09
307682	Lot Type 4	1C	W	5		\$ 20,268.80	\$ 1,636.09
307683	Lot Type 4	1C	W	6		\$ 20,268.80	\$ 1,636.09
307684	Lot Type 4	1C	W	7		\$ 20,268.80	\$ 1,636.09
307685	Lot Type 4	1C	W	8		\$ 20,268.80	\$ 1,636.09
307686	Lot Type 4	1C	W	9		\$ 20,268.80	\$ 1,636.09
307687	Lot Type 6	1C	W	10		\$ 21,436.83	\$ 1,730.37
307688	Lot Type 6	1C	W	11		\$ 21,436.83	\$ 1,730.37
307689	Lot Type 4	1C	W	12		\$ 20,268.80	\$ 1,636.09
307690	Lot Type 4	1C	W	13		\$ 20,268.80	\$ 1,636.09
307691	Lot Type 4	1C	W	14		\$ 20,268.80	\$ 1,636.09
307692	Lot Type 4	1C	W	15		\$ 20,268.80	\$ 1,636.09
307693	Lot Type 4	1C	W	16		\$ 20,268.80	\$ 1,636.09
307694	Lot Type 4	1C	W	17		\$ 20,268.80	\$ 1,636.09
307695	Lot Type 4	1C	W	18		\$ 20,268.80	\$ 1,636.09
307696	Lot Type 4	1C	W	19		\$ 20,268.80	\$ 1,636.09
307697	Lot Type 6	1C	W	20		\$ 21,436.83	\$ 1,730.37
308745	Lot Type 6	2B	H	19		\$ 21,436.83	\$ 1,730.37
308746	Lot Type 6	2B	H	20		\$ 21,436.83	\$ 1,730.37
308747	Lot Type 6	2B	H	21		\$ 21,436.83	\$ 1,730.37
308748	Lot Type 6	2B	H	22		\$ 21,436.83	\$ 1,730.37
308749	Lot Type 6	2B	H	23		\$ 21,436.83	\$ 1,730.37
308750	Lot Type 6	2B	H	24		\$ 21,436.83	\$ 1,730.37
308751	Lot Type 6	2B	H	25		\$ 21,436.83	\$ 1,730.37
308752	Lot Type 6	2B	H	26		\$ 21,436.83	\$ 1,730.37
308753	Lot Type 6	2B	H	27		\$ 21,436.83	\$ 1,730.37
308754	Lot Type 6	2B	H	28		\$ 21,436.83	\$ 1,730.37
308755	Lot Type 6	2B	H	29		\$ 21,436.83	\$ 1,730.37
308756	Lot Type 6	2B	H	30		\$ 21,436.83	\$ 1,730.37
308757	Lot Type 6	2B	H	31		\$ 21,436.83	\$ 1,730.37
308758	Lot Type 6	2B	H	32		\$ 21,436.83	\$ 1,730.37
308759	Lot Type 6	2B	H	33		\$ 21,436.83	\$ 1,730.37
308760	Lot Type 6	2B	H	34		\$ 21,436.83	\$ 1,730.37
308761	Lot Type 6	2B	H	35		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
308762	Lot Type 6	2B	H	36		\$ 21,436.83	\$ 1,730.37
308763	Lot Type 6	2B	H	37		\$ 21,436.83	\$ 1,730.37
308764	Lot Type 5	2B	I	1		\$ 20,955.88	\$ 1,691.55
308765	Lot Type 5	2B	I	2		\$ 20,955.88	\$ 1,691.55
308766	Lot Type 5	2B	I	3		\$ 20,955.88	\$ 1,691.55
308767	Lot Type 5	2B	I	4		\$ 20,955.88	\$ 1,691.55
308768	Lot Type 5	2B	I	5		\$ 20,955.88	\$ 1,691.55
308769	Lot Type 5	2B	I	6		\$ 20,955.88	\$ 1,691.55
308770	Lot Type 5	2B	I	7		\$ 20,955.88	\$ 1,691.55
308771	Lot Type 5	2B	I	8		\$ 20,955.88	\$ 1,691.55
308772	Lot Type 5	2B	I	9		\$ 20,955.88	\$ 1,691.55
308773	Lot Type 5	2B	I	10		\$ 20,955.88	\$ 1,691.55
308774	Lot Type 5	2B	I	11		\$ 20,955.88	\$ 1,691.55
308775	Lot Type 5	2B	I	12		\$ 20,955.88	\$ 1,691.55
308776	Lot Type 5	2B	I	13		\$ 20,955.88	\$ 1,691.55
308777	Lot Type 5	2B	I	14		\$ 20,955.88	\$ 1,691.55
308778	Lot Type 5	2B	I	15		\$ 20,955.88	\$ 1,691.55
308779	Lot Type 5	2B	I	16		\$ 20,955.88	\$ 1,691.55
308780	Lot Type 5	2B	I	17		\$ 20,955.88	\$ 1,691.55
308781	Lot Type 5	2B	I	18		\$ 20,955.88	\$ 1,691.55
308783	Lot Type 5	2B	J	3		\$ 20,955.88	\$ 1,691.55
308784	Lot Type 5	2B	J	4		\$ 20,955.88	\$ 1,691.55
308785	Lot Type 5	2B	J	5		\$ 20,955.88	\$ 1,691.55
308786	Lot Type 5	2B	J	6		\$ 20,955.88	\$ 1,691.55
308787	Lot Type 5	2B	J	7		\$ 20,955.88	\$ 1,691.55
308788	Lot Type 5	2B	J	8		\$ 20,955.88	\$ 1,691.55
308789	Lot Type 5	2B	J	9		\$ 20,955.88	\$ 1,691.55
308790	Lot Type 5	2B	J	10		\$ 20,955.88	\$ 1,691.55
308791	Lot Type 5	2B	J	11		\$ 20,955.88	\$ 1,691.55
308792	Lot Type 5	2B	J	12		\$ 20,955.88	\$ 1,691.55
308793	Lot Type 5	2B	J	13		\$ 20,955.88	\$ 1,691.55
308794	Lot Type 5	2B	J	14		\$ 20,955.88	\$ 1,691.55
308795	Lot Type 5	2B	J	15		\$ 20,955.88	\$ 1,691.55
308796	Lot Type 5	2B	J	16		\$ 20,955.88	\$ 1,691.55
308797	Lot Type 6	2B	Q	1		\$ 21,436.83	\$ 1,730.37
308798	Lot Type 6	2B	Q	2		\$ 21,436.83	\$ 1,730.37
308799	Lot Type 6	2B	Q	3		\$ 21,436.83	\$ 1,730.37
308800	Lot Type 6	2B	Q	4		\$ 21,436.83	\$ 1,730.37
308801	Lot Type 6	2B	Q	5		\$ 21,436.83	\$ 1,730.37
308802	Lot Type 6	2B	Q	6		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
308803	Lot Type 6	2B	Q	7		\$ 21,436.83	\$ 1,730.37
308804	Lot Type 6	2B	Q	8		\$ 21,436.83	\$ 1,730.37
308805	Lot Type 6	2B	Q	9		\$ 21,436.83	\$ 1,730.37
308806	Lot Type 6	2B	Q	10		\$ 21,436.83	\$ 1,730.37
308807	Lot Type 6	2B	Q	11		\$ 21,436.83	\$ 1,730.37
308808	Lot Type 6	2B	Q	12		\$ 21,436.83	\$ 1,730.37
308809	Lot Type 6	2B	Q	13		\$ 21,436.83	\$ 1,730.37
308810	Lot Type 6	2B	Q	14		\$ 21,436.83	\$ 1,730.37
308811	Lot Type 5	2B	Q	25		\$ 20,955.88	\$ 1,691.55
308812	Lot Type 5	2B	Q	26		\$ 20,955.88	\$ 1,691.55
308813	Lot Type 5	2B	Q	27		\$ 20,955.88	\$ 1,691.55
308814	Lot Type 5	2B	Q	28		\$ 20,955.88	\$ 1,691.55
308815	Lot Type 5	2B	Q	29		\$ 20,955.88	\$ 1,691.55
308816	Lot Type 5	2B	Q	30		\$ 20,955.88	\$ 1,691.55
308819	Lot Type 5	2B	R	10		\$ 20,955.88	\$ 1,691.55
308820	Lot Type 5	2B	R	11		\$ 20,955.88	\$ 1,691.55
308821	Lot Type 5	2B	R	12		\$ 20,955.88	\$ 1,691.55
308822	Lot Type 5	2B	R	13		\$ 20,955.88	\$ 1,691.55
308823	Lot Type 5	2B	R	14		\$ 20,955.88	\$ 1,691.55
308824	Lot Type 5	2B	R	15		\$ 20,955.88	\$ 1,691.55
308825	Lot Type 5	2B	R	16		\$ 20,955.88	\$ 1,691.55
308826	Lot Type 5	2B	R	17		\$ 20,955.88	\$ 1,691.55
308827	Lot Type 5	2B	R	18		\$ 20,955.88	\$ 1,691.55
308828	Lot Type 5	2B	R	19		\$ 20,955.88	\$ 1,691.55
308829	Lot Type 6	2B	W	16		\$ 21,436.83	\$ 1,730.37
308830	Lot Type 6	2B	W	17		\$ 21,436.83	\$ 1,730.37
308831	Lot Type 6	2B	W	18		\$ 21,436.83	\$ 1,730.37
308832	Lot Type 6	2B	W	19		\$ 21,436.83	\$ 1,730.37
308833	Lot Type 6	2B	W	20		\$ 21,436.83	\$ 1,730.37
308834	Lot Type 6	2B	W	21		\$ 21,436.83	\$ 1,730.37
308835	Lot Type 6	2B	W	22		\$ 21,436.83	\$ 1,730.37
308836	Lot Type 6	2B	W	23		\$ 21,436.83	\$ 1,730.37
308837	Lot Type 6	2B	W	24		\$ 21,436.83	\$ 1,730.37
308838	Lot Type 6	2B	W	25		\$ 21,436.83	\$ 1,730.37
308839	Lot Type 6	2B	W	26		\$ 21,436.83	\$ 1,730.37
308840	Lot Type 6	2B	W	27		\$ 21,436.83	\$ 1,730.37
308841	Lot Type 6	2B	W	28		\$ 21,436.83	\$ 1,730.37
308843	Lot Type 6	2B	X	1		\$ 21,436.83	\$ 1,730.37
308844	Lot Type 6	2B	X	2		\$ 21,436.83	\$ 1,730.37
308845	Lot Type 6	2B	X	3		\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
308846	Lot Type 6	2B	X	4		\$ 21,436.83	\$ 1,730.37
308847	Lot Type 6	2B	X	5		\$ 21,436.83	\$ 1,730.37
308848	Lot Type 6	2B	X	6		\$ 21,436.83	\$ 1,730.37
308849	Lot Type 6	2B	X	7		\$ 21,436.83	\$ 1,730.37
308850	Lot Type 6	2B	X	8		\$ 21,436.83	\$ 1,730.37
308851	Lot Type 6	2B	X	9		\$ 21,436.83	\$ 1,730.37
308852	Lot Type 6	2B	X	10		\$ 21,436.83	\$ 1,730.37
308853	Lot Type 6	2B	X	11		\$ 21,436.83	\$ 1,730.37
308854	Lot Type 6	2B	X	12		\$ 21,436.83	\$ 1,730.37
308855	Lot Type 6	2B	X	13		\$ 21,436.83	\$ 1,730.37
308856	Lot Type 6	2B	X	14		\$ 21,436.83	\$ 1,730.37
308857	Lot Type 6	2B	X	15		\$ 21,436.83	\$ 1,730.37
308858	Lot Type 6	2B	X	16		\$ 21,436.83	\$ 1,730.37
308859	Lot Type 6	2B	X	17		\$ 21,436.83	\$ 1,730.37
308860	Lot Type 6	2B	X	18		\$ 21,436.83	\$ 1,730.37
308861	Lot Type 6	2B	X	19		\$ 21,436.83	\$ 1,730.37
308862	Lot Type 6	2B	X	20		\$ 21,436.83	\$ 1,730.37
308863	Lot Type 6	2B	X	21		\$ 21,436.83	\$ 1,730.37
308864	Lot Type 6	2B	X	22		\$ 21,436.83	\$ 1,730.37
308865	Lot Type 6	2B	X	23		\$ 21,436.83	\$ 1,730.37
308867	Lot Type 5	2B	Y	1		\$ 20,955.88	\$ 1,691.55
308868	Lot Type 5	2B	Y	2		\$ 20,955.88	\$ 1,691.55
308869	Lot Type 5	2B	Y	3		\$ 20,955.88	\$ 1,691.55
308870	Lot Type 5	2B	Y	4		\$ 20,955.88	\$ 1,691.55
308871	Lot Type 5	2B	Y	5		\$ 20,955.88	\$ 1,691.55
308872	Lot Type 5	2B	Y	6		\$ 20,955.88	\$ 1,691.55
308873	Lot Type 5	2B	Y	7		\$ 20,955.88	\$ 1,691.55
308874	Lot Type 5	2B	Y	8		\$ 20,955.88	\$ 1,691.55
308875	Lot Type 5	2B	Y	9		\$ 20,955.88	\$ 1,691.55
308876	Lot Type 5	2B	Y	10		\$ 20,955.88	\$ 1,691.55
308877	Lot Type 5	2B	Y	11		\$ 20,955.88	\$ 1,691.55
308878	Lot Type 5	2B	Y	12		\$ 20,955.88	\$ 1,691.55
308879	Lot Type 5	2B	Y	13		\$ 20,955.88	\$ 1,691.55
308880	Lot Type 5	2B	Y	14		\$ 20,955.88	\$ 1,691.55
308881	Lot Type 5	2B	Y	15		\$ 20,955.88	\$ 1,691.55
308882	Lot Type 5	2B	Y	16		\$ 20,955.88	\$ 1,691.55
308883	Lot Type 5	2B	Y	17		\$ 20,955.88	\$ 1,691.55
308884	Lot Type 5	2B	Y	18		\$ 20,955.88	\$ 1,691.55
308885	Lot Type 5	2B	Z	1		\$ 20,955.88	\$ 1,691.55
308886	Lot Type 5	2B	Z	2		\$ 20,955.88	\$ 1,691.55

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
308887	Lot Type 5	2B	Z	3		\$ 20,955.88	\$ 1,691.55
308888	Lot Type 5	2B	Z	4		\$ 20,955.88	\$ 1,691.55
308889	Lot Type 5	2B	Z	5		\$ 20,955.88	\$ 1,691.55
308890	Lot Type 5	2B	Z	6		\$ 20,955.88	\$ 1,691.55
308891	Lot Type 5	2B	Z	7		\$ 20,955.88	\$ 1,691.55
308892	Lot Type 5	2B	Z	8		\$ 20,955.88	\$ 1,691.55
308893	Lot Type 5	2B	Z	9		\$ 20,955.88	\$ 1,691.55
TBD	Lot Type 6	2C	D	1	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	2	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	3	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	4	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	5	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	6	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	7	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	8	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	9	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	10	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	11	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	12	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	13	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	14	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	15	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	16	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	17	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	18	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	19	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	20	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	21	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	22	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	23	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	24	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	25	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	26	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	27	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	28	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	29	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	30	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	31	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	32	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	D	33	[b]	\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description				Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot	Note		
TBD	Lot Type 6	2C	D	34	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Non-Benefited Property	2C	D	1X	[b]	\$ -	\$ -
TBD	Lot Type 6	2C	F	1	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	2	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	3	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	4	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	5	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	6	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	7	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	8	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	9	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	10	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	11	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	12	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	13	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	14	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	15	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	16	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	17	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	25	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	26	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	27	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	28	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	29	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	30	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	31	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	F	32	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	1	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	2	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	3	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	4	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	5	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	6	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	7	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	8	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	9	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	10	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	11	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	12	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	13	[b]	\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description				Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot	Note		
TBD	Lot Type 6	2C	G	14	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	15	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	16	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	17	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	18	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	23	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	24	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	25	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	26	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	27	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	28	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	29	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	30	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	31	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	32	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	33	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	34	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	35	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	36	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	37	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	38	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	39	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	40	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	41	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	G	42	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	1	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	2	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	3	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	4	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	5	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	6	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	7	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	8	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	9	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	10	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	11	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	12	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	13	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	14	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	15	[b]	\$ 21,436.83	\$ 1,730.37

Property ID ^[a]	Lot Type	Legal Description			Note	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Phase	Block	Lot			
TBD	Lot Type 6	2C	H	16	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	17	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	H	18	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 5	2C	J	1	[b]	\$ 20,955.88	\$ 1,691.55
TBD	Lot Type 5	2C	J	2	[b]	\$ 20,955.88	\$ 1,691.55
TBD	Lot Type 6	2C	W	29	[b]	\$ 21,436.83	\$ 1,730.37
TBD	Lot Type 6	2C	W	30	[b]	\$ 21,436.83	\$ 1,730.37
159589	Improvement Area #2 Remainder Parcel	3B			[c]	\$ 3,419,999.51	\$ 276,060.89
Total^[d]						\$ 11,896,000.00	\$ 960,239.69

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] The Prairie View Phase 2C Final Plat to be considered by the City identifies the block and lot of each Parcel. The Property IDs have not yet been assigned by the Ellis County Appraisal District for Tax Year 2025. Such Parcels will be reflected as "TBD" as part of this 2025 A&R Service and Assessment Plan, and if assigned a Property ID before the County certifies the tax rolls, the Improvement Area #2 Assessment Roll will be updated to reflect the appropriate Property ID before being submitted to the County for the collection of the Improvement Area #2 Annual Installment.

[c] The entire Improvement Area #2 Remainder Parcel is contained within Property IDs 303150 and 159589. For billing purposes, the Improvement Area #2 Annual Installment due 1/31/2026 allocable to the Improvement Area #2 Remainder Parcel shall be allocated to each Property ID based on the anticipated Lot Types within each boundary of such Parcel. Future allocation of the Assessment will be done in accordance with Section VI of this 2025 A&R Service and Assessment Plan.

[d] Totals may not sum or match the Service Plan or Improvement Area #2 Annual Installment Schedule due to rounding.

EXHIBIT G-3 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

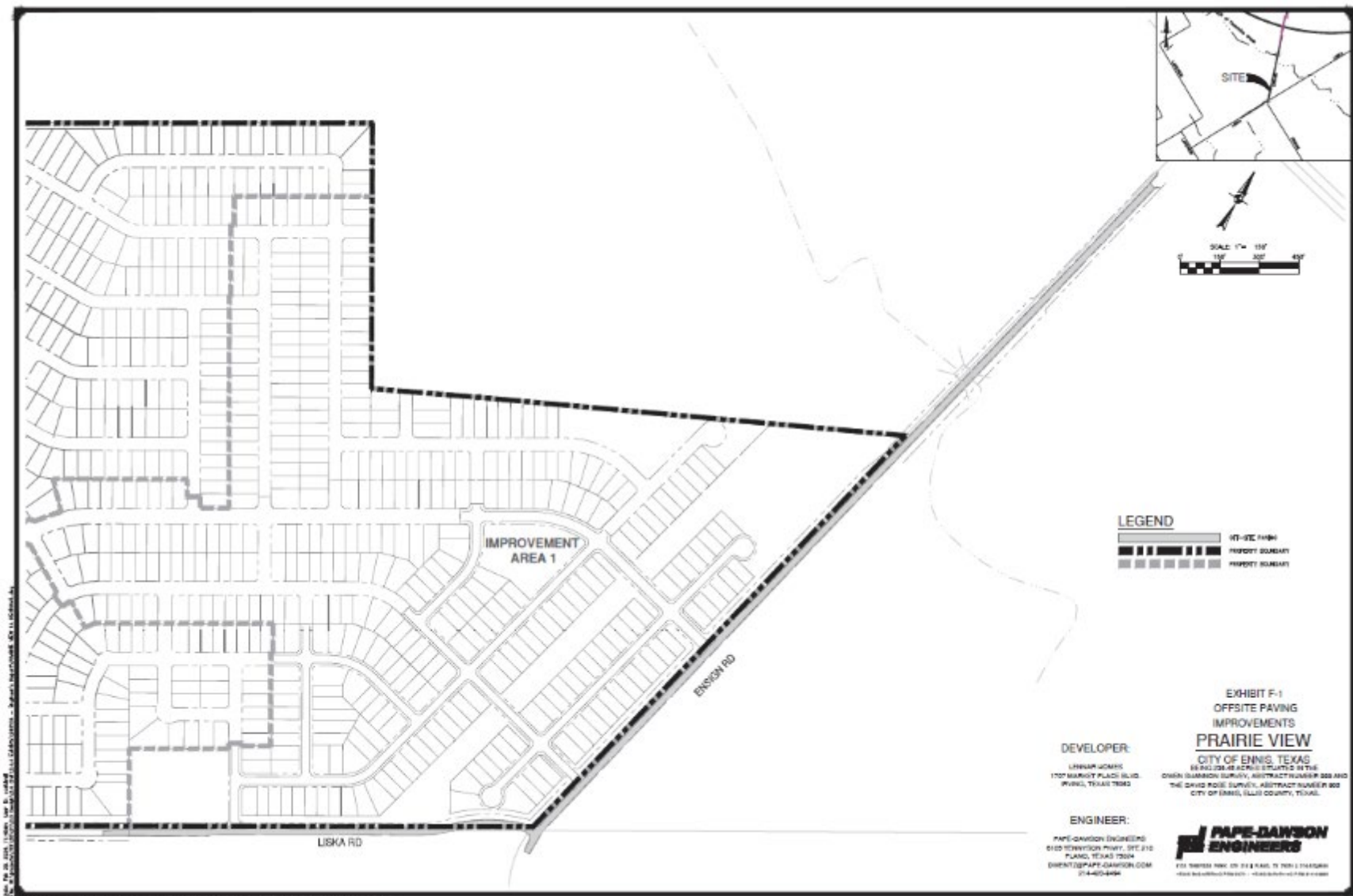
Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 147,000.00	\$773,240.00	\$ 40,000.00	\$ 960,240.00
2027	\$ 156,000.00	\$763,685.00	\$ 40,800.00	\$ 960,485.00
2028	\$ 165,000.00	\$753,545.00	\$ 41,616.00	\$ 960,161.00
2029	\$ 175,000.00	\$742,820.00	\$ 42,448.32	\$ 960,268.32
2030	\$ 186,000.00	\$731,445.00	\$ 43,297.29	\$ 960,742.29
2031	\$ 197,000.00	\$719,355.00	\$ 44,163.24	\$ 960,518.24
2032	\$ 209,000.00	\$706,550.00	\$ 45,046.50	\$ 960,596.50
2033	\$ 221,000.00	\$692,965.00	\$ 45,947.43	\$ 959,912.43
2034	\$ 235,000.00	\$678,600.00	\$ 46,866.38	\$ 960,466.38
2035	\$ 249,000.00	\$663,325.00	\$ 47,803.71	\$ 960,128.71
2036	\$ 265,000.00	\$647,140.00	\$ 48,759.78	\$ 960,899.78
2037	\$ 281,000.00	\$629,915.00	\$ 49,734.98	\$ 960,649.98
2038	\$ 298,000.00	\$611,650.00	\$ 50,729.68	\$ 960,379.68
2039	\$ 316,000.00	\$592,280.00	\$ 51,744.27	\$ 960,024.27
2040	\$ 336,000.00	\$571,740.00	\$ 52,779.16	\$ 960,519.16
2041	\$ 357,000.00	\$549,900.00	\$ 53,834.74	\$ 960,734.74
2042	\$ 379,000.00	\$526,695.00	\$ 54,911.43	\$ 960,606.43
2043	\$ 402,000.00	\$502,060.00	\$ 56,009.66	\$ 960,069.66
2044	\$ 427,000.00	\$475,930.00	\$ 57,129.85	\$ 960,059.85
2045	\$ 454,000.00	\$448,175.00	\$ 58,272.45	\$ 960,447.45
2046	\$ 482,000.00	\$418,665.00	\$ 59,437.90	\$ 960,102.90
2047	\$ 512,000.00	\$387,335.00	\$ 60,626.66	\$ 959,961.66
2048	\$ 545,000.00	\$354,055.00	\$ 61,839.19	\$ 960,894.19
2049	\$ 579,000.00	\$318,630.00	\$ 63,075.97	\$ 960,705.97
2050	\$ 615,000.00	\$280,995.00	\$ 64,337.49	\$ 960,332.49
2051	\$ 654,000.00	\$241,020.00	\$ 65,624.24	\$ 960,644.24
2052	\$ 695,000.00	\$198,510.00	\$ 66,936.72	\$ 960,446.72
2053	\$ 739,000.00	\$153,335.00	\$ 68,275.45	\$ 960,610.45
2054	\$ 785,000.00	\$105,300.00	\$ 69,640.96	\$ 959,940.96
2055	\$ 835,000.00	\$54,275.00	\$ 71,033.78	\$ 960,308.78
Total	\$ 11,896,000.00	\$ 15,293,135.00	\$ 1,622,723.23	\$ 28,811,858.23

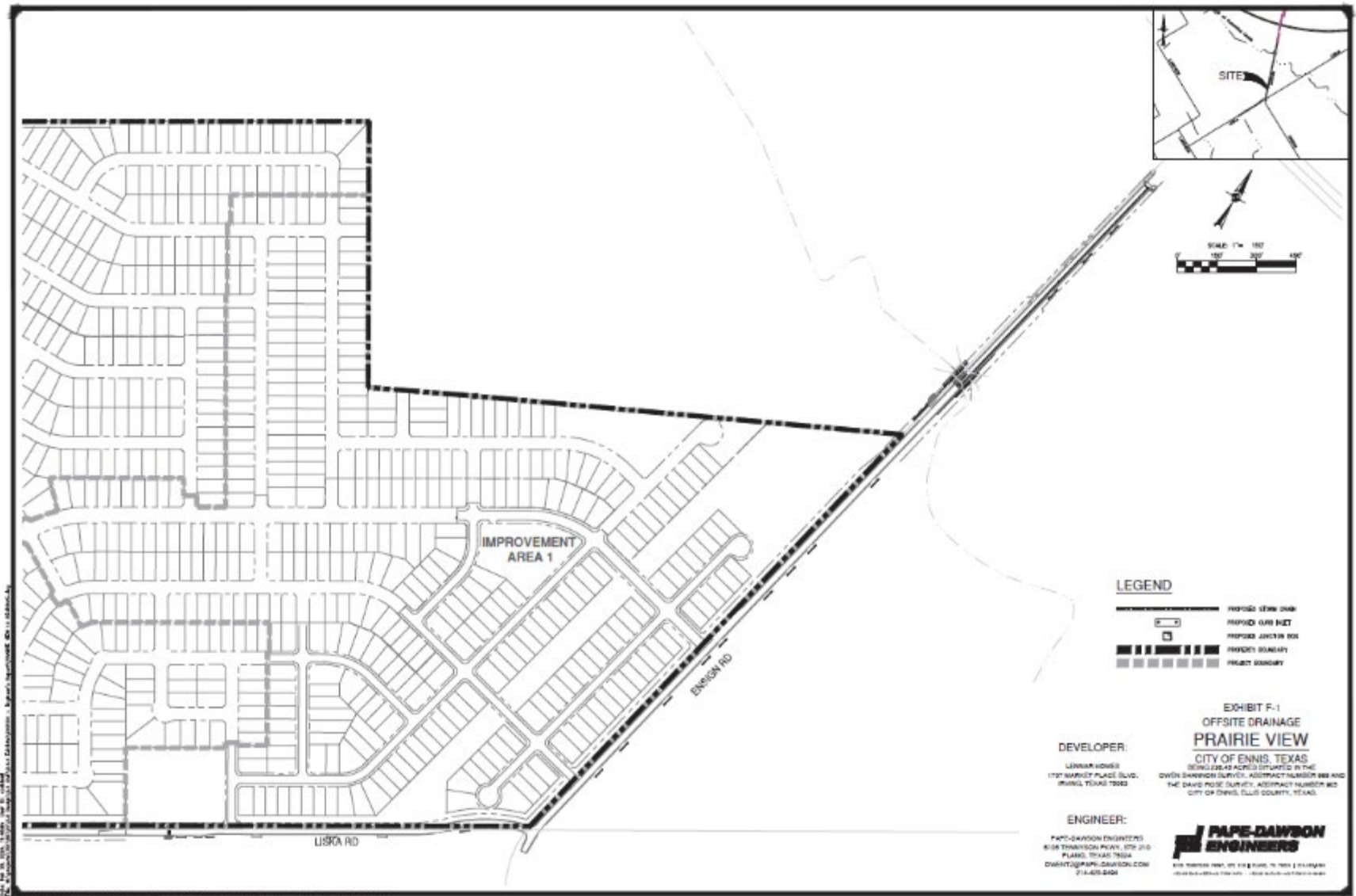
Footnotes:

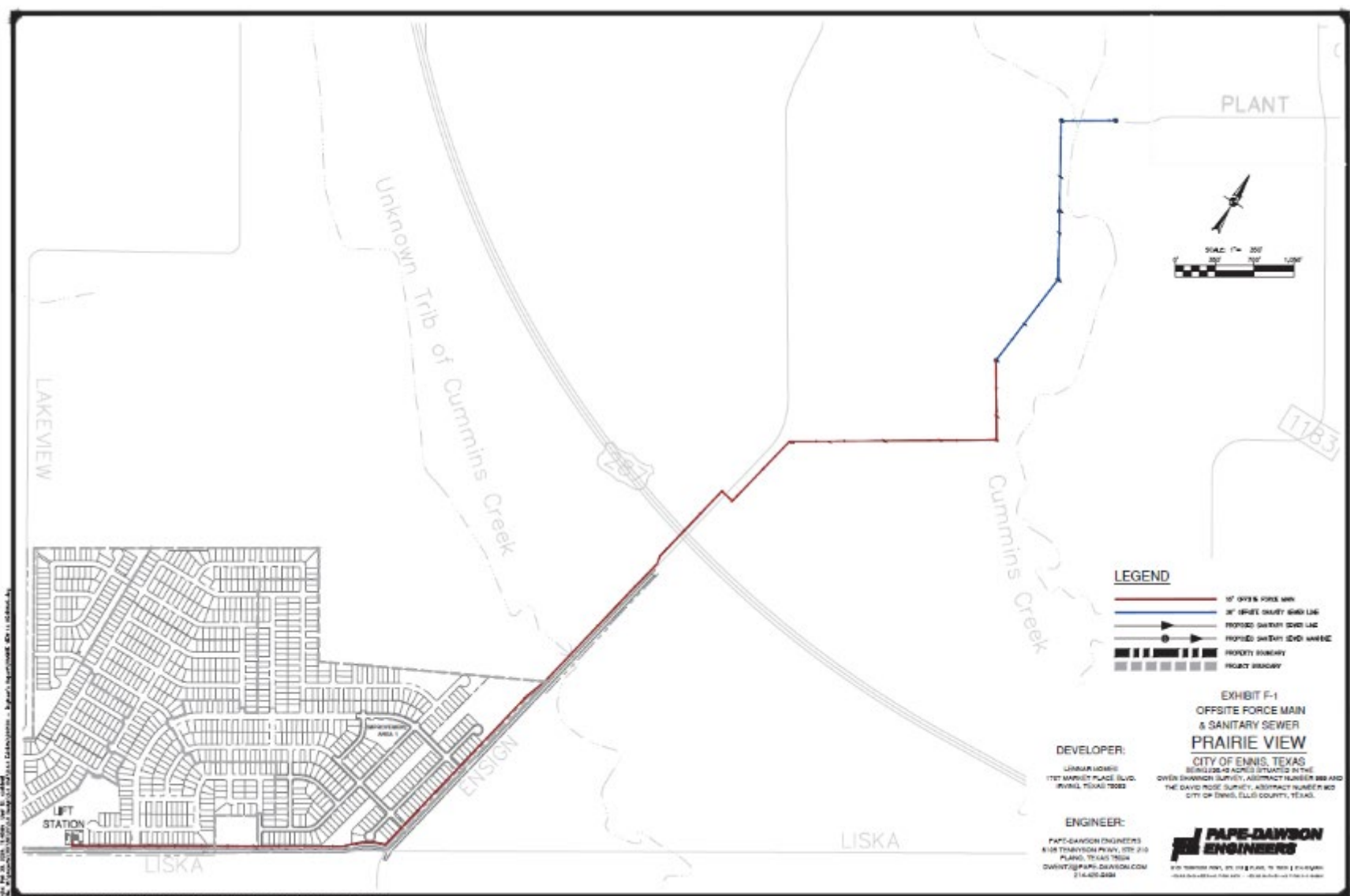
[a] Interest is calculated at a 6.50% rate for years 1-30, and is subject to change. The interest rate of 6.50% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

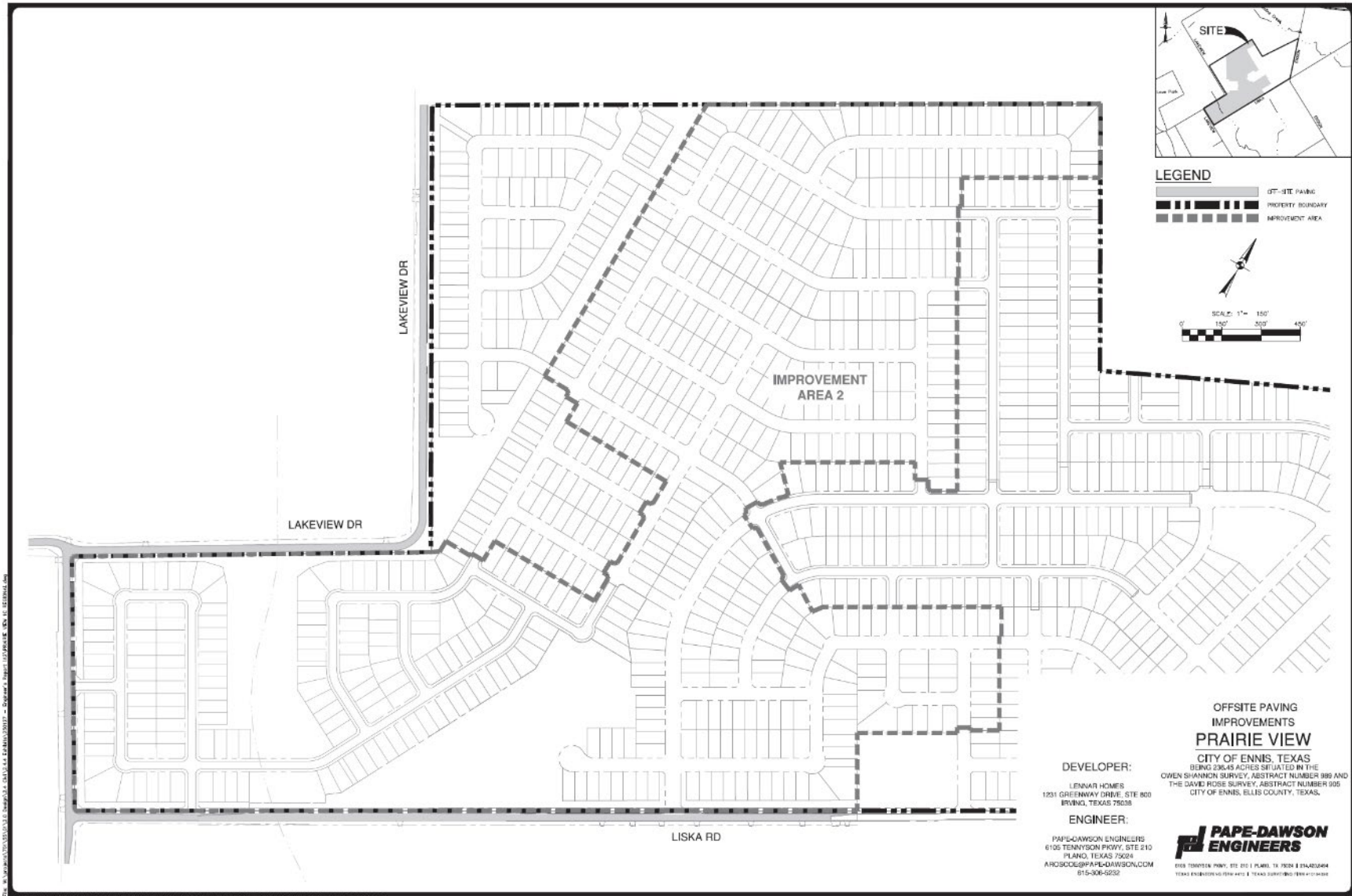
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – MAPS OF MAJOR IMPROVEMENTS









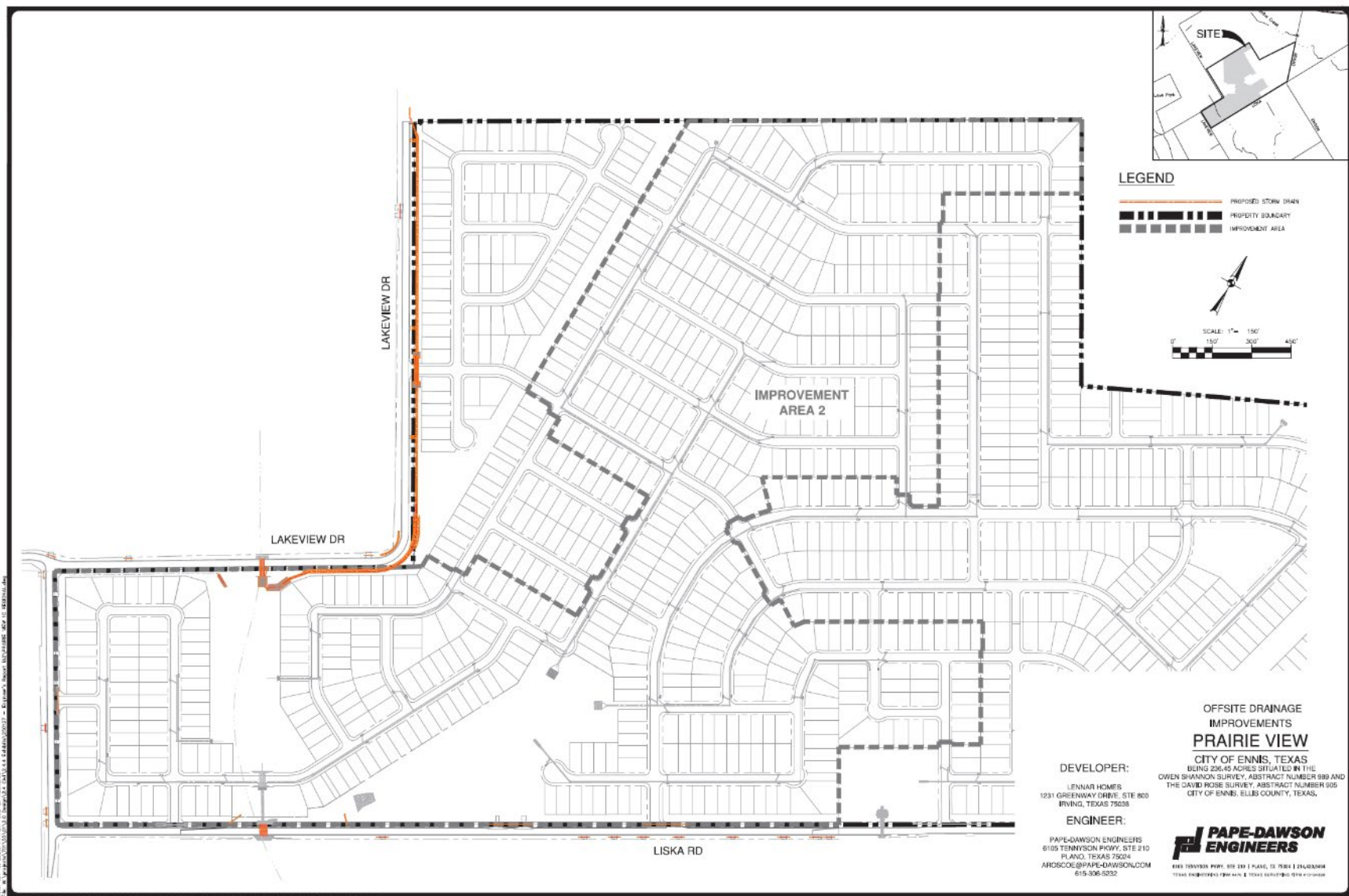
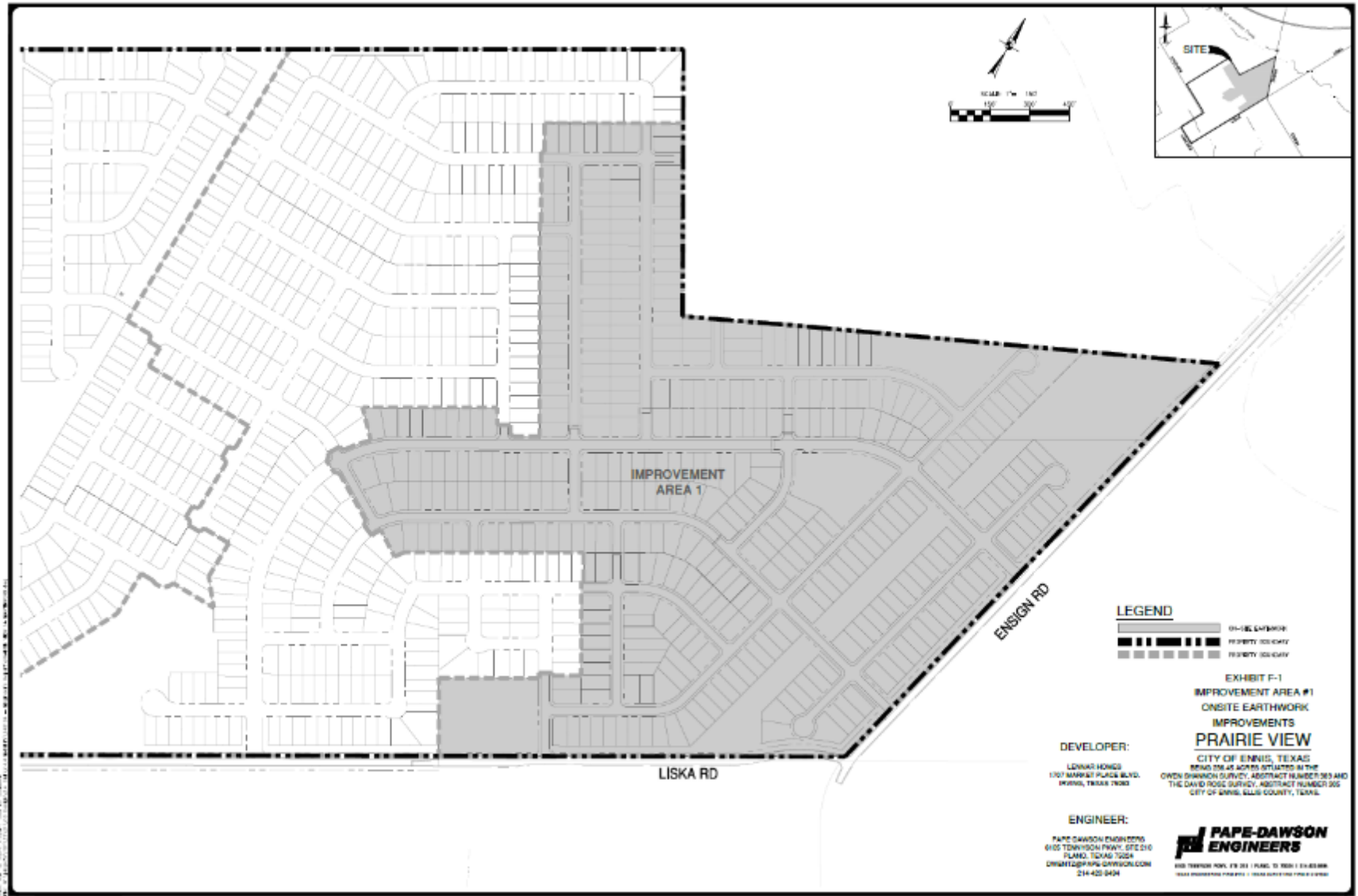




EXHIBIT H-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







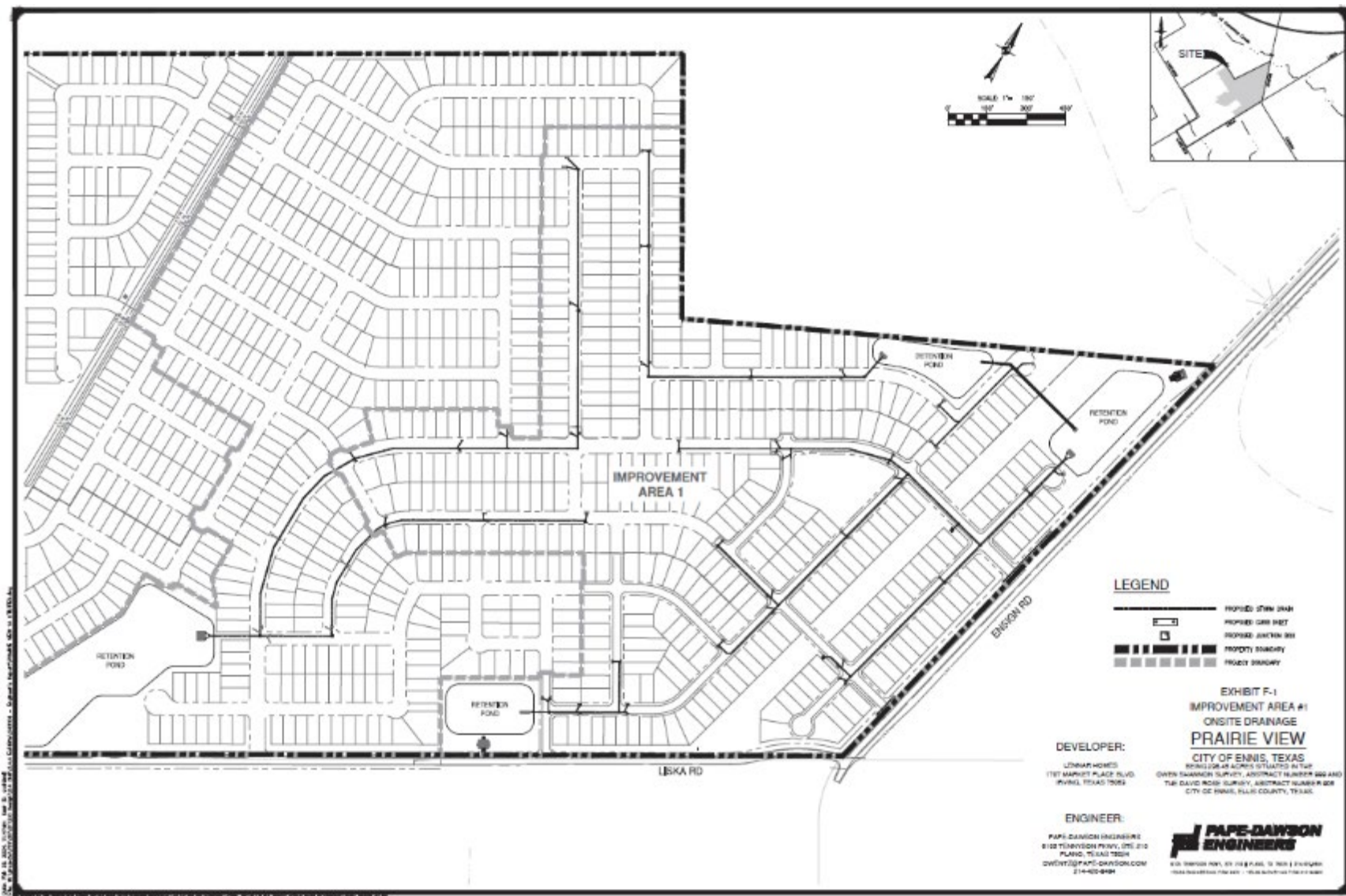
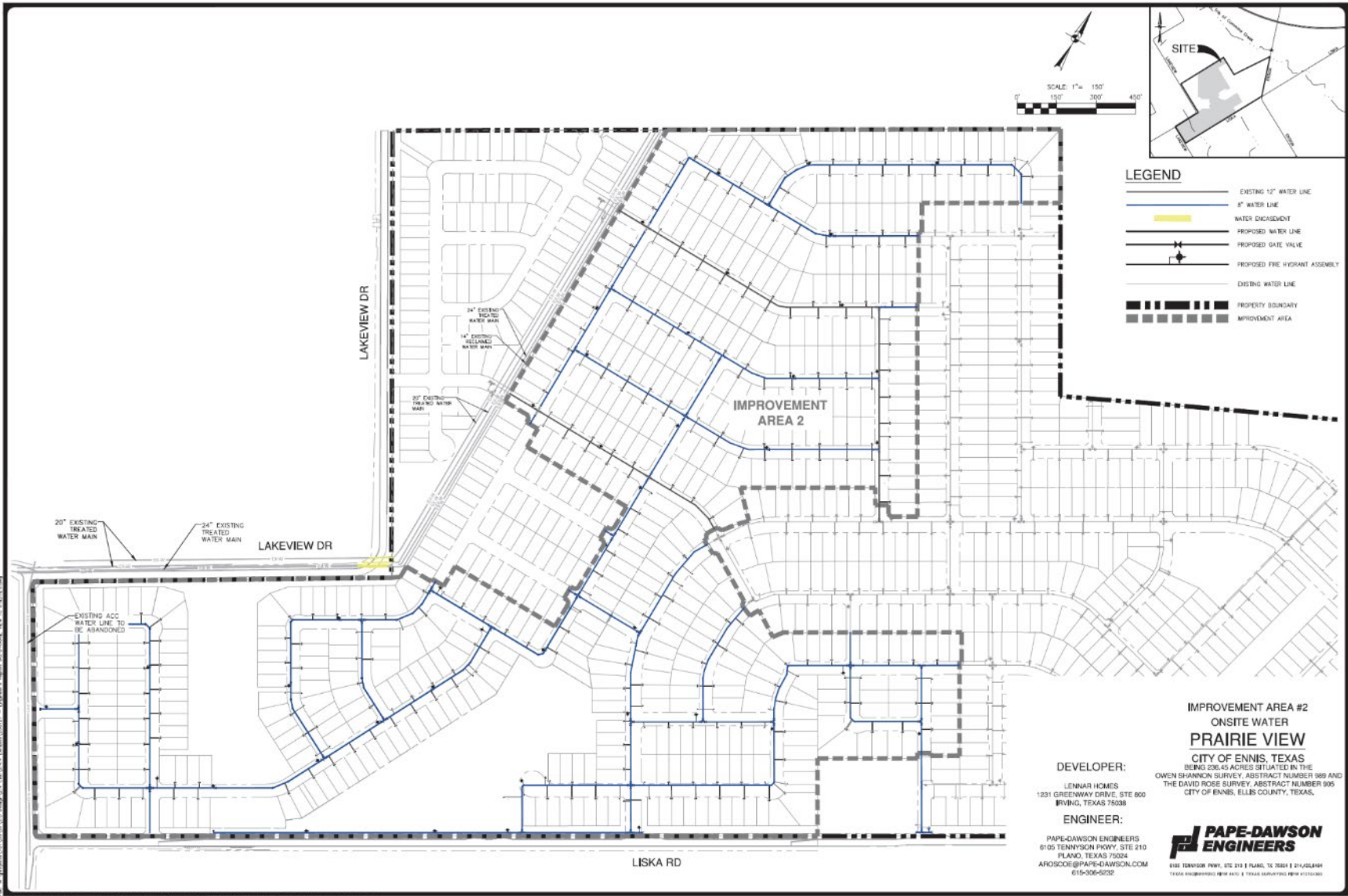
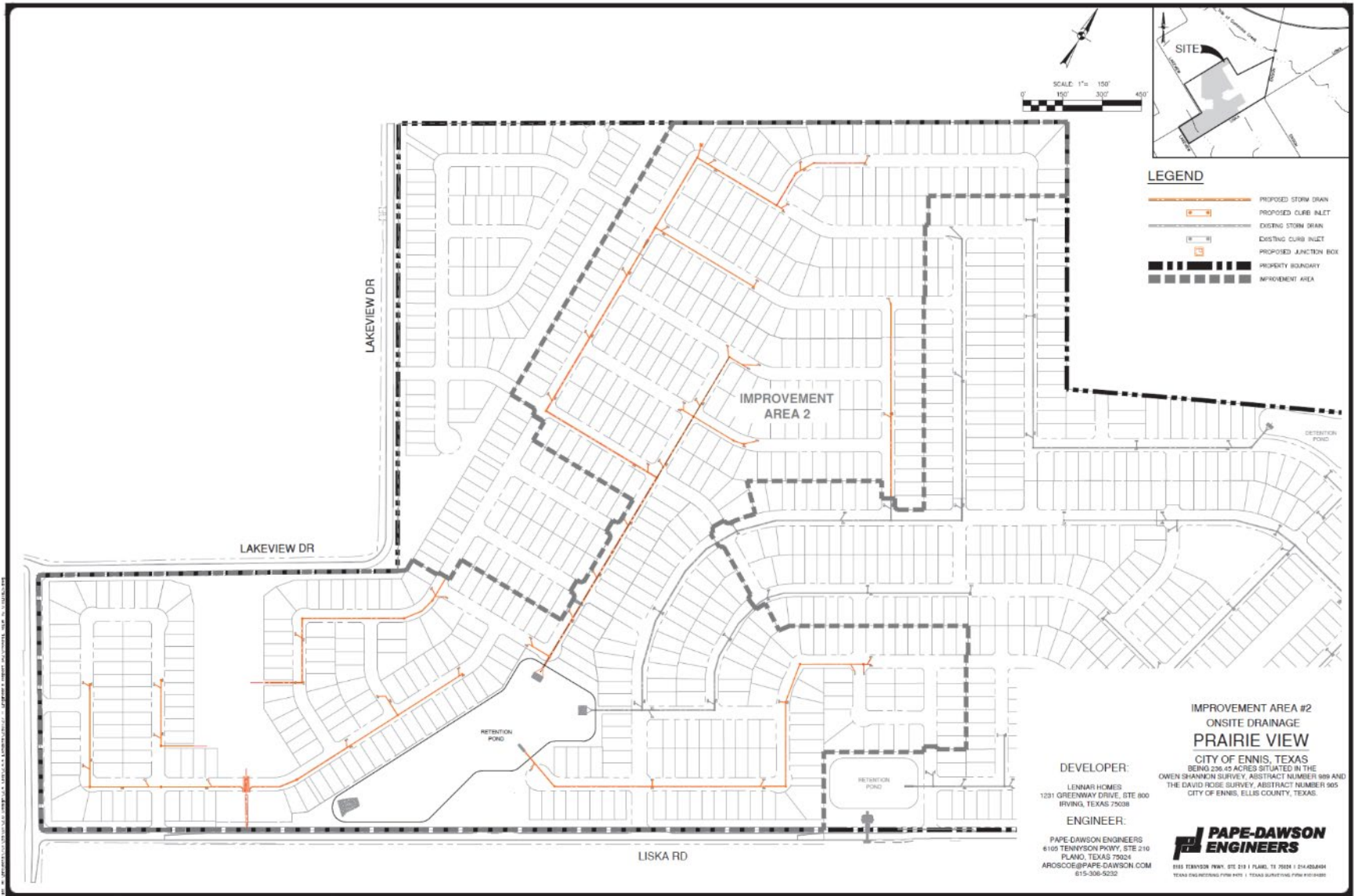


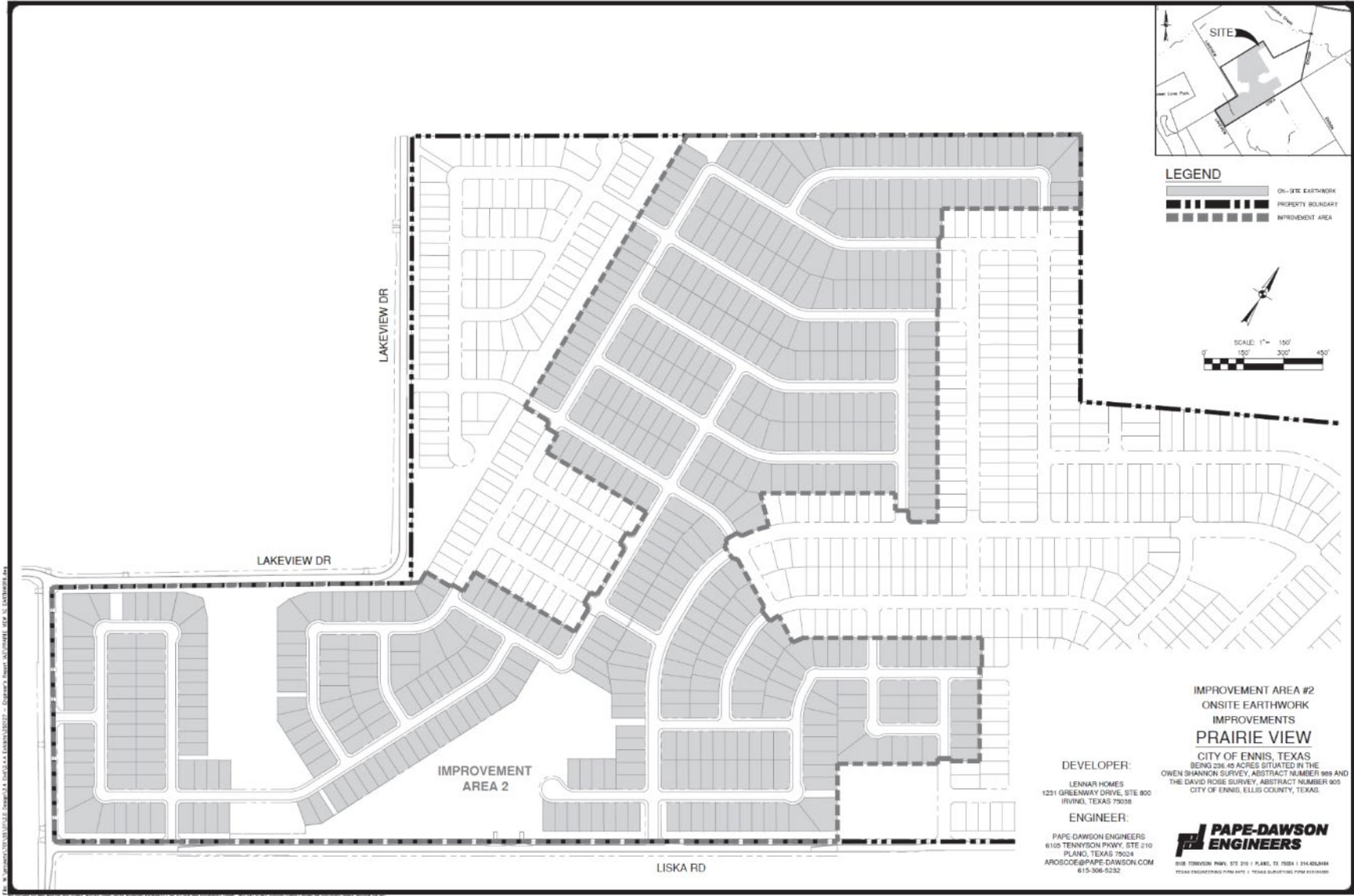


EXHIBIT H-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS









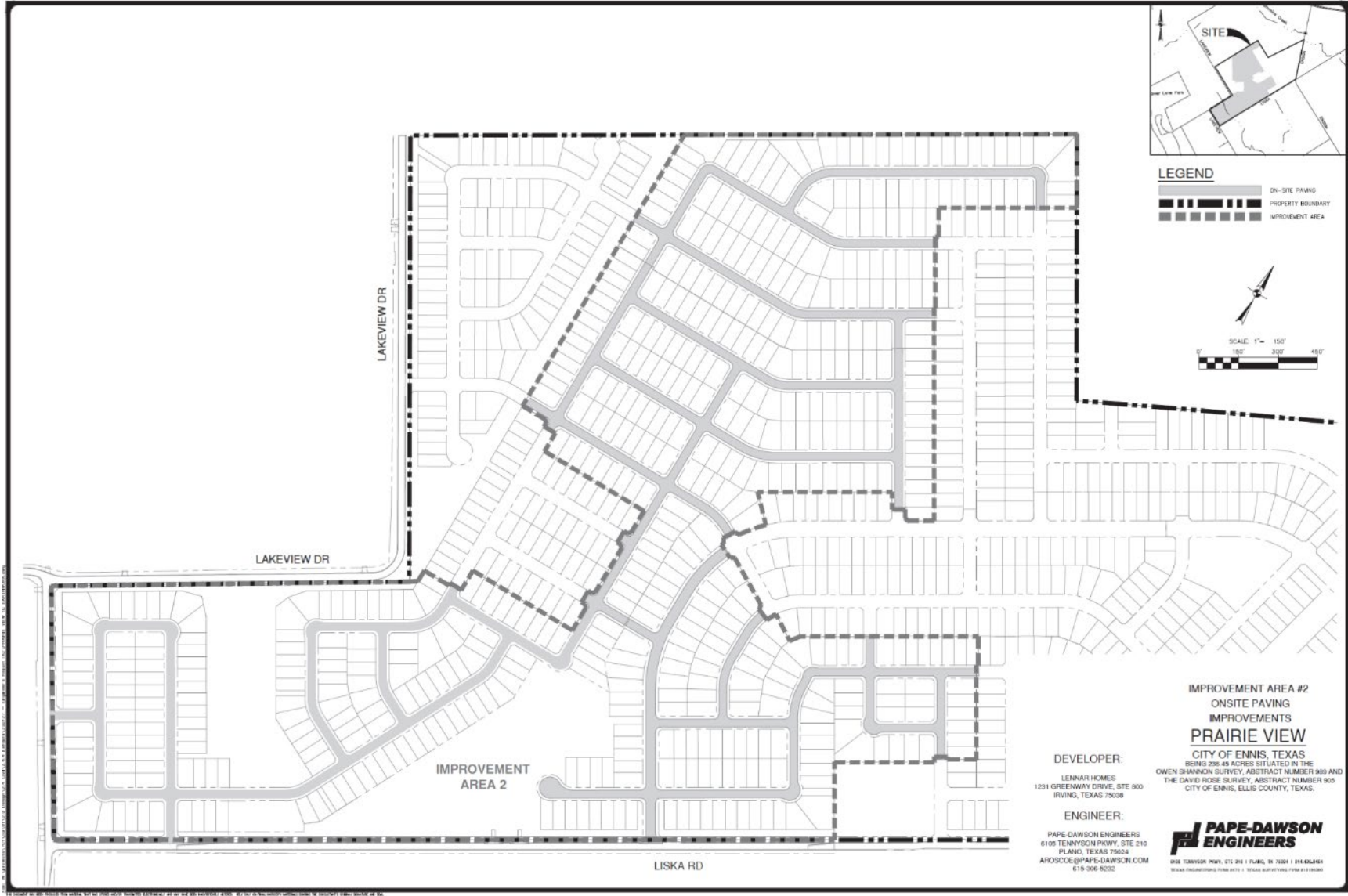


EXHIBIT I – NOTICE OF TERMINATION OF ASSESSMENT



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

[Date]
Ellis County Clerk's Office
Honorable [County Clerk]
109 S Jackson St
2nd Floor
Waxahachie, TX 75165

Re: City of Ennis Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Ennis 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 Ennis
Attn: City Secretary
107 N. Sherman St
Ennis, TX 75119

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 of Ennis
City Secretary
107 N. Sherman St
Ennis, TX 75119**

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 ELLIS §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Ennis, Texas, a Texas home rule municipality (the "City").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Commission") of the City of Ennis, 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 June 1, 2021, the City Commission of the City approved Resolution No. 21-0601-E2 creating Prairieview Public Improvement District (the “District”); and

WHEREAS, the District consists of approximately 236.482 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Commission, 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 Ellis County, TX; 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 Ellis 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/County 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 ENNIS, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF ELLIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [City Manager], City Manager for the City of Ennis, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

**EXHIBIT J-1 – PAYMENT SCHEDULE FOR IMPROVEMENT AREA #1
REIMBURSEMENT OBLIGATION**

Annual Installment Due 1/31	Principal	Interest^[a]	Total P&I
2026	\$ 105,000.00	\$ 458,741.20	\$ 563,741.20
2027	\$ 111,000.00	\$ 452,483.20	\$ 563,483.20
2028	\$ 118,000.00	\$ 445,867.60	\$ 563,867.60
2029	\$ 125,000.00	\$ 438,834.80	\$ 563,834.80
2030	\$ 133,000.00	\$ 431,384.80	\$ 564,384.80
2031	\$ 141,000.00	\$ 423,458.00	\$ 564,458.00
2032	\$ 149,000.00	\$ 415,054.40	\$ 564,054.40
2033	\$ 158,000.00	\$ 406,174.00	\$ 564,174.00
2034	\$ 167,000.00	\$ 396,757.20	\$ 563,757.20
2035	\$ 177,000.00	\$ 386,804.00	\$ 563,804.00
2036	\$ 188,000.00	\$ 376,254.80	\$ 564,254.80
2037	\$ 199,000.00	\$ 365,050.00	\$ 564,050.00
2038	\$ 211,000.00	\$ 353,189.60	\$ 564,189.60
2039	\$ 223,000.00	\$ 340,614.00	\$ 563,614.00
2040	\$ 237,000.00	\$ 327,323.20	\$ 564,323.20
2041	\$ 251,000.00	\$ 313,198.00	\$ 564,198.00
2042	\$ 266,000.00	\$ 298,238.40	\$ 564,238.40
2043	\$ 282,000.00	\$ 282,384.80	\$ 564,384.80
2044	\$ 298,000.00	\$ 265,577.60	\$ 563,577.60
2045	\$ 316,000.00	\$ 247,816.80	\$ 563,816.80
2046	\$ 335,000.00	\$ 228,983.20	\$ 563,983.20
2047	\$ 355,000.00	\$ 209,017.20	\$ 564,017.20
2048	\$ 376,000.00	\$ 187,859.20	\$ 563,859.20
2049	\$ 399,000.00	\$ 165,449.60	\$ 564,449.60
2050	\$ 422,000.00	\$ 141,669.20	\$ 563,669.20
2051	\$ 447,000.00	\$ 116,518.00	\$ 563,518.00
2052	\$ 474,000.00	\$ 89,876.80	\$ 563,876.80
2053	\$ 502,000.00	\$ 61,626.40	\$ 563,626.40
2054	\$ 532,000.00	\$ 31,707.20	\$ 563,707.20
Total	\$ 7,697,000.00	\$ 8,657,913.20	\$ 16,354,913.20

Footnotes:

[a] Interest is calculated at a 5.96% rate, and is subject to change. The interest rate of 5.96% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 3.96% dated 4/4/2024, as allowed by the PID Act and as described in the Improvement Area #1 Reimbursement Agreement. If Improvement Area #1 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

**EXHIBIT J-2 – PAYMENT SCHEDULE FOR IMPROVEMENT AREA #2
REIMBURSEMENT OBLIGATION**

Annual Installment Due 1/31	Principal	Interest^[a]	Total P&I
2026	\$ 147,000.00	\$773,240.00	\$ 920,240.00
2027	\$ 156,000.00	\$763,685.00	\$ 919,685.00
2028	\$ 165,000.00	\$753,545.00	\$ 918,545.00
2029	\$ 175,000.00	\$742,820.00	\$ 917,820.00
2030	\$ 186,000.00	\$731,445.00	\$ 917,445.00
2031	\$ 197,000.00	\$719,355.00	\$ 916,355.00
2032	\$ 209,000.00	\$706,550.00	\$ 915,550.00
2033	\$ 221,000.00	\$692,965.00	\$ 913,965.00
2034	\$ 235,000.00	\$678,600.00	\$ 913,600.00
2035	\$ 249,000.00	\$663,325.00	\$ 912,325.00
2036	\$ 265,000.00	\$647,140.00	\$ 912,140.00
2037	\$ 281,000.00	\$629,915.00	\$ 910,915.00
2038	\$ 298,000.00	\$611,650.00	\$ 909,650.00
2039	\$ 316,000.00	\$592,280.00	\$ 908,280.00
2040	\$ 336,000.00	\$571,740.00	\$ 907,740.00
2041	\$ 357,000.00	\$549,900.00	\$ 906,900.00
2042	\$ 379,000.00	\$526,695.00	\$ 905,695.00
2043	\$ 402,000.00	\$502,060.00	\$ 904,060.00
2044	\$ 427,000.00	\$475,930.00	\$ 902,930.00
2045	\$ 454,000.00	\$448,175.00	\$ 902,175.00
2046	\$ 482,000.00	\$418,665.00	\$ 900,665.00
2047	\$ 512,000.00	\$387,335.00	\$ 899,335.00
2048	\$ 545,000.00	\$354,055.00	\$ 899,055.00
2049	\$ 579,000.00	\$318,630.00	\$ 897,630.00
2050	\$ 615,000.00	\$280,995.00	\$ 895,995.00
2051	\$ 654,000.00	\$241,020.00	\$ 895,020.00
2052	\$ 695,000.00	\$198,510.00	\$ 893,510.00
2053	\$ 739,000.00	\$153,335.00	\$ 892,335.00
2054	\$ 785,000.00	\$105,300.00	\$ 890,300.00
2055	\$ 835,000.00	\$54,275.00	\$ 889,275.00
Total	\$ 11,896,000.00	\$ 15,293,135.00	\$ 27,189,135.00

Footnotes:

[a] Interest is calculated at a 6.50% rate for years 1-30, and is subject to change. The interest rate of 6.50% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF PROPERTY

PROPERTY DESCRIPTION

BEING a tract of land situated in the Owen Shannon Survey, Abstract Number 989 and the David Rose Survey, Abstract Number 905, Ellis County, Texas and being all of Lots 1-22, Bardwell Ranchettes, an addition to Ellis County, Texas, as recorded in Cabinet B, Slide 497, Plat Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the most southerly corner of Lot 10, said Bardwell Ranchettes Addition, said iron rod being at the intersection of the northwesterly right-of-way line of Liska Road and the northeasterly right-of-way line of Lakeview Drive and from which a Rail Road Spike found near the centerline intersection of said Liska Road and said Lakeview Drive and being the southwest corner of said Owen Shannon Survey bears S 14°05'44"W, 42.19 feet;

THENCE N 31°14'09"W, a distance of 965.36 feet (previously recorded as N 31°14'09"W, 965.36 feet) along said northeasterly right-of-way line and along the southwesterly lines of Lots 9 and 10, said Bardwell Ranchettes Addition to a 1/2 inch iron rod with cap stamped "Pierce Murray" set for the most westerly corner of said Lot 9 and at a bend in said Lakeview Drive and from which a 1/2 inch iron rod found bears N 77°04'52"W, 42.10 feet;

THENCE N 58°41'15"E, a distance of 1362.78 feet (previously recorded as N 58°41'08"E, 1362.94 feet) with a southeasterly line of said Lakeview Drive and along the northwesterly line of Lots 9 and 8, said Bardwell Ranchettes Addition, to a 5/8 inch iron rod found, being at another bend in said Lakeview Drive and being the most southerly corner of Lot 7, said Bardwell Ranchettes Addition and from which a 1/2 inch iron rod found bears N 80°43'56"W, 46.38 feet;

THENCE N 30°27'37"W, a distance of 1696.68 feet (previously recorded as N 30°27'58"W, 1696.68 feet) along the northeasterly right-of-way line of said Lakeview Drive and the southwesterly line of Lots 1-7, said Bardwell Ranchettes Addition to a 1/2 inch iron rod with cap stamped "Pierce Murray" set for the most westerly corner of said Lot 1 and being in the southerly line of that certain called 58.680 acre tract of land described by deed to Ronald Gene Holubar, as recorded in Volume 2054, Page 211, Deed Records, Ellis County, Texas and from which a 3/4 inch iron pipe found bears S 30°27'37"E, 1.84 feet;

THENCE N 59°15'02"E, a distance of 2538.14 feet (previously recorded as N 59°15'03"E, 2538.58 feet) along the common line of the northerly line of said Lot 1 and the southerly line of said called 58.680 acre tract to a 2 inch iron pipe found, being the most northerly corner of said Lot 1, the southeasterly corner of said called 58.680 acre tract and being in the westerly line of that certain called 72.9115 acre tract of land described by deed to Charles Robert Holubar as recorded in Instrument Number 1815148, Official Public Records, Ellis County, Texas;

THENCE S 30°32'23"E, a distance of 1013.80 feet (previously recorded as S 30°31'57"E, 1013.73 feet) along the northeasterly line of Lots 1-4 and 17, said Bardwell Ranchettes Addition

EXHIBIT A

and the southwesterly line of said called 72.9115 acre tract to a 1/2 inch iron rod found, being the northwesterly corner of Lot 18, said Bardwell Ranchettes Addition and the southwesterly corner of said called 72.9115 acre tract;

THENCE N 63°53'22"E, a distance of 409.63 feet (previously recorded as N 63°52'08"E, 409.74 feet) along the common line of the north line of Lots 18 and 22, said Bardwell Ranchettes Addition and the south line of said called 72.9115 acre tract to a 1/2 inch iron rod found, being an angle point in said common line;

THENCE N 64°24'08"E, a distance of 1635.71 feet (previously recorded as N 64°24'52"E, 1635.70 feet) along the common line of the north line of said Lot 22 and the south line of said called 72.9115 acre tract to a 1/2 inch iron rod with cap stamped "Pierce Murray" set in the westerly right-of-way line of Ensign Road, and being the northeasterly corner of said Lot 22 and the southeasterly corner of said called 72.9115 acre tract;

THENCE S 12°51'51"W, a distance of 2060.51 feet (previously recorded as S 12°5'27"W, 2060.51 feet) along the easterly line of Lots 19-22 and said westerly right-of-way line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set at the intersection of the westerly right-of-way line of said Ensign Road and the northwesterly right-of-way line of the aforementioned Liska Road and from which a Rail Road Spike found bears S 11°13'35"W, 38.26 feet;

THENCE S 59°22'50"W, a distance of 4513.60 feet (previously recorded as S 59°23'21"W, 4514.58 feet) along the southerly line of Lots 10-19 and along said northwesterly right-of-way line returning to the Point of Beginning and containing 10,301,165 square feet or 236.482 acres of land, more or less.

EXHIBIT K-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

PHASE 1A

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS KL LHB DSD AIV, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 989 AND THE DAVID ROSE SURVEY, ABSTRACT NUMBER 905, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO KL LHB DSD AIV LLC, AS RECORDED IN INSTRUMENT NO. 2139120 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID KL LHB DSD AIV LLC, TRACT AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKA ROAD;

THENCE S 59°22'50" W, A DISTANCE OF 1542.13 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKA ROAD TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°37'10" W, A DISTANCE OF 295.44 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°22'50" E, A DISTANCE OF 379.98 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'51" W A DISTANCE OF 20.28 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°24'34" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 30°38'55" E A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°24'34" E A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'55" W, A DISTANCE OF 357.74 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 8.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'55" W, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E, A DISTANCE OF 304.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 80°09'26" E, A DISTANCE OF 86.43 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 86°22'06" E, A DISTANCE OF 50.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E, A DISTANCE OF 184.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 76°05'42" W, A DISTANCE OF 204.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E A DISTANCE OF 30.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 58°54'18" E A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E A DISTANCE OF 201.54 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE AN ARC LENGTH OF 136.08 FEET, THROUGH A CENTRAL ANGLE OF 44°33'13", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD OF WHICH BEARS N 08°22'19" W, 132.68 FEET;

THENCE N 30°38'55" W A DISTANCE OF 55.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 75°38'55" W A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 59°21'05" W A DISTANCE OF 25.66 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'55" W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 25.66 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 14°21'05" E A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'55" W A DISTANCE OF 8.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 30°38'55" E A DISTANCE OF 8.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 75°38'55" E A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 173.33 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE, AN ARC LENGTH OF 264.80 FEET, THROUGH A CENTRAL ANGLE OF 35°17'03", HAVING A RADIUS OF 430.00 FEET, AND A LONG CHORD OF WHICH BEARS N 76°59'36" E, 260.64 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 54°36'12" E, A DISTANCE OF 15.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E, A DISTANCE OF 9.12 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 13°54'18" W, A DISTANCE OF 5.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 31°05'42" E, A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E, A DISTANCE OF 117.21 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 14°12'55" E, A DISTANCE OF 750.53 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE COMMON LINE OF A NORTH LINE SAID TRACT OF LAND DESCRIBED IN A DEED TO KL LHB DSD AIV LLC, AS RECORDED IN INSTRUMENT NO. 2139120 AND IN THE SOUTH LINE OF THAT CERTAIN CALLED 72.9115 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES ROBERT HOLUBAR, AS RECORDED IN INSTRUMENT NUMBER 1815148, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N 64°24'08" E, A DISTANCE OF 514.28 FEET ALONG SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF ENSIGN ROAD, AND BEING THE NORTHEASTERLY CORNER OF SAID KL

F.1.

LHB DSD AIV LLC TRACT AND THE SOUTHEASTERLY CORNER OF SAID CALLED 72.9115
ACRE TRACT;

THENCE S 12°51'51" W, A DISTANCE OF 2060.51 FEET ALONG THE EASTERLY LINE OF SAID
KL LHB DSD AIV LLC TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE RETURNING TO
THE POINT OF BEGINNING AND CONTAINING 1,877,044 SQUARE FEET OR 43.091 ACRES OF
LAND, MORE OR LESS.

PHASE 1B

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS KL LHB DSD AIV LLC, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ARE THE OWNERS of that tract of land situated in the David Rose Survey, Abstract Number 905, and in the Owen Shannon Survey Abstract Number 989, both in Ellis County, Texas and being a portion of that certain called 99.686 acre tract of land described in deed to KL LHB DSD AIV LLC, as recorded in Instrument Number 2139120, Official Public Records, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in a deed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. as recorded in Instrument number 2313658 of the Official Public Records of Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northerly corner of that certain called 79.000 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas;

THENCE S 30°32'23"E, a distance of 1013.80 feet along the common line of the northeasterly line of said called 79.000 acre tract and the southwesterly line of that certain called 72.9115 acre tract of land described in deed to Charles Robert Holubar, as recorded in Instrument Number 1815148, Official Public Records, Ellis County, Texas to a 1/2 inch iron rod found at the most southerly southwest corner of said called 72.9115 acre tract and being an "ell" corner in the northerly line of said called 79.000 acre tract;

THENCE N 63°53'22"E, a distance of 409.63 feet along the common line of the northerly line of said called 79.000 acre tract and the southerly line of said called 72.9115 acre tract to 1/2 inch iron rod found;

THENCE N 64°24'08"E, a distance of 870.37 feet continuing along said common line to a 1/2" iron rod with cap stamped "PIERCEMURRAY" set;

THENCE S 25°36'59" E a distance of 19.56' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 13°54'18" W a distance of 475.42 feet to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found for the POINT OF BEGINNING;

THENCE S 13°54'26" W a distance of 94.42' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 54°36'12" W a distance of 15.16' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 264.80', with a radius of 430.00', with a chord bearing of S 76°59'36" W, with a chord length of 260.64', to a 1/2" iron rod with cap stamped "PIERCEMURRAY" set;

THENCE S 59°21'05" W a distance of 173.33' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 75°38'55" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 8.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 8.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 14°21'05" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 25.66' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 60.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°21'05" E a distance of 25.66' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 75°38'55" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 55.82' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the right;

THENCE with a curve turning to the right with an arc length of 136.08', with a radius of 175.00', with a chord bearing of S 08°22'19" E, with a chord length of 132.68', to a 1/2" iron rod with cap stamped "PIERCEMURRAY" set;

THENCE S 13°54'18" W a distance of 201.54' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 58°54'18" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°05'42" W a distance of 30.16' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 13°54'18" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 76°05'42" E a distance of 204.16' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 13°54'18" W a distance of 110.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°05'42" W a distance of 184.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 86°22'06" W a distance of 50.82' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 80°09'26" W a distance of 86.43' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 983.17' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 36°27'06" W a distance of 41.99' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set,

THENCE N 57°58'13" W a distance of 113.95' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 40.25', with a radius of 225.00', with a chord bearing of S 26°54'20" W, with a chord length of 40.19', to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 68°13'07" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set the beginning of a curve turning to the right;

THENCE with a curve turning to the right an arc length of 5.00', with a radius of 275.00', with a chord bearing of N 22°18'08" E, with a chord length of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 17°59'26" W a distance of 14.90' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°50'46" W a distance of 204.21' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 73°19'29" W a distance of 13.68' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve turning to the left;

THENCE with a curve turning to the left an arc length of 5.00', with a radius of 470.00', with a chord bearing of S 25°34'52" E, with a chord length of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 64°43'26" W a distance of 60.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set the beginning of a curve to the right;

THENCE with a curve turning to the right an arc length of 10.11', with a radius of 530.00', with a chord bearing of N 25°49'22" E, with a chord length of 10.11' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 16°28'05" W a distance of 14.54' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°50'45" W a distance of 7.95' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 30°09'14" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 59°50'45" E a distance of 7.95' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 76°46'34" E a distance of 14.54' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found the beginning of a curve turning to the right;

THENCE with a curve turning to the right with an arc length of 106.16', with a radius of 530.00', with a chord bearing of N 39°40'37" E, with a chord length of 105.99', to a 1/2" iron rod with cap stamped "PIERCEMURRAY" found;

THENCE N 44°35'04" W a distance of 129.41' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 511.83' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 30°38'55" E a distance of 66.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 30°38'55" E a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 75°39'22" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 200.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 14°22'03" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 30°38'55" W a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 30°38'55" E a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 75°37'53" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 200.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 14°22'29" E a distance of 14.15' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 30°38'55" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 59°21'05" E a distance of 875.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 73°14'34" E a distance of 45.41' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 82°28'55" E a distance of 78.28' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE N 85°32'04" E a distance of 39.01' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 89°19'40" E a distance of 44.25' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found;

THENCE S 76°05'42" E a distance of 55.00' to the POINT OF BEGINNING, and containing 881,861 square feet or 20.245 acre of land, more or less.

PHASE 2A

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS KL LHB DSD AIV LLC, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ARE THE OWNERS of that tract of land situated in the David Rose Survey, Abstract Number 905, and in the Owen Shannon Survey Abstract Number 989, both in Ellis County, Texas and being a portion of that certain called 99.686 acre tract of land described in deed to KL LHB DSD AIV LLC, as recorded in Instrument Number 2139120, Official Public Records, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in a deed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. as recorded in Instrument number 2313658 of the Official Public Records of Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod stamped "PIERCE-MURRAY" found for the most northerly corner of said KL LHB DSD AIV LLC, tract and said point being in the west right-of-way line of ENSIGN ROAD;

THENCE S 64°24'08" W a distance of 514.28' along the north line of said KL LHB DSD AID LLC, tract a 1/2" iron rod with cap stamped "PIERCE-MURRAY" found for the POINT OF BEGINNING;

THENCE S 14°12'55" W a distance of 750.53' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°05'42" W a distance of 117.21' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 31°05'42" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 13°54'18" E a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°05'42" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 13°54'18" E a distance of 85.30' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°05'42" W a distance of 55.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°19'40" W a distance of 44.25' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 85°32'04" W a distance of 39.01' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 82°28'55" W a distance of 78.28' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 73°14'34" W a distance of 45.41' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 875.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 14°22'29" W a distance of 14.15' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 200.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 75°37'53" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE S 30°38'55" E a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE S 14°22'03" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE S 59°21'05" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 30°38'55" W a distance of 810.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 59°21'05" E a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 30°38'55" W a distance of 270.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 59°21'05" E a distance of 13.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 30°38'55" W a distance of 110.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 59°21'05" E a distance of 526.38' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE S 30°32'23" E a distance of 733.15' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 63°53'22" E a distance of 409.63' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;
 THENCE N 64°24'08" E a distance of 1121.44' to the POINT OF BEGINNING, and containing 1,111,567
 square feet or 25.518 acres of land, more or less.

EXHIBIT K-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

PHASE 1C OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS KL LHB DSD AIV, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 989, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO KL LHB DSD AIV LLC, AS RECORDED IN INSTRUMENT NO. 2139120 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID KL LHB DSD AIV LLC, TRACT AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKAR ROAD;

THENCE S 59°22'50" W, A DISTANCE OF 1542.13 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKAR ROAD TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE POINT OF BEGINNING;

THENCE S 59°22'50" W A DISTANCE OF 2307.82' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°37'10" W A DISTANCE OF 30.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 59°22'50" E A DISTANCE OF 287.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°37'10" W A DISTANCE OF 31.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 52°13'50" E A DISTANCE OF 61.64' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 26°52'27" E A DISTANCE OF 872.79' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 00°14'54" E A DISTANCE OF 177.32' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 89°38'24" E A DISTANCE OF 51.20' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.85', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 67°01'06" E, WITH A CHORD LENGTH OF 78.24', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 178.97' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 39°25'33" W A DISTANCE OF 119.72' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 00°21'36" E A DISTANCE OF 147.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 89°38'24" W A DISTANCE OF 5.54' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 00°21'36" E A DISTANCE OF 404.90' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 14°59'16" E A DISTANCE OF 123.70' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 114.79', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF S 74°27'40" E, WITH A CHORD LENGTH OF 113.55', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 59°50'46" E A DISTANCE OF 21.48' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 16°28'05" E A DISTANCE OF 14.54' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 25°49'22" W A DISTANCE OF 10.11' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 64°43'26" E A DISTANCE OF 60.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 25°34'52" E A DISTANCE OF 5.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 73°19'29" E A DISTANCE OF 13.68' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°50'46" E A DISTANCE OF 204.21' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 17°59'26" E A DISTANCE OF 14.90' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 5.00', WITH A RADIUS OF 275.00', WITH A CHORD BEARING OF S 22°18'08" W, WITH A CHORD DISTANCE OF 5.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 68°13'07" E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.25', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF N 26°54'20" E, WITH A CHORD LENGTH OF 40.19', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 57°58'13" E A DISTANCE OF 113.95' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 36°27'06" E A DISTANCE OF 41.99' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 59°21'05" E A DISTANCE OF 679.17' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'55" E A DISTANCE OF 110.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°21'05" W A DISTANCE OF 8.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'55" E A DISTANCE OF 357.74' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°24'34" W A DISTANCE OF 110.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°38'55" W A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°24'34" W A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'51" E A DISTANCE OF 20.28' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°22'50" W A DISTANCE OF 379.98' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°37'10" E A DISTANCE OF 295.44' TO THE POINT OF BEGINNING, AND CONTAINING 1,542, 262 SQUARE FEET OR 35.406 ACRES OF LAND, MORE OR LESS.

PHASE 2B
OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION is the owner a tract of land situated in the Owen Shannon Survey Abstract Number 989, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Lennar Homes of Texas Land and Construction, Ltd. Tract, as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas, from which point a 1/2" iron rod found for the northerlymost corner of said Lennar Homes of Texas Land and Construction tract bears N59°15'02"E, 1495.00';

THENCE S 00°14'54" W a distance of 491.63 feet to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set for the POINT OF BEGINNING;

THENCE S 89°38'24" E a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°14'54" W a distance of 9.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 566.43' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°42'25" E a distance of 47.62' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°21'05" E a distance of 379.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°21'05" E a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 655.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 75°39'22" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 66.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 511.83' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 44°35'04" E a distance of 129.41' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 106.16', with a radius of 530.00', with a chord bearing of S 39°40'37" W, with a chord length of 105.99', to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 76°46'34" W a distance of 14.54' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°50'45" W a distance of 7.95' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°09'14" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°50'45" W a distance of 13.53' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 114.79', with a radius of 225.00', with a chord bearing of N 74°27'40" W, with a chord length of 113.55', to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 14°59'16" W a distance of 123.70' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°21'36" W a distance of 404.90' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 45°21'36" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°21'36" W a distance of 10.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 10.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°38'24" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 45°21'36" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 194.60' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°38'24" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 45°21'36" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 95.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 441.30' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 80.05' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°45'06" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 15.04' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°41'45" W a distance of 14.16' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 709.00' to the POINT OF BEGINNING, and containing 1,106,023 square are a or 25.397 acres of land, more or less.

PHASE 2C
OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION is the owner a tract of land, situated in the Owen Shannon Survey Abstract Number 989, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said Lennar Homes of Texas Land and Construction, Ltd. Tract , as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas;

THENCE S 30°29'51" E a distance of 280.65' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 526.18' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 110.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 13.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 270.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 155.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 379.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 76°42'25" W a distance of 47.62' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 566.43' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 9.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 491.63' to a 1/2" iron rod found;

THENCE N 59°15'02" E a distance of 1494.92' to the POINT OF BEGINNING and containing 960,971 square feet or 22.061 acres of land, more or less.

PHASE 3B

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY ABSTRACT NUMBER 989 ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AS RECORD IN INSTRUMENT NO. xxxxxxxxxx, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHERLY MOST POINT OF SAID LENNAR HOME S OF TEXAS LAND AND CONSTRUCTION, LTD. TRACT;

THENCE N 31°14'09" W A DISTANCE OF 965.37' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE N 58°41'15" E A DISTANCE OF 1362.78' TO A 5/8" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE N 55°20'21" E A DISTANCE OF 33.90' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°14'54" E A DISTANCE OF 46.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 108.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 85.40' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 441.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 90.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 45°21'36" E A DISTANCE OF 14.14' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 105.54' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 00°21'36" W A DISTANCE OF 147.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 39°25'33" E A DISTANCE OF 119.72' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 89°38'24" W A DISTANCE OF 178.97' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE with a curve turning to the right with an arc length of 89.85', with a radius of 50.00', with a chord bearing of S 67°01'06" W, with a chord length of 78.24', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 89°38'24" W A DISTANCE OF 51.20' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 00°14'54" W A DISTANCE OF 177.32' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 26°52'27" W A DISTANCE OF 872.79' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 52°13'50" W A DISTANCE OF 61.64' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 30°37'10" E A DISTANCE OF 31.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 59°22'50" W A DISTANCE OF 287.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 30°37'10" E A DISTANCE OF 30.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

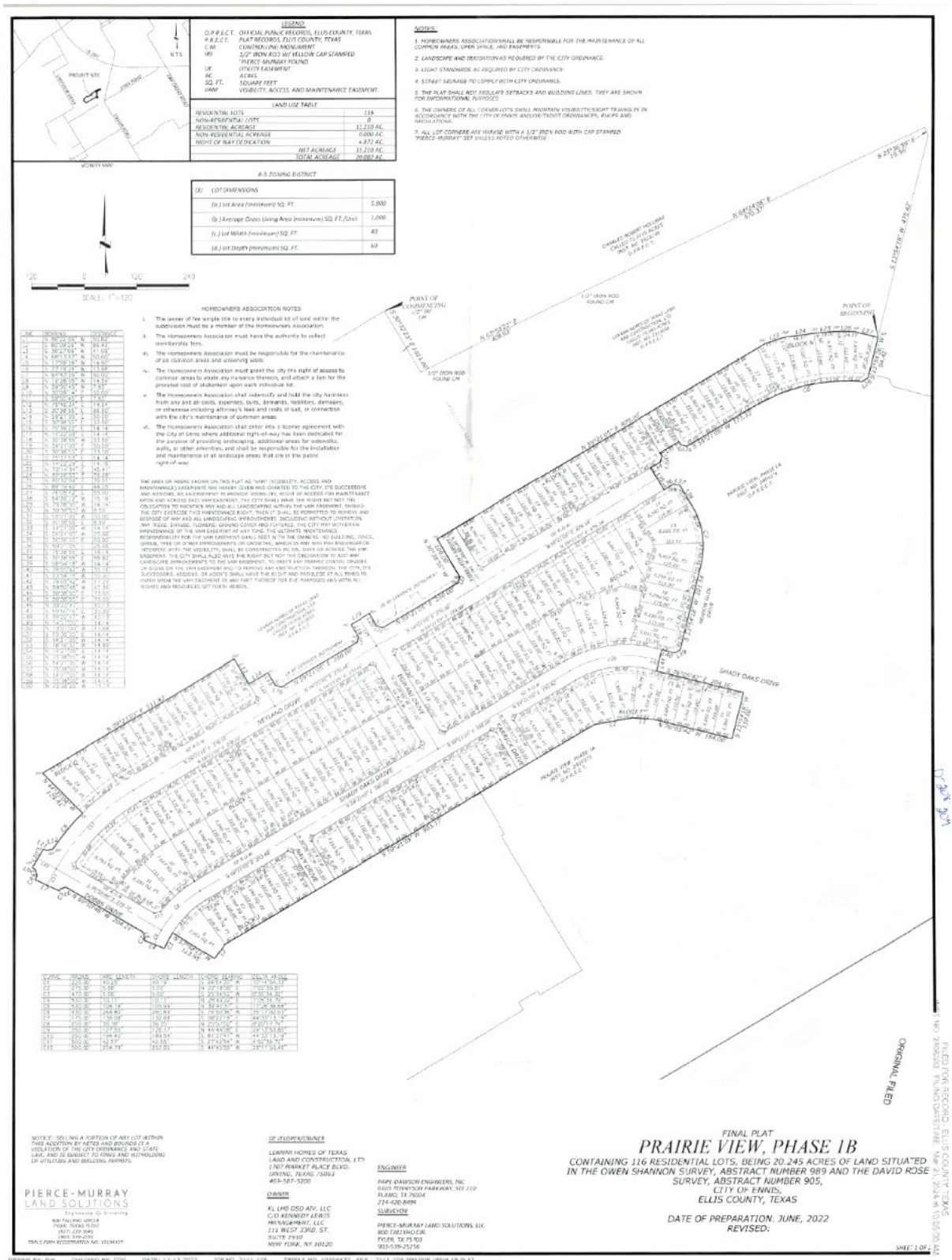
THENCE S 59°22'50" W A DISTANCE OF 663.65' TO THE POINT OF BEGINNING AND CONTAINING 1,562,927 square feet, OR 35.880 ACRES OF LAND, MORE OR LESS.

**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT
2025 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



[illegible]

EXHIBIT L-2 – PRAIRIE VIEW, PHASE 1B FINAL PLAT



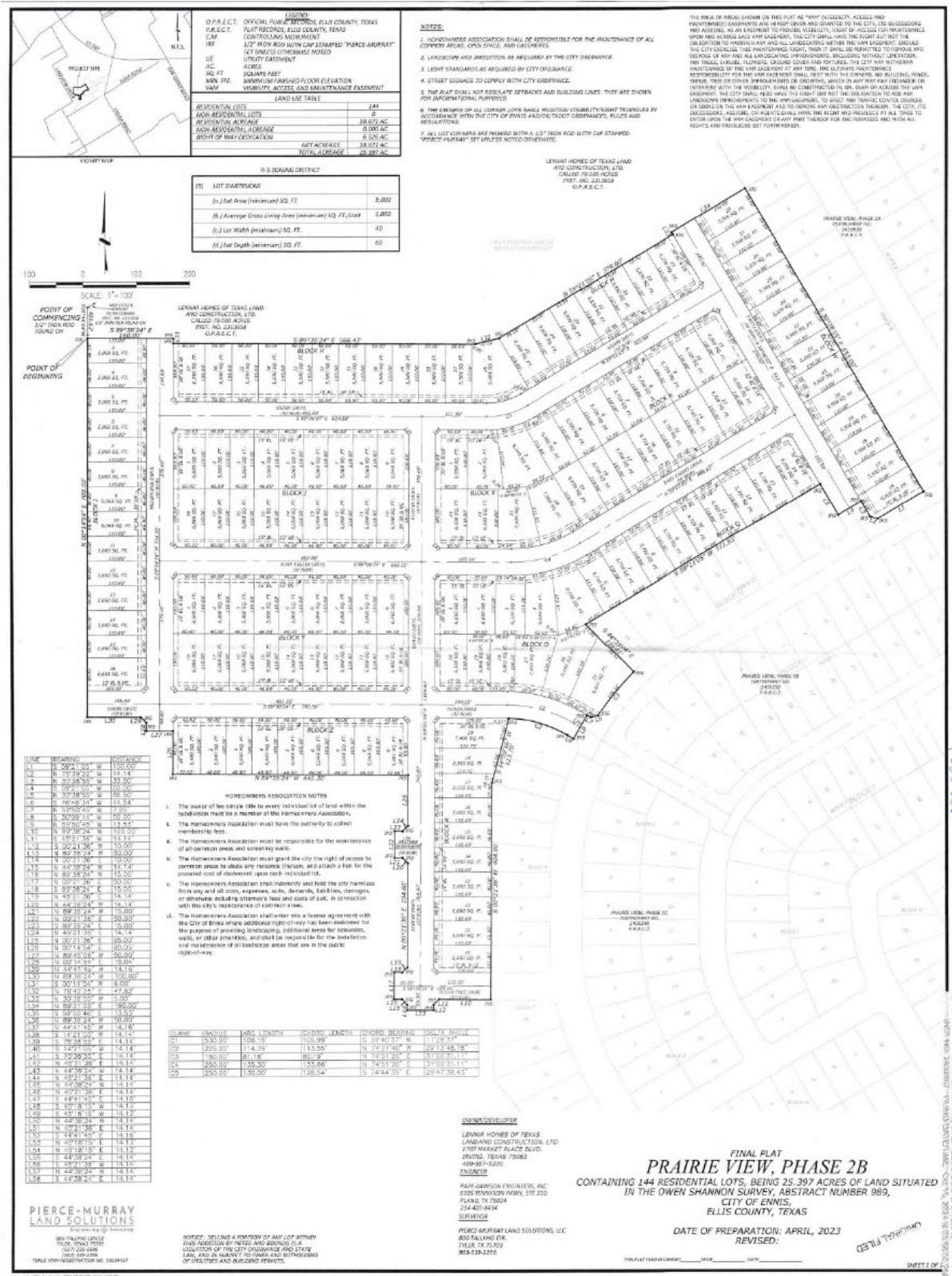
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**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT
2025 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

EXHIBIT L-4 – PRAIRIE VIEW, PHASE 1C FINAL PLAT

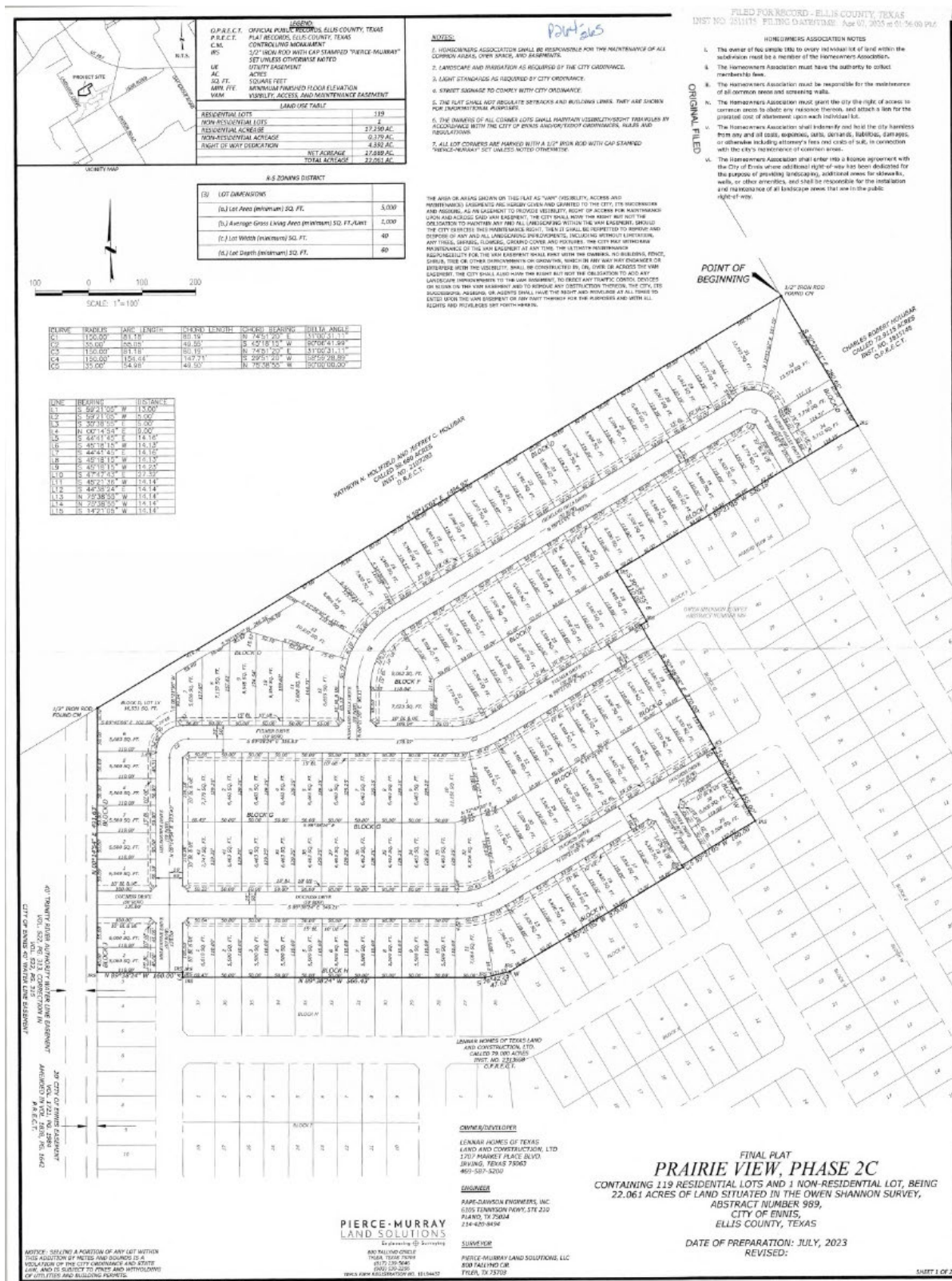


EXHIBIT L-5 – PRAIRIE VIEW, PHASE 2B FINAL PLAT



[illegible]

EXHIBIT L-6 – PRAIRIE VIEW, PHASE 2C FINAL PLAT



APPENDIX A – ENGINEER’S REPORT

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June 13, 2025

Re: Engineer's Report
Prairie View Development
City of Ennis, Texas

Introduction:

Prairie View is a proposed single-family development encompassing approximately 236.5 contiguous acres and is anticipated to include approximately 1,084 single-family homes. The development is located southwest of the intersection of US 287 and Ensign Rd and immediately west of the intersection of Ensign Rd and Liska Rd in Ennis, Texas as depicted in Exhibit A. This Engineer's Report includes documents requested by the City of Ennis for the formation of the PID and issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital to development within the PID.

Development Costs:

A table of costs has been prepared for Improvement Area #2 Off-Site/On-Site and Major/Private infrastructure and is included in Exhibit B.

Development Improvements:

Development improvements have been separated into Improvement Area #2 Improvements and Major Improvements. Improvement Area #2 Improvements will be included in the PID.

Improvement Area #2 Improvements and Major Improvements are depicted in Exhibit A.

Development Schedule:

Design Stage

The Development Agreement, Master Plat for the entire development, and Civil Construction Plans for Improvement Area #2 have been approved by the City of Ennis.

Construction Stage

Improvement Area #2 is currently under construction. Final acceptance of the last phase is anticipated to be March 2026.

Sincerely,

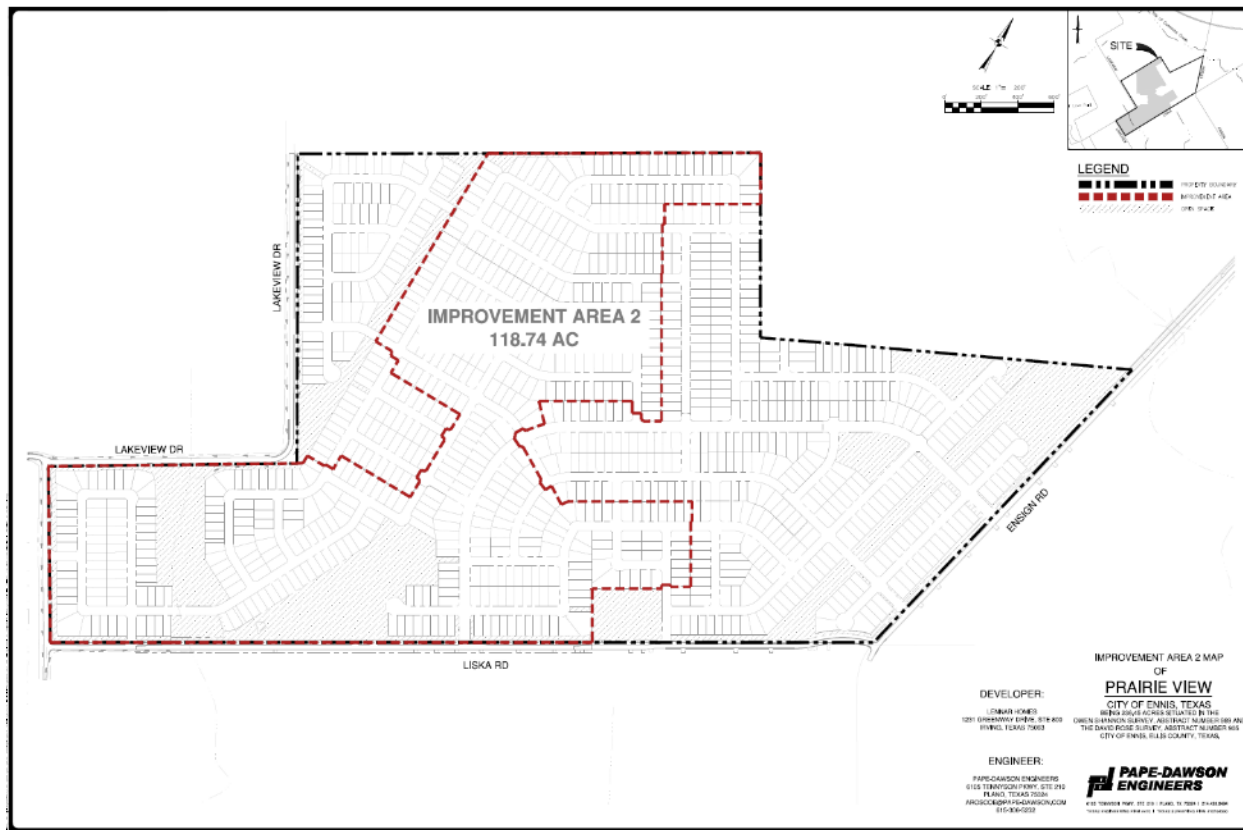
A handwritten signature in blue ink, appearing to read 'AJ Roscoe', is written over a light blue horizontal line.

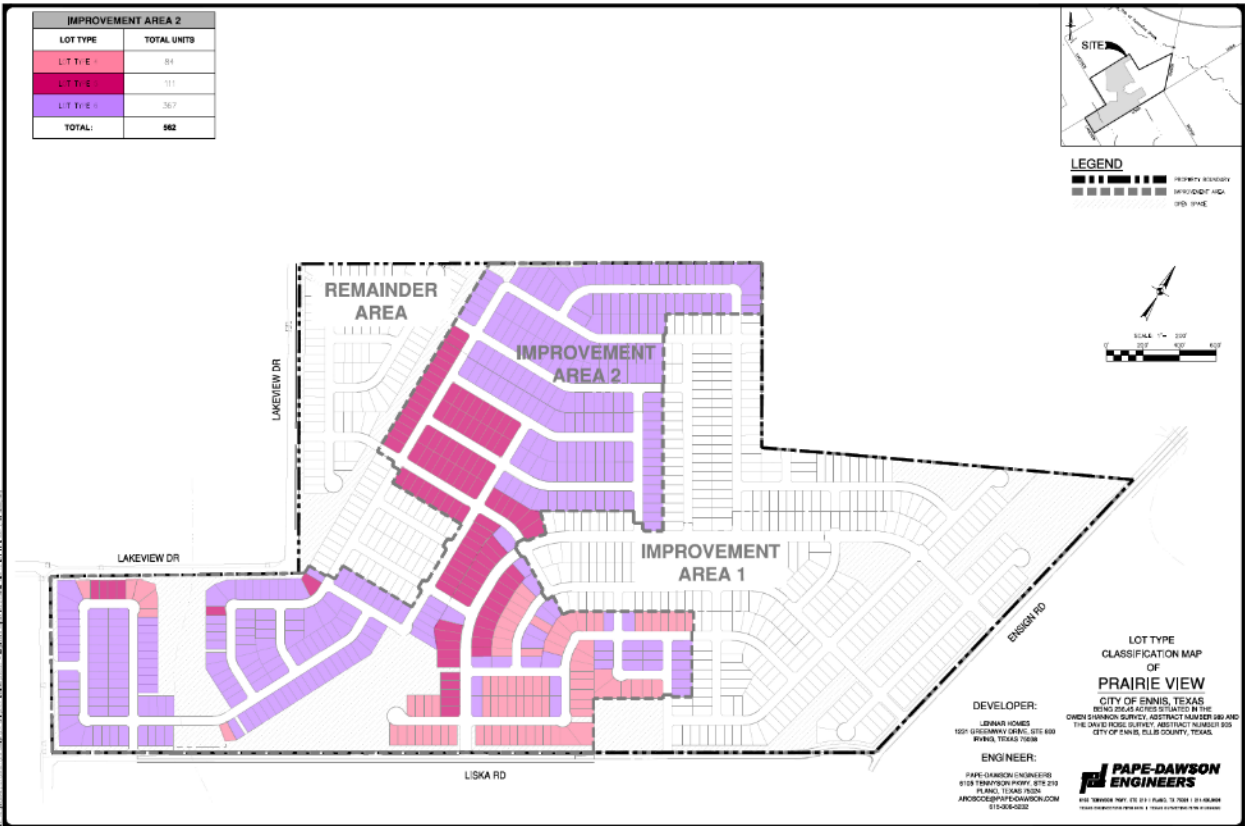
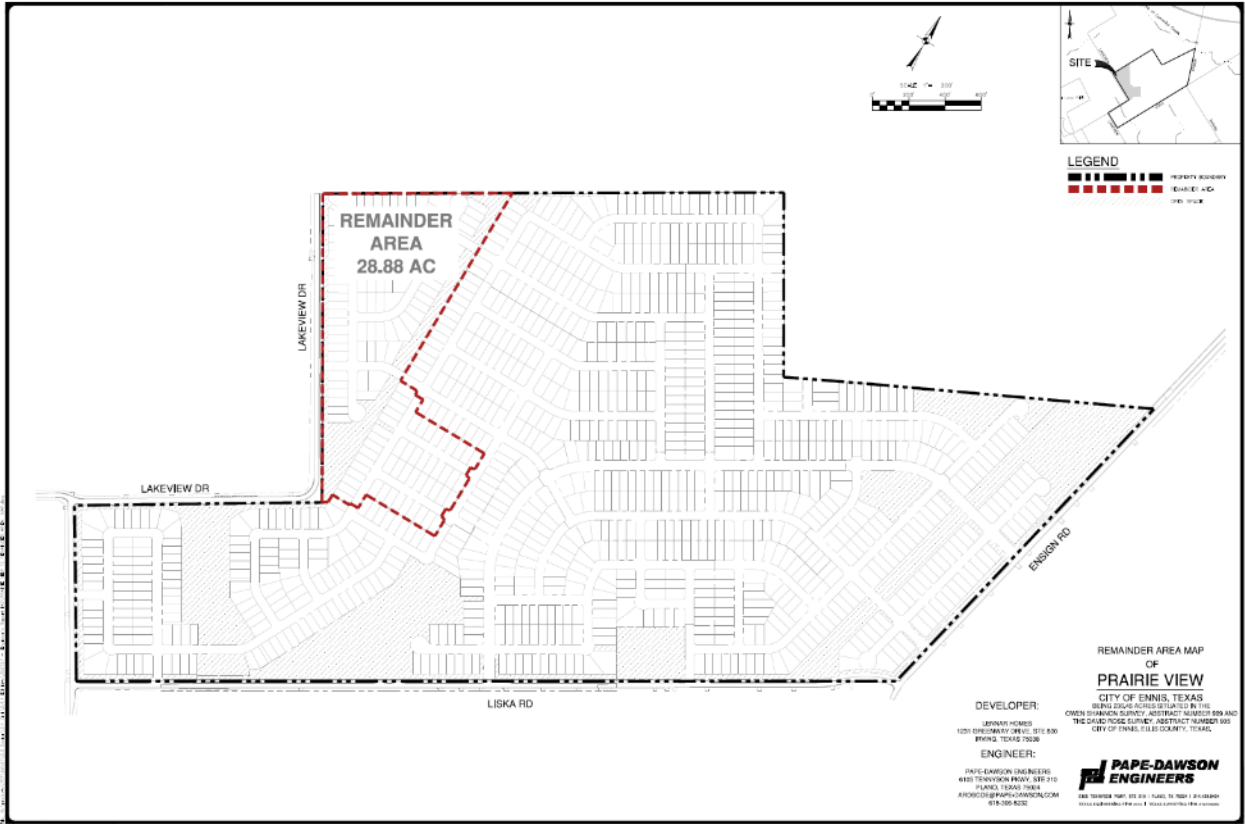
AJ Roscoe, P.E.
Project Manager

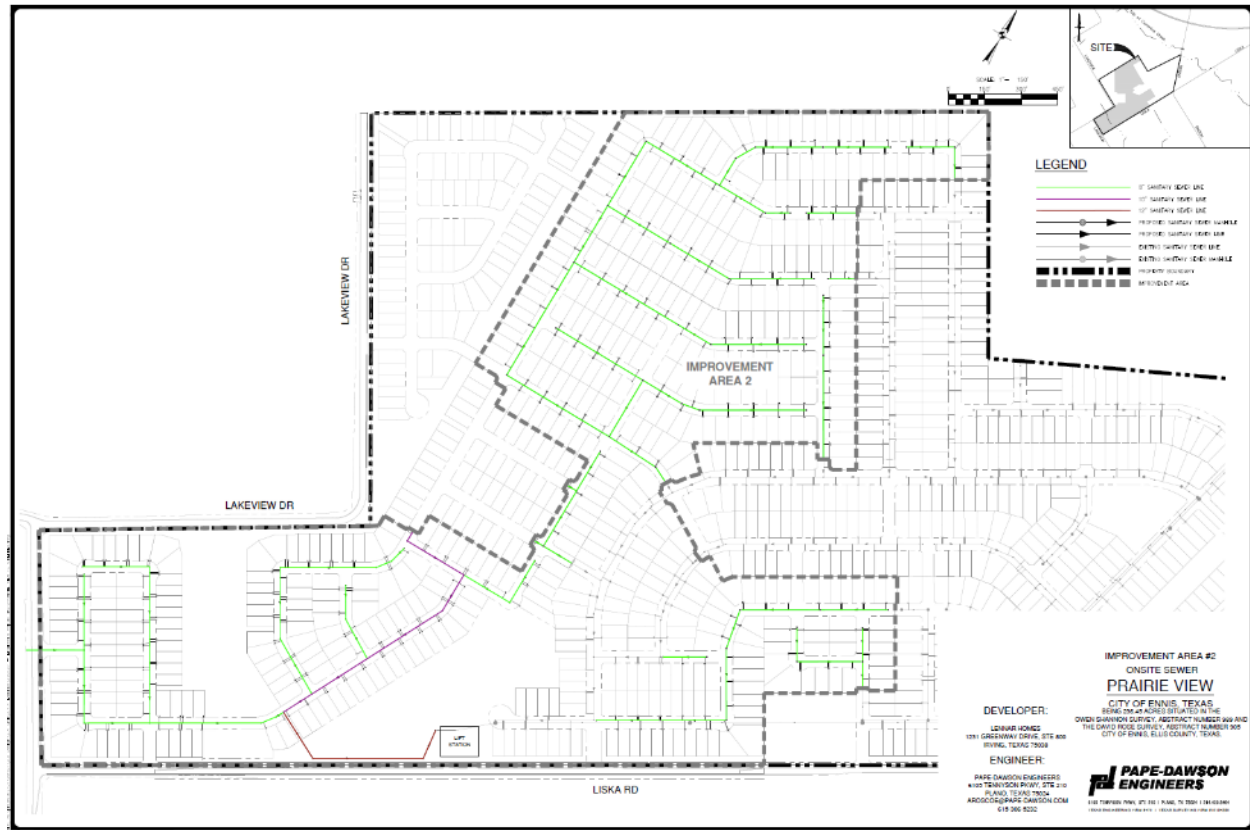


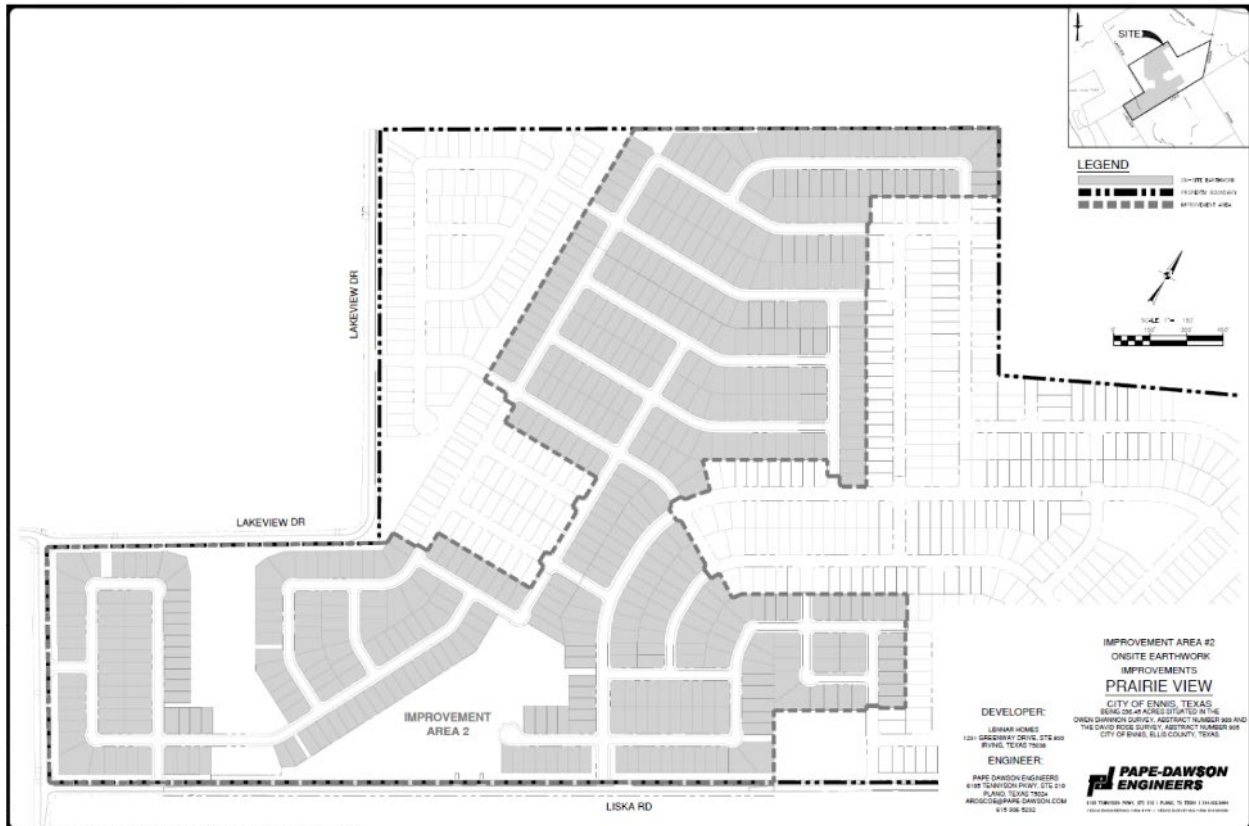
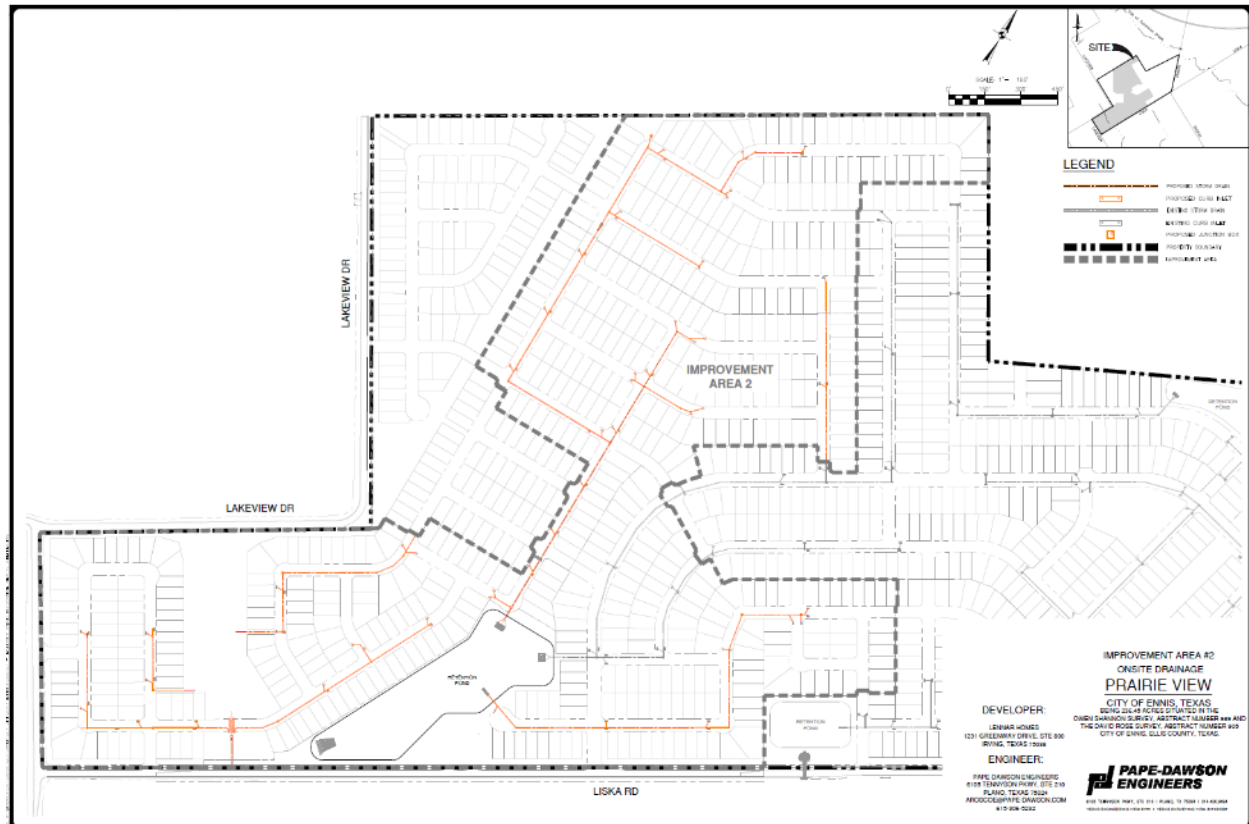
F.1.

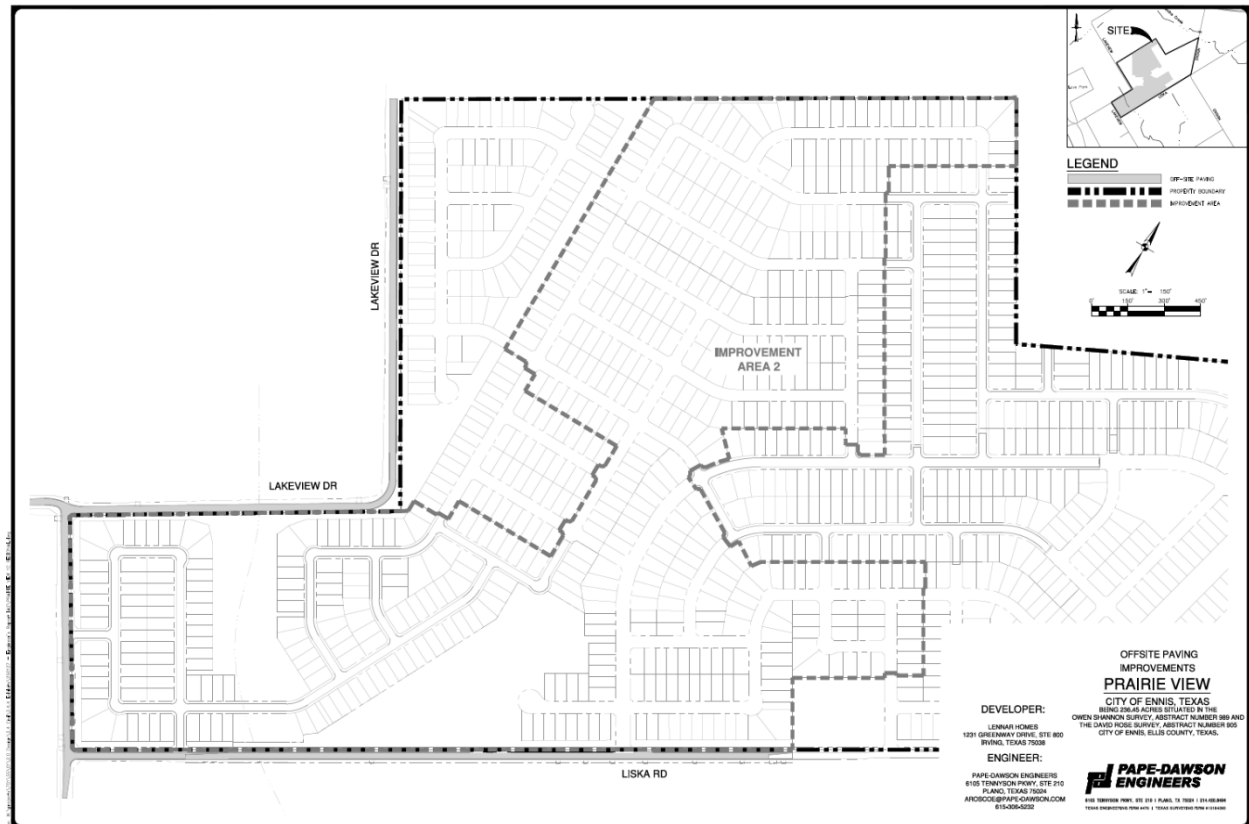
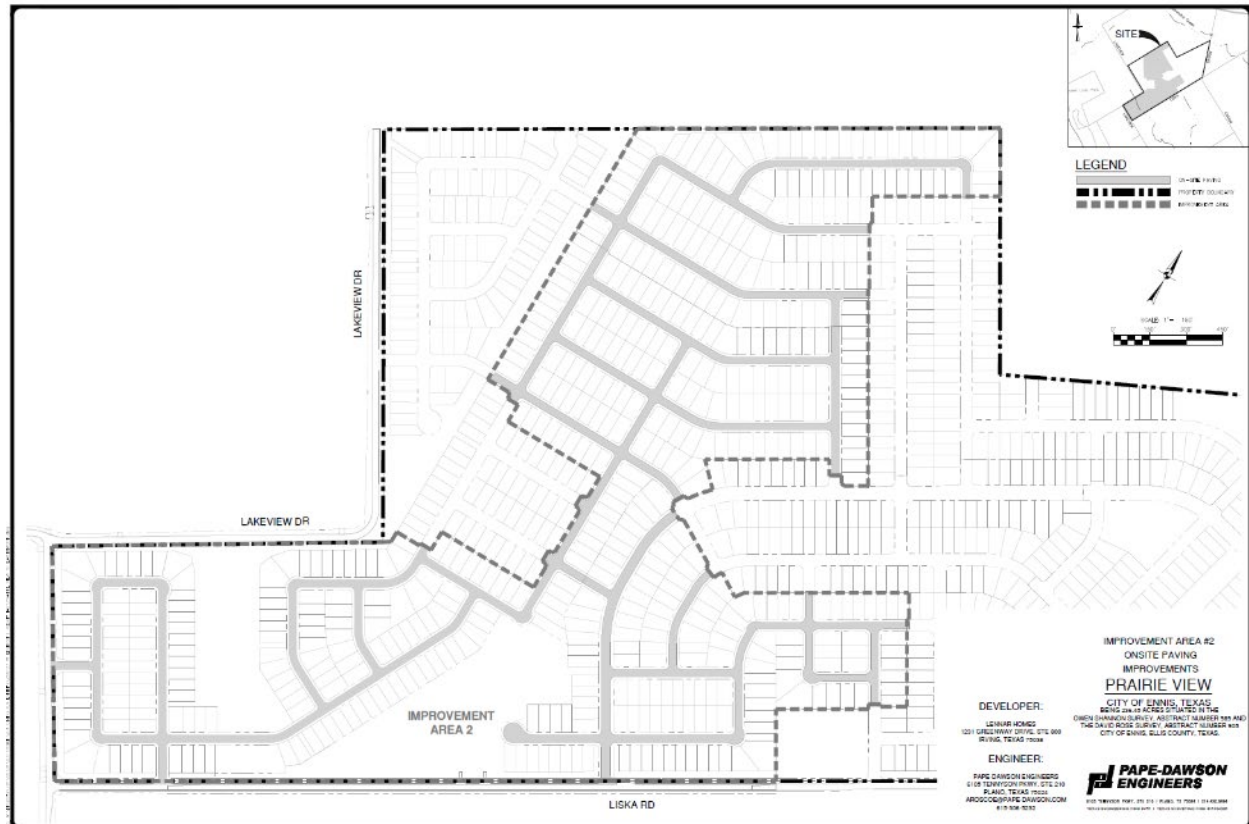
EXHIBIT A

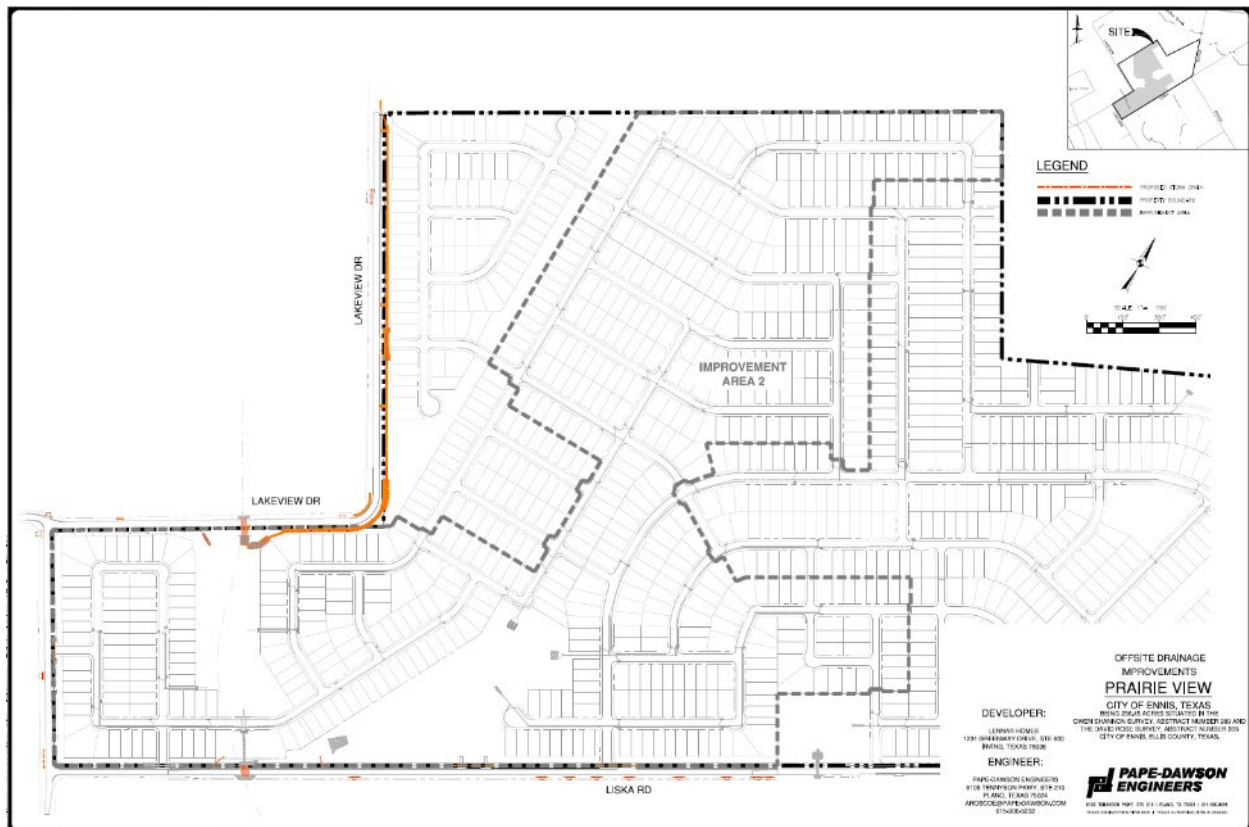












LEGAL DESCRIPTIONS

PHASE 1C
OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS KL LHB DSD AIV, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 989, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO KL LHB DSD AIV LLC, AS RECORDED IN INSTRUMENT NO. 2139120 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID KL LHB DSD AIV LLC, TRACT AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKA ROAD;

THENCE S 59°22'50" W, A DISTANCE OF 1542.13 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LISKA ROAD TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE POINT OF BEGINNING;

THENCE S 59°22'50" W A DISTANCE OF 2307.82' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°37'10" W A DISTANCE OF 30.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 59°22'50" E A DISTANCE OF 287.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°37'10" W A DISTANCE OF 31.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 52°13'50" E A DISTANCE OF 61.64' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 26°52'27" E A DISTANCE OF 872.79' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 00°14'54" E A DISTANCE OF 177.32' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 89°38'24" E A DISTANCE OF 51.20' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.85', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 67°01'06" E, WITH A CHORD LENGTH OF 78.24', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 178.97' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 39°25'33" W A DISTANCE OF 119.72' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 00°21'36" E A DISTANCE OF 147.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 59°21'05" E, A DISTANCE OF 304.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 80°09'26" E, A DISTANCE OF 86.43 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 86°22'06" E, A DISTANCE OF 50.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E, A DISTANCE OF 184.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 76°05'42" W, A DISTANCE OF 204.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 76°05'42" E A DISTANCE OF 30.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 58°54'18" E A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 13°54'18" E A DISTANCE OF 201.54 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE AN ARC LENGTH OF 136.08 FEET, THROUGH A CENTRAL ANGLE OF 44°33'13", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD OF WHICH BEARS N 08°22'19" W, 132.68 FEET;

THENCE N 30°38'55" W A DISTANCE OF 55.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 75°38'55" W A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 59°21'05" W A DISTANCE OF 25.66 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 30°38'55" W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 25.66 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 14°21'05" E A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°21'05" E A DISTANCE OF 679.17' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'55" E A DISTANCE OF 110.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°21'05" W A DISTANCE OF 8.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'55" E A DISTANCE OF 357.74' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°24'34" W A DISTANCE OF 110.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE N 30°38'55" W A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°24'34" W A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°38'51" E A DISTANCE OF 20.28' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 59°22'50" W A DISTANCE OF 379.98' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY: SET;

THENCE S 30°37'10" E A DISTANCE OF 295.44' TO THE POINT OF BEGINNING, AND CONTAINING 1,542, 262 SQUARE FEET OR 35.406 ACRES OF LAND, MORE OR LESS.

PHASE 2B
OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION is the owner a tract of land situated in the Owen Shannon Survey Abstract Number 989, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Lennar Homes of Texas Land and Construction, Ltd. Tract, as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas, from which point a 1/2" iron rod found for the northerlymost corner of said Lennar Homes of Texas Land and Construction tract bears N59°15'02"E, 1495.00';

THENCE S 00°14'54" W a distance of 491.63 feet to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set for the POINT OF BEGINNING;

THENCE S 89°38'24" E a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°14'54" W a distance of 9.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 566.43' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 76°42'25" E a distance of 47.62' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°21'05" E a distance of 379.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°21'05" E a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 655.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 75°39'22" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 33.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 30°38'55" W a distance of 66.50' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 511.83' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 44°35'04" E a distance of 129.41' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 106.16', with a radius of 530.00', with a chord bearing of S 39°40'37" W, with a chord length of 105.99', to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 76°46'34" W a distance of 14.54' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°50'45" W a distance of 7.95' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°09'14" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 59°50'45" W a distance of 13.53' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set, the beginning of a curve to the left;

THENCE with a curve turning to the left with an arc length of 114.79', with a radius of 225.00', with a chord bearing of N 74°27'40" W, with a chord length of 113.55', to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 14°59'16" W a distance of 123.70' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°21'36" W a distance of 404.90' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 45°21'36" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 00°21'36" W a distance of 10.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 10.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°38'24" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 45°21'36" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 194.60' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°38'24" W a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 89°38'24" E a distance of 15.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 45°21'36" E a distance of 14.14' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'36" E a distance of 95.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 441.30' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 80.05' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°45'06" W a distance of 50.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 15.04' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 44°41'45" W a distance of 14.16' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 100.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 709.00' to the POINT OF BEGINNING, and containing 1,106,023 square are a or 25.397 acres of land, more or less.

PHASE 2C
OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION is the owner a tract of land, situated in the Owen Shannon Survey Abstract Number 989, Ellis County, Texas and being a portion of that certain called 79.000 acre tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said Lennar Homes of Texas Land and Construction, Ltd. Tract , as recorded in Instrument Number 2313658, Official Public Records, Ellis County, Texas;

THENCE S 30°29'51" E a distance of 280.65' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 526.18' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 110.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 13.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 270.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 155.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 30°38'55" E a distance of 5.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 59°21'05" W a distance of 379.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE S 76°42'25" W a distance of 47.62' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 566.43' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 9.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 89°38'24" W a distance of 160.00' to a 1/2" iron rod with cap stamped "PIERCE-MURRAY" set;

THENCE N 00°14'54" E a distance of 491.63' to a 1/2" iron rod found;

THENCE N 59°15'02" E a distance of 1494.92' to the POINT OF BEGINNING and containing 960,971 square feet or 22.061 acres of land, more or less.

PHASE 3B

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY ABSTRACT NUMBER 989 ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AS RECORD IN INSTRUMENT NO. xxxxxxxxxx, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHERLY MOST POINT OF SAID LENNAR HOME S OF TEXAS LAND AND CONSTRUCTION, LTD. TRACT;

THENCE N 31°14'09" W A DISTANCE OF 965.37' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE N 58°41'15" E A DISTANCE OF 1362.78' TO A 5/8" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE N 55°20'21" E A DISTANCE OF 33.90' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°14'54" E A DISTANCE OF 46.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 108.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 85.40' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 441.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 90.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 00°21'36" E A DISTANCE OF 10.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 45°21'36" E A DISTANCE OF 14.14' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 89°38'24" E A DISTANCE OF 105.54' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 00°21'36" W A DISTANCE OF 147.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 39°25'33" E A DISTANCE OF 119.72' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 89°38'24" W A DISTANCE OF 178.97' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE with a curve turning to the right with an arc length of 89.85', with a radius of 50.00', with a chord bearing of S 67°01'06" W, with a chord length of 78.24', TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE N 89°38'24" W A DISTANCE OF 51.20' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 00°14'54" W A DISTANCE OF 177.32' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 26°52'27" W A DISTANCE OF 872.79' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 52°13'50" W A DISTANCE OF 61.64' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 30°37'10" E A DISTANCE OF 31.30' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 59°22'50" W A DISTANCE OF 287.78' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 30°37'10" E A DISTANCE OF 30.00' TO A 1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET;

THENCE S 59°22'50" W A DISTANCE OF 663.65' TO THE POINT OF BEGINNING AND CONTAINING 1,562,927 square feet, OR 35.880 ACRES OF LAND, MORE OR LESS.

F.1.

EXHIBIT B

PRAIRIE VIEW IMPROVEMENT AREA 2**PAPE-DAWSON**

Cost Summary
7/23/2025

Prepared By:
Pape-Dawson
6105 Tennyson Pkwy, Suite 210
Plano, Texas 75024
214-420-8494

SUMMARY

DIVISION	PID	PRIVATE	CITY	TOTAL
A. ONSITE EARTHWORK & SWPPP	\$ 820,239	\$ 1,847,592	\$ -	\$ 2,667,831
B. ONSITE PAVING	\$ 4,896,796	\$ -	\$ -	\$ 4,896,796
C. ONSITE WATER	\$ 1,813,758	\$ 506,095	\$ -	\$ 2,319,853
D. ONSITE SANITARY SEWER	\$ 1,505,748	\$ 545,752	\$ -	\$ 2,051,500
E. ONSITE DRAINAGE	\$ 1,384,404	\$ 321,373	\$ -	\$ 1,705,777
F. MISCELLANEOUS	\$ -	\$ 619,630	\$ -	\$ 619,630
G. REGIONAL PAVING (LISKA RD)	\$ 565,601	\$ -	\$ 491,191	\$ 1,056,792
H. REGIONAL DRAINAGE (LISKA RD)	\$ 322,331	\$ -	\$ -	\$ 322,331
SUB-TOTAL	\$ 11,308,876	\$ 3,840,442	\$ 491,191	\$ 15,640,508
CONTINGENCY (10%)	\$ 1,130,888	\$ 384,044	\$ 49,119	\$ 1,564,051
ENGINEERING AND SURVEY (10%)	\$ 1,130,888	\$ 384,044	\$ 49,119	\$ 1,564,051
INSPECTION AND TESTING (2%)	\$ 226,178	\$ 76,809	\$ 9,824	\$ 312,810
TOTAL	\$ 13,796,829	\$ 4,685,339	\$ 599,253	\$ 19,081,420
COST PER LOT	\$ 34,320	\$ 11,655	\$ 1,491	\$ 47,466
COST PER ACRE	\$ 166,500	\$ 56,543	\$ 7,232	\$ 230,274

PRAIRIE VIEW PH-1C

Cost Summary
7/23/2025

Prepared By:
Pape-Dawson
6105 Tennyson Pkwy, Suite 210
Plano, Texas 75024
214-420-9494

PAPE-DAWSON

COST ANALYSIS:		PHASE 1C					
ITEM	DESCRIPTION	Acres =	35.406	Lots =	139	PID	PRIVATE
		QUANTITY	UNIT	UNIT PRICE	AMOUNT		
A. ONSITE EARTHWORK & SWPPP							
1	General Site Preparation	37	Acres	\$1,250.00	\$46,250	\$46,250	\$0
2	Excavation, unclassified	45,775	Cubic Yard	\$2.00	\$91,550	\$91,550	\$0
3	Rough Lot Grading	139	Each	\$200.00	\$27,800	\$0	\$27,800
4	Final Lot Grading	139	Each	\$250.00	\$34,750	\$0	\$34,750
5	6 Mil Poly on Pads	139	Each	\$500.00	\$69,500	\$0	\$69,500
6	7" Moisture Conditioning	139	Each	\$1,900.00	\$264,100	\$0	\$264,100
1	Mobilization	1	Lump Sum	\$10,000.00	\$10,000	\$0	\$10,000
2	Performance & Payment Bonds	1	Lump Sum	\$16,194.00	\$16,194	\$0	\$16,194
1	Conversion of Dry Pond Previously Excavated to Wet Pond	1	Lump Sum	\$10,000.00	\$10,000	\$0	\$10,000
2	Excavation, unclassified (Pond)	30,000	Cubic Yard	\$2.00	\$60,000	\$0	\$60,000
CO1	Unclassified Excavation on Pond	20,804	Cubic Yard	\$2.00	\$41,608	\$0	\$41,608
CO1	2' of Clay Liner in Pond	12,750	Cubic Yard	\$2.00	\$25,500	\$0	\$25,500
CO2	Excavation, unclassified	533	Cubic Yard	\$2.00	\$1,066	\$1,066	\$0
CO3	Export Excess Dirt to Ph3B	4,000	Cubic Yard	\$6.00	\$24,000	\$24,000	\$0
				TOTAL	\$722,318	\$162,866	\$559,452
B. ONSITE PAVING							
1	6-Inch Thick Reinforced 4,000 psi Concrete Street Pavement w/ 6-Inch Monolithic Curb	14,169	Square Yard	\$62.75	\$889,105	\$889,105	\$0
2	7-Inch Thick Reinforced 4,500 psi Concrete Street Pavement w/ 6-Inch Monolithic Curb	5,034	Square Yard	\$66.50	\$334,761	\$334,761	\$0
3	6-Inch Lime-Stabilized Subgrade, Type A, GR-1-2	15,079	Square Yard	\$3.75	\$56,546	\$56,546	\$0
4	8-Inch Lime-Stabilized Subgrade, Type A, GR-1-2	5,304	Square Yard	\$3.75	\$19,890	\$19,890	\$0
5	Lime (36 lb/ty)	271	Ton	\$290.00	\$78,590	\$78,590	\$0
6	Lime (42 lb/ty)	111	Ton	\$290.00	\$32,190	\$32,190	\$0
7	4-Ft Concrete Sidewalk (4-Inch Thick)	114	Square Yard	\$120.00	\$13,680	\$13,680	\$0
8	Barrier Free Ramps	20	Each	\$2,600.00	\$52,000	\$52,000	\$0
9	Stop Sign (30"x30") (Not Including Pole)	13	Each	\$115.00	\$1,495	\$1,495	\$0
10	Stop Sign (36"x36") (Not Including Pole)	1	Each	\$145.00	\$145	\$145	\$0
11	No Outlet Sign	1	Each	\$85.00	\$85	\$85	\$0
12	Street Sign Name Blades (Not Including Pole)	30	Each	\$60.00	\$1,800	\$1,800	\$0
13	Poles for Signs	15	Each	\$650.00	\$9,750	\$9,750	\$0
14	Type III Street Barricade	1	Each	\$1,150.00	\$1,150	\$1,150	\$0
15	Blue Pavement Markers for Fire Hydrants	11	Each	\$11.00	\$121	\$121	\$0
16	SWPPP Maintenance	3	Months	\$1,000.00	\$3,000	\$3,000	\$0
CO1	SWPPP Maintenance	-3	Months	\$1,000.00	-\$3,000	-\$3,000	\$0
CO3	Street Sign Name Blades	2	Each	\$60.00	\$120	\$120	\$0
CO3	Poles for Signs	1	Each	\$350.00	\$350	\$350	\$0
CO3	Type III Street Barricade	1	Each	\$1,150.00	\$1,150	\$1,150	\$0
CO4	Lime Material (36 lb/ty)	-271	Ton	\$290.00	-\$78,590	-\$78,590	\$0
CO4	Lime Material (32 lb/ty)	242	Ton	\$290.00	\$70,180	\$70,180	\$0
CO4	SS Rings & Covers	-5	Each	\$843.75	-\$4,219	-\$4,219	\$0
CO4	4" Concrete Sidewalk	-114	Square Yard	\$120.00	-\$13,680	-\$13,680	\$0
CO4	Barrier Free Ramps	-20	Each	\$2,600.00	-\$52,000	-\$52,000	\$0
CO4	Type III Barricade	-1	Each	\$1,150.00	-\$1,150	-\$1,150	\$0
				TOTAL	\$1,413,469	\$1,413,469	\$0
C. ONSITE WATER							
1	8-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	5,934	Linear Foot	\$54.13	\$321,207	\$321,207	\$0
2	12-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	1,245	Linear Foot	\$90.88	\$113,146	\$113,146	\$0
3	Fire Hydrant, Complete in Place	11	Each	\$7,240.00	\$79,640	\$79,640	\$0
4	8-Inch Gate Valve	24	Each	\$2,112.00	\$50,688	\$50,688	\$0
5	12-Inch Gate Valve	8	Each	\$3,591.00	\$28,728	\$28,728	\$0
6	8-Inch Restrained Plug	2	Each	\$715.00	\$1,430	\$1,430	\$0
7	12-Inch Restrained Plug	1	Each	\$822.00	\$822	\$822	\$0
8	12"x8" Reducer	1	Each	\$1,182.00	\$1,182	\$1,182	\$0
9	12" Air Release Valve	1	Each	\$4,395.00	\$4,395	\$4,395	\$0
10	Connect to Existing 8-Inch C900 PVC Water Pipe	4	Each	\$1,608.00	\$6,432	\$6,432	\$0
11	Connect to Existing 12-Inch C900 PVC Water Pipe	1	Each	\$1,855.00	\$1,855	\$1,855	\$0
12	1-Inch Water Service (Single), with Meter Box	135	Each	\$868.00	\$117,180	\$0	\$117,180
13	1-Inch Water Service (Single), with Meter Box installed on Existing Line	5	Each	\$908.00	\$4,540	\$0	\$4,540
14	2-Inch Irrigation Service (Single)	2	Each	\$2,028.00	\$4,056	\$4,056	\$0
15	4" Conduit Sleeve	1	Each	\$1,072.00	\$1,072	\$1,072	\$0
16	6" Conduit Sleeve	1	Each	\$1,405.00	\$1,405	\$1,405	\$0
17	Hydrostatic Testing and Chlorination	7,179	Linear Foot	\$1.25	\$8,974	\$8,974	\$0
18	Trench Safety	7,179.00	Linear Foot	\$0.25	\$1,795	\$1,795	\$0
CO1	8-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	-22.00	Linear Foot	\$54.13	-\$1,191	-\$1,191	\$0
CO1	12-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	-3.00	Linear Foot	\$90.88	-\$273	-\$273	\$0
CO1	8-Inch Gate Valve	2	Each	\$2,112.00	\$4,224	\$4,224	\$0
CO1	Hydrostatic Testing and Chlorination	-25	Linear Foot	\$1.25	-\$31	-\$31	\$0
CO1	Trench Safety	-25	Linear Foot	\$0.25	-\$6	-\$6	\$0
CO1	6" Automatic Flush Valve	1	Each	\$8,545.00	\$8,545	\$8,545	\$0
CO1	2-Inch Water Service (Single), with Meter Box	1	Each	\$2,028.00	\$2,028	\$2,028	\$0
				TOTAL	\$761,843	\$640,123	\$121,720

D. ONSITE SANITARY SEWER						
1	8-inch SDR-26 PVC Pipe (8'-8" Deep)	141	Linear Foot	\$49.73	\$7,012	\$7,012
2	8-inch SDR-26 PVC Pipe (8'-10" Deep)	2,305	Linear Foot	\$54.68	\$126,037	\$126,037
3	8-inch SDR-26 PVC Pipe (10'-12" Deep)	45	Linear Foot	\$59.52	\$2,678	\$2,678
4	12-inch SDR-26 PVC Pipe (8'-8" Deep)	174	Linear Foot	\$61.55	\$10,710	\$10,710
5	12-inch SDR-26 PVC Pipe (8'-10" Deep)	97	Linear Foot	\$61.45	\$7,901	\$7,901
6	12-inch SDR-26 PVC Pipe (10'-12" Deep)	80	Linear Foot	\$64.46	\$6,757	\$6,757
7	12-inch SDR-26 PVC Pipe (12'-14" Deep)	374	Linear Foot	\$66.76	\$32,448	\$32,448
8	12-inch SDR-26 PVC Pipe (14'-16" Deep)	126	Linear Foot	\$63.83	\$10,563	\$10,563
9	Connect to existing 8" stub out	3	Each	\$1,300.00	\$3,900	\$3,900
10	12" End & Cap	1	Each	\$626.00	\$626	\$626
11	Standard 4-Foot Diameter Manhole	13	Each	\$6,242.00	\$81,146	\$81,146
12	4-Foot Diameter Manhole-Connect to Existing Line	1	Each	\$6,242.00	\$6,242	\$6,242
13	4-Foot Diameter Manhole Extra Depth	39	Vertical Foot	\$175.00	\$6,825	\$6,825
14	4-Inch Sanitary Sewer Service, Complete in Place	72	Each	\$941.00	\$67,752	\$67,752
15	Manhole Vacuum Testing	11	Each	\$300.00	\$3,300	\$3,300
16	Post-CCTV Inspection	3,342	Linear Foot	\$1.85	\$6,183	\$6,183
17	Trench Safety	3,342	Linear Foot	\$2.00	\$6,684	\$6,684
CO1	8-inch SDR-26 PVC Pipe (8'-8" Deep)	480	Linear Foot	\$49.73	\$23,870	\$23,870
CO1	8-inch SDR-26 PVC Pipe (8'-10" Deep)	-570	Linear Foot	\$54.68	-\$31,168	-\$31,168
CO1	8-inch SDR-26 PVC Pipe (10'-12" Deep)	45	Linear Foot	\$59.52	\$2,678	\$2,678
CO1	12-inch SDR-26 PVC Pipe (8'-10" Deep)	128	Linear Foot	\$61.45	\$10,426	\$10,426
CO1	12-inch SDR-26 PVC Pipe (10'-12" Deep)	109	Linear Foot	\$64.46	\$9,206	\$9,206
CO1	12-inch SDR-26 PVC Pipe (12'-14" Deep)	-109	Linear Foot	\$66.76	-\$8,457	-\$8,457
CO1	12-inch SDR-26 PVC Pipe (14'-16" Deep)	-1	Linear Foot	\$63.83	-\$64	-\$64
CO1	4-Foot Diameter Manhole Extra Depth	11	Vertical Foot	\$175.00	\$1,925	\$1,925
CO1	Manhole Vacuum Testing	3	Each	\$300.00	\$900	\$900
CO1	Post-CCTV Inspection	-8	Linear Foot	\$1.85	-\$15	-\$15
CO1	Trench Safety	8	Linear Foot	\$2.00	\$16	\$16
CO1	SS Rings & Covers	5	Each	\$843.75	\$4,219	\$4,219
				TOTAL	\$399,281	\$331,529
E. ONSITE DRAINAGE						
1	18-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	372	Linear Foot	\$73.59	\$27,375	\$27,375
2	24-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	728	Linear Foot	\$94.19	\$68,570	\$68,570
3	30-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	1,192	Linear Foot	\$118.61	\$141,383	\$141,383
4	36-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	50	Linear Foot	\$148.05	\$7,403	\$7,403
5	Tie into existing Manhole	4	Each	\$2,000.00	\$8,000	\$8,000
6	Tie in to Existing Storm System (WYE)	6	Each	\$1,900.00	\$11,400	\$11,400
7	4' x 4' Junction Box/ Manhole Complete in Place	6	Each	\$4,600.00	\$27,600	\$27,600
8	Standard 10-Foot Curb Inlet	21	Each	\$4,725.00	\$99,225	\$99,225
9	Type II SET (TxDOT PBET-SC) (36" Pipe)	1	Each	\$3,913.00	\$3,913	\$3,913
10	6-Inch Thick Grouted Rock Rip Rap, Type A	33	Square Yard	\$150.00	\$4,950	\$4,950
11	Post-CCTV Inspection	2,342	Linear Foot	\$2.00	\$4,684	\$4,684
12	Trench Safety	2,342	Linear Foot	\$1.25	\$2,928	\$2,928
CO1	18-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	4		\$73.59	\$294	\$294
CO1	24-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	38		\$94.19	\$3,579	\$3,579
CO1	30-Inch Reinforced Concrete Pipe (RCP), C75, Class III, All Depths, Complete in Place	-200		\$118.61	-\$23,722	-\$23,722
CO1	Post-CCTV Inspection	158		\$2.00	\$316	\$316
CO1	Trench Safety	158		\$1.25	\$198	\$198
1	Mobilization	1	Lump Sum	\$550.00	\$550	\$550
2	Performance & Payment Bonds	1	Lump Sum	\$22,500.00	\$22,500	\$22,500
3	Maintenance Bond	1	Lump Sum	\$4,000.00	\$4,000	\$4,000
4	SWPPP Maintenance	4	Month	\$250.00	\$1,000	\$1,000
				TOTAL	\$416,146	\$416,146
F. MISCELLANEOUS						
1	4.0' Max Height Retaining Site Walls	1	Lump Sum	\$69,747.00	\$69,747	\$69,747
2	5.1' Max Height Retaining Pond Walls	1	Lump Sum	\$38,190.00	\$38,190	\$38,190
3	Wall Design, Permit, Engineer's Site Inspections	1	Lump Sum	\$3,240.00	\$3,240	\$3,240
				TOTAL	\$111,177	\$111,177
SUMMARY OF IMPROVEMENTS						
				PHASE 1C		
				TOTAL COST	PID	PRIVATE
A. ONSITE EARTHWORK & SWPPP				\$722,318	\$162,886	\$559,432
B. ONSITE PAVING				\$1,413,469	\$1,413,469	\$0
C. ONSITE WATER				\$761,843	\$640,123	\$121,720
D. ONSITE SANITARY SEWER				\$399,281	\$331,529	\$67,752
E. ONSITE DRAINAGE				\$416,146	\$416,146	\$0
F. MISCELLANEOUS				\$111,177	\$0	\$111,177
				TOTAL IMPROVEMENTS:	\$3,824,233	\$2,964,132
						\$860,101
CONTINGENCY (10%)				\$382,423	\$296,413	\$86,010
ENGINEERING AND SURVEY (10%)				\$382,423	\$296,413	\$86,010
INSPECTION AND TESTING (2%)				\$76,486	\$59,283	\$17,203
				TOTAL SOFT COST:	\$641,331	\$189,222
				GRAND TOTAL:	\$4,665,565	\$3,616,242
						\$1,049,323

PRAIRIE VIEW PH-2B

Cost Summary
7/23/2025

PAPE-DAWSON

Prepared By:
Pape-Dawson
6105 Tennyson Pkwy, Suite 210
Plano, Texas 75024
214-420-8494

COST ANALYSIS:			PHASE 2B				
ITEM	DESCRIPTION	Acres =	25.397	Lots =	144	PID	PRIVATE
		QUANTITY	UNIT	UNIT PRICE	AMOUNT		
A. ONSITE EARTHWORK & SWPPP							
1	General Site Preparation	33	Acre	\$1,500.00	\$49,500	\$49,500	\$0
2	Excavation, unclassified	27,278	Cubic Yard	\$2.50	\$68,195	\$68,195	\$0
3	Rough Lot Grading	144	Each	\$200.00	\$28,800	\$0	\$28,800
4	Final Lot Grading	144	Each	\$250.00	\$36,000	\$0	\$36,000
5	6 Mil Poly on Pads	144	Each	\$500.00	\$72,000	\$0	\$72,000
6	7' Moisture Conditioning	61	Each	\$1,800.00	\$109,800	\$0	\$109,800
7	10' Moisture Conditioning	83	Each	\$2,400.00	\$199,200	\$0	\$199,200
1	Mobilization	1	Lump Sum	\$10,000.00	\$10,000	\$0	\$10,000
2	Performance & Payment Bonds	1	Lump Sum	\$14,337.38	\$14,337	\$0	\$14,337
				TOTAL:	\$587,832	\$117,695	\$470,137
B. ONSITE PAVING							
1	6-Inch Thick Reinforced 4,000 psi Concrete Street Pavement w/ 6-Inch Monolithic Curb	19,524	Square Yard	\$47.55	\$928,366	\$928,366	\$0
2	6-Inch Lime-Stabilized Subgrade, Type A, GR-1-2	20,732	Square Yard	\$3.50	\$72,562	\$72,562	\$0
3	Lime (36 lb/sy)	373	Ton	\$325.00	\$121,225	\$121,225	\$0
4	Barrier Free Ramps	28	Each	\$1,850.00	\$51,800	\$51,800	\$0
5	Stop Sign (30"X30") (Not Including Pole)	16	Each	\$300.00	\$4,800	\$4,800	\$0
6	Street Sign Name Blades (Not Including Pole)	32	Each	\$100.00	\$3,200	\$3,200	\$0
7	Poles for Signs	16	Each	\$275.00	\$4,400	\$4,400	\$0
8	6-Inch-Thick Rock Rip Rap, Type A	67	Square Yard	\$45.00	\$3,015	\$3,015	\$0
9	Type III Street Barricade	7	Each	\$1,500.00	\$10,500	\$10,500	\$0
10	Remove Barricade and Connect to Street Header	3	Each	\$500.00	\$1,500	\$1,500	\$0
11	Blue Pavement Markers for Fire Hydrants	12	Each	\$20.00	\$240	\$240	\$0
CO1	Lime (36 lb/sy)	-373	Ton	\$325.00	-\$121,225	-\$121,225	\$0
CO1	Lime (27 lb/sy)	280	Ton	\$325.00	\$91,000	\$91,000	\$0
1	Mobilization	1	Lump Sum	\$5,000.00	\$5,000	\$5,000	\$0
2	Performance & Payment Bonds	1	Lump Sum	\$7,500.00	\$7,500	\$7,500	\$0
3	Maintenance Bond	1	Lump Sum	\$10,000.00	\$10,000	\$10,000	\$0
				TOTAL:	\$1,193,883	\$1,193,883	\$0
C. ONSITE WATER							
1	8-Inch C900 PVC Water Pipes, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	4,457	Linear Foot	\$52.00	\$231,764	\$231,764	\$0
2	Fire Hydrant, Complete in Place	8	Each	\$8,950.00	\$71,600	\$71,600	\$0
3	Fire Hydrant, Complete in Place Installed on Existing Line	4	Each	\$11,125.00	\$44,500	\$44,500	\$0
4	8-Inch Gate Valve	23	Each	\$2,400.00	\$55,200	\$55,200	\$0
5	12-Inch Gate Valve, Installed on Existing Line	1	Each	\$5,900.00	\$5,900	\$5,900	\$0
6	8-Inch Restrained Plug	4	Each	\$450.00	\$1,800	\$1,800	\$0
7	Connect to Existing 8-Inch C900 PVC Water Pipe	8	Each	\$850.00	\$6,800	\$6,800	\$0
8	Remove Existing 8" Waterline	10	Linear Foot	\$15.00	\$150	\$150	\$0
9	1-Inch Water Service (Single), with Meter Box	107	Each	\$850.00	\$90,950	\$0	\$90,950
10	1-Inch Water Service (Single), with Meter Box Installed on Existing Line	37	Each	\$1,175.00	\$43,475	\$0	\$43,475
11	Hydrostatic Testing and Chlorination	4,457	Linear Foot	\$1.00	\$4,457	\$4,457	\$0
12	Trench Safety	4,457.00	Linear Foot	\$0.50	\$2,229	\$2,229	\$0
				TOTAL:	\$558,825	\$424,400	\$134,425
D. ONSITE SANITARY SEWER							
1	8-inch SDR-26 PVC Pipe (0'-8' Deep)	773	Linear Foot	\$41.00	\$31,693	\$31,693	\$0
2	8-inch SDR-26 PVC Pipe (8'-10' Deep)	2,899	Linear Foot	\$44.00	\$127,556	\$127,556	\$0
3	8-inch SDR-26 PVC Pipe (10'-12' Deep)	1,483	Linear Foot	\$47.00	\$69,701	\$69,701	\$0
4	8-inch SDR-26 PVC Pipe (12'-14' Deep)	78	Linear Foot	\$52.00	\$4,056	\$4,056	\$0
5	Connect to existing 8" stub out	4	Each	\$500.00	\$2,000	\$2,000	\$0
6	8" End & Plug	2	Each	\$150.00	\$300	\$300	\$0
7	8" Cleanout and Plug	2	Each	\$1,375.00	\$2,750	\$2,750	\$0
8	Standard 4-Foot Diameter Manhole	17	Each	\$5,200.00	\$88,400	\$88,400	\$0
9	4-Foot Diameter Manhole Extra Depth	68	Vertical Foot	\$300.00	\$20,400	\$20,400	\$0
10	4-Inch Sanitary Sewer Service, Complete in Place	142	Each	\$1,100.00	\$156,200	\$0	\$156,200
11	Manhole Vacuum Testing	17	Each	\$300.00	\$5,100	\$5,100	\$0
12	Post-CCTV Inspection	5,233	Linear Foot	\$2.00	\$10,466	\$10,466	\$0
13	Trench Safety	5,233	Linear Foot	\$1.00	\$5,233	\$5,233	\$0
				TOTAL:	\$523,855	\$367,655	\$156,200

E. ONSITE DRAINAGE							
1	18-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	837	Linear Foot	\$65.00	\$54,405	\$54,405	\$0
2	21-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	268	Linear Foot	\$72.00	\$19,296	\$19,296	\$0
3	24-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	648	Linear Foot	\$86.00	\$55,728	\$55,728	\$0
4	36-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	270	Linear Foot	\$154.00	\$41,580	\$41,580	\$0
5	42-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	111	Linear Foot	\$200.00	\$22,200	\$22,200	\$0
6	48-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	612	Linear Foot	\$244.00	\$149,328	\$149,328	\$0
7	54-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	492	Linear Foot	\$307.00	\$151,044	\$151,044	\$0
8	60-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	802	Linear Foot	\$360.00	\$288,720	\$288,720	\$0
9	66-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	55	Linear Foot	\$453.00	\$24,915	\$24,915	\$0
10	Connect to Existing 30" RCP	1	Each	\$570.00	\$570	\$570	\$0
11	Plug 18" RCP for Future Use	1	Each	\$200.00	\$200	\$200	\$0
12	4' x 4' Junction Box/ Manhole Complete in Place	5	Each	\$5,475.00	\$27,375	\$27,375	\$0
13	6' x 6' Junction Box/ Manhole Complete in Place	3	Each	\$8,100.00	\$24,300	\$24,300	\$0
14	8' x 8' Junction Box/ Manhole Complete in Place	3	Each	\$15,800.00	\$47,400	\$47,400	\$0
15	Standard 10-Foot Curb Inlet	25	Each	\$5,200.00	\$130,000	\$130,000	\$0
16	Type II SET (TxDOT PSET-SC) (42" Pipe)	1	Each	\$8,850.00	\$8,850	\$8,850	\$0
17	TxDOT CH-FW-0 (66" Pipe)	1	Each	\$6,750.00	\$6,750	\$6,750	\$0
18	6-Inch Thick Grouted Rock Rip Rap, Type A	112	Square Yard	\$130.00	\$14,560	\$14,560	\$0
19	Post-CCTV Inspection	4,095	Linear Foot	\$1.60	\$6,552	\$6,552	\$0
20	Trench Safety	4,095	Linear Foot	\$0.50	\$2,048	\$2,048	\$0
1	Mobilization	1.00	Lump Sum	\$500.00	\$500	\$500	\$0
2	Performance & Payment Bonds	1.00	Lump Sum	\$25,000.00	\$25,000	\$25,000	\$0
3	Maintenance Bond	1.00	Lump Sum	\$1,000.00	\$1,000	\$1,000	\$0
				TOTAL:	\$1,102,321	\$1,102,321	\$0
F. MISCELLANEOUS							
1	4.9' Max Height Retaining Site Walls	1	Lump Sum	\$184,975.00	\$184,975	\$0	\$184,975
2	Stamped Wall Design, Permit & Engineer's Site Inspections	1	Lump Sum	\$5,550.00	\$5,550	\$0	\$5,550
				TOTAL:	\$190,525	\$0	\$190,525
SUMMARY OF IMPROVEMENTS				PHASE 2B			
				TOTAL COST	PID	PRIVATE	
A. ONSITE EARTHWORK & SWPPP				\$587,832	\$117,695	\$470,137	
B. ONSITE PAVING				\$1,193,883	\$1,193,883	\$0	
C. ONSITE WATER				\$558,825	\$424,400	\$134,425	
D. ONSITE SANITARY SEWER				\$523,855	\$367,655	\$156,200	
E. ONSITE DRAINAGE				\$1,102,321	\$1,102,321	\$0	
F. MISCELLANEOUS				\$190,525	\$0	\$190,525	
				TOTAL IMPROVEMENTS:	\$4,157,241	\$3,205,953	\$951,287
CONTINGENCY (10%)				\$415,724	\$320,595	\$95,129	
ENGINEERING AND SURVEY (10%)				\$415,724	\$320,595	\$95,129	
INSPECTION AND TESTING (2%)				\$83,145	\$64,119	\$19,026	
				TOTAL SOFT COST:	\$914,593	\$705,310	\$209,283
				GRAND TOTAL:	\$5,071,834	\$3,911,263	\$1,160,571

PRAIRIE VIEW PH-2C

Cost Summary
7/23/2025

PAPE-DAWSON

Prepared By:
Pape-Dawson
6105 Tennyson Pkwy, Suite 210
Plano, Texas 75024
214-420-8494

COST ANALYSIS:		PHASE 2C									
		Acres =		22.061		Lots =		119		PID	PRIVATE
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT						
A. ONSITE EARTHWORK & SWPPP											
1	General Site Preparation	18	Acre	\$1,500.00	\$27,000			\$27,000		\$0	
2	Excavation, unclassified	24,000	Cubic Yard	\$2.50	\$60,000			\$60,000		\$0	
3	Rough Lot Grading	91	Each	\$100.00	\$9,100			\$0		\$9,100	
4	Final Lot Grading	91	Each	\$100.00	\$9,100			\$0		\$9,100	
5	6 Mil Poly on Pads	91	Each	\$500.00	\$45,500			\$0		\$45,500	
6	7' Moisture Conditioning	30	Each	\$1,800.00	\$54,000			\$0		\$54,000	
7	10' Moisture Conditioning	61	Each	\$2,400.00	\$146,400			\$0		\$146,400	
8	Temporary Sediment Basin (including Outlet Structure, Emergency Spillway, and Internal Baffle)	1	Each	\$45,000.00	\$45,000			\$0		\$45,000	
9	Removal of Sediment Basin (including Outlet Structure, Emergency Spillway, and Internal Baffle)	1	Each	\$30,000.00	\$30,000			\$0		\$30,000	
1	General Site Preparation (Includes Removal of all Obstructions and Debris)	8	Acre	\$1,250.00	\$10,000			\$10,000		\$0	
2	Excavation, unclassified	0	Cubic Yard	\$0.00	\$0			\$0		\$0	
3	Rough Lot Grading	28	Each	\$200.00	\$5,600			\$0		\$5,600	
4	Final Lot Grading	28	Each	\$250.00	\$7,000			\$0		\$7,000	
5	6 Mil Poly on Pads	28	Each	\$500.00	\$14,000			\$0		\$14,000	
6	10' Moisture Conditioning	28	Each	\$2,400.00	\$67,200			\$0		\$67,200	
1	Mobilization	1	Lump Sum	\$10,000.00	\$10,000			\$0		\$10,000	
2	Performance & Payment Bonds	1	Lump Sum	\$10,902.50	\$10,903			\$0		\$10,903	
					TOTAL:			\$550,803		\$97,000	\$453,803
B. ONSITE PAVING											
1	6-Inch Thick Reinforced 4,000 psi Concrete Street Pavement w/ 6-Inch Monolithic Curb	13,141	Square Yard	\$53.60	\$704,358			\$704,358		\$0	
2	6-Inch Lime-Stabilized Subgrade, Type A, GR-1-2	13,966	Square Yard	\$3.75	\$52,448			\$52,448		\$0	
3	Lime (36 lb/sy)	252	Ton	\$330.00	\$83,160			\$83,160		\$0	
4	4-Ft Concrete Sidewalk (4-Inch Thick)	12	Square Yard	\$58.50	\$702			\$702		\$0	
5	Barrier Free Ramps	8	Each	\$1,850.00	\$14,800			\$14,800		\$0	
6	Stop Sign (30"X30") (Not Including Pole)	3	Each	\$450.00	\$1,350			\$1,350		\$0	
7	Street Sign Name Blades (Not Including Pole)	16	Each	\$350.00	\$5,600			\$5,600		\$0	
8	Poles for Signs	8	Each	\$500.00	\$4,000			\$4,000		\$0	
9	All Way Stop (R1-3P)	4	Each	\$250.00	\$1,000			\$1,000		\$0	
10	Connect to Existing Street	4	Each	\$2,500.00	\$10,000			\$10,000		\$0	
11	Type III Street Barricade	1	Each	\$1,500.00	\$1,500			\$1,500		\$0	
12	Blue Pavement Markers for Fire Hydrants	7	Each	\$50.00	\$350			\$350		\$0	
CO1	Lime (36 lb/sy)	-252	Ton	\$330.00	-\$83,160			-\$83,160		\$0	
CO1	Lime (27 lb/sy)	189	Ton	\$330.00	\$62,370			\$62,370		\$0	
1	Mobilization	1	Lump Sum		\$0			\$0		\$0	
2	Performance & Payment Bonds	1	Lump Sum	\$6,500.00	\$6,500			\$6,500		\$0	
3	Maintenance Bond	1	Lump Sum	\$9,500.00	\$9,500			\$9,500		\$0	
					TOTAL:			\$874,477		\$874,477	\$0
C. ONSITE WATER											
1	8-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	2,524	Linear Foot	\$51.00	\$128,724			\$128,724		\$0	
2	Fire Hydrant, Complete in Place	4	Each	\$9,200.00	\$36,800			\$36,800		\$0	
3	Fire Hydrant, Complete in Place Installed on Existing Line	3	Each	\$10,750.00	\$32,250			\$32,250		\$0	
4	8-Inch Gate Valve	5	Each	\$2,500.00	\$12,500			\$12,500		\$0	
5	Remove Automatic Flush Device (Recycle and keep for future phase)	3	Each	\$375.00	\$1,125			\$1,125		\$0	
6	Connect to Existing 8-Inch C900 PVC Water Pipe	5	Each	\$850.00	\$4,250			\$4,250		\$0	
7	1-Inch Water Service (Single), with Meter Box	80	Each	\$850.00	\$68,000			\$0		\$68,000	
8	1-Inch Water Service (Single), with Meter Box Installed on Existing Line	39	Each	\$1,200.00	\$46,800			\$0		\$46,800	
9	Hydrostatic Testing and Chlorination	2,524	Linear Foot	\$1.00	\$2,524			\$2,524		\$0	
10	Trench Safety	2,524	Linear Foot	\$0.50	\$1,262			\$1,262		\$0	
					TOTAL:			\$334,235		\$219,435	\$114,800

D. ONSITE SANITARY SEWER							
1	8-inch SDR-26 PVC Pipe (0'-8' Deep)	1,059	Linear Foot	\$41.00	\$43,419	\$43,419	\$0
2	8-inch SDR-26 PVC Pipe (8'-10' Deep)	1,123	Linear Foot	\$44.00	\$49,412	\$49,412	\$0
3	8-inch SDR-26 PVC Pipe (10'-12' Deep)	1,366	Linear Foot	\$47.00	\$64,202	\$64,202	\$0
4	Remove Cleanout and Connect to existing 8" Line	5	Each	\$500.00	\$2,500	\$2,500	\$0
5	Standard 4-Foot Diameter Manhole	17	Each	\$5,400.00	\$91,800	\$91,800	\$0
6	4-Foot Diameter Manhole Extra Depth	59	Vertical Foot	\$300.00	\$17,550	\$17,550	\$0
7	4-Inch Sanitary Sewer Service, Complete in Place	118	Each	\$1,100.00	\$129,800	\$0	\$129,800
8	Manhole Vacuum Testing	17	Each	\$300.00	\$5,100	\$5,100	\$0
9	Post-CCTV Inspection	3,548	Linear Foot	\$2.00	\$7,096	\$7,096	\$0
10	Trench Safety	3,548	Linear Foot	\$1.00	\$3,548	\$3,548	\$0
				TOTAL:	\$414,427	\$284,627	\$129,800
E. ONSITE DRAINAGE							
1	18-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	344	Linear Foot	\$65.00	\$22,360	\$22,360	\$0
2	24-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	699	Linear Foot	\$85.00	\$59,415	\$59,415	\$0
3	27-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	39	Linear Foot	\$128.00	\$4,992	\$4,992	\$0
4	30-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	40	Linear Foot	\$137.00	\$5,480	\$5,480	\$0
5	42-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	888	Linear Foot	\$200.00	\$177,600	\$177,600	\$0
6	Connect to existing 42" RCP	1	Each	\$675.00	\$675	\$675	\$0
7	Connect to existing 42" RCP & Remove PSET Headwall	1	Each	\$1,200.00	\$1,200	\$1,200	\$0
8	4' x 4' Junction Box/ Manhole Complete in Place	4	Each	\$5,300.00	\$21,200	\$21,200	\$0
9	6' x 6' Junction Box/ Manhole Complete in Place	4	Each	\$7,700.00	\$30,800	\$30,800	\$0
10	4"x4" Drop Inlet	1	Each	\$6,500.00	\$6,500	\$6,500	\$0
11	Standard 10-Foot Curb Inlet	13	Each	\$5,200.00	\$67,600	\$67,600	\$0
12	Post-CCTV Inspection	2,010	Linear Foot	\$1.60	\$3,216	\$3,216	\$0
13	Trench Safety	2,010	Linear Foot	\$0.50	\$1,005	\$1,005	\$0
1	Mobilization	1	Lump Sum	\$2,000.00	\$2,000	\$2,000	\$0
2	Performance & Payment Bonds	1	Lump Sum	\$16,295.00	\$16,295	\$16,295	\$0
3	Maintenance Bond	1	Lump Sum	\$1,000.00	\$1,000	\$1,000	\$0
				TOTAL:	\$421,338	\$421,338	\$0
F. MISCELLANEOUS							
1	6.7" Max Height Retaining Site Walls	1	Lump Sum	\$127,028.00	\$127,028	\$0	\$127,028
2	Stamped Wall Design, Permit & Engineer's Site Inspections	1	Lump Sum	\$3,820.00	\$3,820	\$0	\$3,820
				TOTAL:	\$130,848	\$0	\$130,848
SUMMARY OF IMPROVEMENTS							
				PHASE 2C			
				TOTAL COST	PID	PRIVATE	
A. ONSITE EARTHWORK & SWPPP				\$550,803	\$97,000	\$453,803	
B. ONSITE PAVING				\$874,477	\$874,477	\$0	
C. ONSITE WATER				\$334,235	\$219,435	\$114,800	
D. ONSITE SANITARY SEWER				\$414,427	\$284,627	\$129,800	
E. ONSITE DRAINAGE				\$421,338	\$421,338	\$0	
F. MISCELLANEOUS				\$130,848	\$0	\$130,848	
				TOTAL IMPROVEMENTS:	\$2,726,128	\$1,896,877	\$829,251
CONTINGENCY (10%)				\$272,613	\$189,688	\$82,925	
ENGINEERING AND SURVEY (10%)				\$272,613	\$189,688	\$82,925	
INSPECTION AND TESTING (2%)				\$54,523	\$37,938	\$16,585	
				TOTAL SOFT COST:	\$599,748	\$417,313	\$182,435
				GRAND TOTAL:	\$3,325,876	\$2,314,190	\$1,011,686

PRAIRIE VIEW PH-3B

Cost Summary

6/9/2025

Prepared By:

Pape-Dawson
6105 Tennyson Pkwy, Suite 210
Plano, Texas 75024
214-420-8494

PAPE-DAWSON

COST ANALYSIS:		PHASE 3B					
ITEM	DESCRIPTION	Acres =	35.88	Lots =	160	PID	PRIVATE
		QUANTITY	UNIT	UNIT PRICE	AMOUNT		
A. ONSITE EARTHWORK & SWPPP							
1	General Site Preparation	39	Acres	\$1,500.00	\$58,500	\$58,500	\$0
2	Excavation, unclassified	103,400	Cubic Yard	\$2.50	\$258,500	\$258,500	\$0
3	Rough Lot Grading	160	Each	\$250.00	\$40,000	\$0	\$40,000
4	Final Lot Grading	160	Each	\$150.00	\$24,000	\$0	\$24,000
5	6 Mil Poly on Pads	160	Each	\$500.00	\$80,000	\$0	\$80,000
6	4' Moisture Conditioning	78	Each	\$1,200.00	\$93,600	\$0	\$93,600
7	7' Moisture Conditioning	30	Each	\$1,800.00	\$54,000	\$0	\$54,000
8	10' Moisture Conditioning	34	Each	\$2,400.00	\$81,600	\$0	\$81,600
9	Temporary Sediment Basin (Including Outlet Structure, Emergency Spillway, and Internal Baffle)	1	Each	\$20,000.00	\$20,000	\$20,000	\$0
10	Removal of Sediment Basin (Including Outlet Structure, Emergency Spillway, and Internal Baffle)	1	Each	\$10,000.00	\$10,000	\$10,000	\$0
CO1	Unclassified Excavation on Pond	34,792	Cubic Yard	\$2.75	\$95,678	\$95,678	\$0
CO2	6 Mil Poly on Pads	-18	Each	\$500.00	-\$9,000	\$0	-\$9,000
					\$806,678	\$442,678	\$364,200
B. ONSITE PAVING							
1	6-Inch Thick Reinforced 4,000 psi Concrete Street Pavement Mount Curb	20,090	Square Yard	\$53.20	\$1,068,788	\$1,068,788	\$0
2	6-Inch Lime-Stabilized Subgrade, Type A, GR-1-2	21,319	Square Yard	\$3.75	\$79,946	\$79,946	\$0
3	Hydrated Lime (36 lb/ty)	386	Ton	\$335.00	\$129,310	\$129,310	\$0
4	4-Ft Developer Sidewalk (4-Inch Thick)	349	Square Yard	\$63.00	\$21,987	\$21,987	\$0
5	Barrier Free Ramps	16	Each	\$2,850.00	\$45,600	\$45,600	\$0
6	Stop Sign (30"x30") (Not Including Pole)	12	Each	\$125.00	\$1,500	\$1,500	\$0
7	Street Sign Name Blades (Not Including Pole)	34	Each	\$125.00	\$4,250	\$4,250	\$0
8	Poles for Signs	17	Each	\$500.00	\$8,500	\$8,500	\$0
9	All Way Stop (R1-3P)	4	Each	\$125.00	\$500	\$500	\$0
10	Connect to Existing Street	1	Each	\$2,500.00	\$2,500	\$2,500	\$0
11	Type III Barricade	1	Each	\$1,500.00	\$1,500	\$1,500	\$0
12	Blue Pavement Markers for Fire Hydrants	13	Each	\$45.00	\$585	\$585	\$0
1	Mobilization	1	Lump Sum	\$5,000.00	\$5,000	\$5,000	\$0
2	Performance & Payment Bonds	1	Lump Sum	\$10,000.00	\$10,000	\$10,000	\$0
3	Maintenance Bond	1	Lump Sum	\$35,000.00	\$35,000	\$35,000	\$0
				TOTAL:	\$1,414,966	\$1,414,966	\$0
C. ONSITE WATER							
1	8-Inch C900 PVC Water Pipe, Complete in Place (Pipe, Restraints, Thrust Blocking, Bedding, & Backfill)	5,904	Linear Foot	\$55.00	\$324,720	\$324,720	\$0
3	Fire Hydrant, Complete in Place	13	Each	\$7,500.00	\$97,500	\$97,500	\$0
4	8-Inch Gate Valve & Valve Box	30	Each	\$2,300.00	\$69,000	\$69,000	\$0
6	Remove Plug & Connect to Existing 8"	1	Each	\$850.00	\$850	\$850	\$0
7	20" Split Steel Casing	30	Linear Foot	\$250.00	\$7,500	\$7,500	\$0
8	4" Class 200 PVC Sleeves	3	Each	\$1,485.00	\$4,455	\$4,455	\$0
9	6" Class 200 PVC Sleeves	3	Each	\$1,885.00	\$5,655	\$5,655	\$0
10	8" Automatic Flush Valve	1	Each	\$7,750.00	\$7,750	\$7,750	\$0
11	8" Restrained Plug	2	Each	\$565.00	\$1,130	\$1,130	\$0
12	1" Poly Water Service	159	Each	\$850.00	\$135,150	\$0	\$135,150
13	2" Poly Irrigation Service	1	Each	\$2,385.00	\$2,385	\$2,385	\$0
16	Water System Testing	5,904	Linear Foot	\$1.00	\$5,904	\$5,904	\$0
17	Trench Safety	5,904	Linear Foot	\$0.50	\$2,952	\$2,952	\$0
				TOTAL:	\$664,951	\$529,801	\$135,150
D. ONSITE SANITARY SEWER							
1	8-inch SDR-26 PVC Pipe (8'-8" Deep)	1,645	Linear Foot	\$43.00	\$70,735	\$70,735	\$0
2	8-inch SDR-26 PVC Pipe (8'-10" Deep)	1,361	Linear Foot	\$46.00	\$62,606	\$62,606	\$0
3	8-inch SDR-26 PVC Pipe (10'-12" Deep)	979	Linear Foot	\$50.00	\$48,950	\$48,950	\$0
4	8-inch SDR-26 PVC Pipe (12'-14" Deep)	212	Linear Foot	\$54.00	\$11,448	\$11,448	\$0
5	10-inch SDR-26 PVC Pipe (8'-10" Deep)	153	Linear Foot	\$56.00	\$8,568	\$8,568	\$0
6	10-inch SDR-26 PVC Pipe (10'-12" Deep)	168	Linear Foot	\$59.00	\$9,912	\$9,912	\$0
7	10-inch SDR-26 PVC Pipe (12'-14" Deep)	947	Linear Foot	\$64.00	\$60,608	\$60,608	\$0
8	Standard 4-Foot Diameter Manhole	7	Each	\$5,025.00	\$35,175	\$35,175	\$0
9	4-Foot Diameter Manhole Extra Depth	9	Vertical Foot	\$310.00	\$2,790	\$2,790	\$0
10	Standard 5-Foot Diameter Manhole	13	Each	\$8,250.00	\$107,250	\$107,250	\$0
11	5-Foot Diameter Drop Sewer Manhole	3	Vertical Foot	\$9,895.00	\$29,685	\$29,685	\$0
13	Remove Cap and Build 5' Diameter Manhole	1	Each	\$8,550.00	\$8,550	\$8,550	\$0
14	5' Diameter Extra Depth Manhole	89	Vertical Foot	\$450.00	\$40,050	\$40,050	\$0
15	8' Cleanout & Plug	1	Each	\$1,415.00	\$1,415	\$1,415	\$0
16	4" Sewer Service Lateral	160	Each	\$1,200.00	\$192,000	\$0	\$192,000
17	Manhole Vacuum Testing	26	Each	\$300.00	\$7,800	\$7,800	\$0
18	Post-CCTV Inspection	5,465	Linear Foot	\$2.00	\$10,930	\$10,930	\$0
19	Trench Safety	5,465	Linear Foot	\$1.00	\$5,465	\$5,465	\$0
				TOTAL:	\$713,937	\$521,937	\$192,000

E. ONSITE DRAINAGE						
1	18" Class III T&G RCP Drain Pipe	585	Linear Foot	\$70.00	\$40,950	\$40,950
2	21" Class III T&G RCP Drain Pipe	384	Linear Foot	\$77.00	\$29,568	\$29,568
3	24" Class III T&G RCP Drain Pipe	745	Linear Foot	\$88.00	\$65,560	\$65,560
4	27" Class III T&G RCP Drain Pipe	339	Linear Foot	\$114.00	\$38,646	\$38,646
5	30" Class III T&G RCP Drain Pipe	1,276	Linear Foot	\$120.00	\$153,120	\$153,120
6	36" Class III T&G RCP Drain Pipe	326	Linear Foot	\$162.00	\$52,812	\$52,812
7	4'x2' RCB T&G Box Culvert	245	Linear Foot	\$282.00	\$69,090	\$69,090
8	6'x4' RCB T&G Box Culvert	180	Linear Foot	\$510.00	\$91,800	\$91,800
9	Connect to Existing 24" RCP	1	Each	\$650.00	\$650	\$650
10	Connect to Existing 66" RCP	1	Each	\$1,150.00	\$1,150	\$1,150
11	Stub Out for Future 27"	1	Each	\$300.00	\$300	\$300
12	4' x 4' Junction Box/ Manhole Complete in Place	2	Each	\$5,350.00	\$10,700	\$10,700
13	5'x6' Junction Box/ Manhole Complete in Place	6	Each	\$7,100.00	\$42,600	\$42,600
14	6'x6' Junction Box/ Manhole Complete in Place	1	Each	\$10,500.00	\$10,500	\$10,500
15	Standard 10-Foot Curb Inlet	28	Each	\$5,600.00	\$156,800	\$156,800
16	6" Thick Grouted Rock Riprap	31	Square Yard	\$152.00	\$4,712	\$4,712
17	12" Thick Grouted Rock Riprap	35	Square Yard	\$167.00	\$5,845	\$5,845
18	8' Wide 6" Thick Concrete Flume	105	Each	\$95.00	\$9,975	\$9,975
19	4'x2' TxDOT PW-1 Wingwall	2	Each	\$17,675.00	\$35,350	\$35,350
20	3-6'x4' TxDOT PW-1 Wingwall	1	Each	\$31,500.00	\$31,500	\$31,500
21	3-6'x4' 1-30" 1-36" PW-1 Headwall	1.00	Each	\$32,750.00	\$32,750	\$32,750
22	Post-CCTV Inspection	4,241.00	Linear Foot	\$2.00	\$8,482	\$8,482
23	Trench Safety	4,241.00	Linear Foot	\$0.50	\$2,121	\$2,121
1	Mobilization	1.00	Lump Sum	\$15,000.00	\$15,000	\$15,000
2	Performance & Payment Bonds	1.00	Lump Sum	\$44,200.00	\$44,200	\$44,200
3	Maintenance Bond	1.00	Lump Sum	\$2,077.50	\$2,078	\$2,078
				TOTAL:	\$968,258	\$968,258
F. MISCELLANEOUS						
1	7.9' Max Height Retaining Site Walls	1	Lump Sum	\$181,630.00	\$181,630	\$181,630
2	Stamped Wall Design, Permit & Engineer's Site Inspections	1	Lump Sum	\$5,450.00	\$5,450	\$5,450
				TOTAL:	\$187,080	\$187,080
SUMMARY OF IMPROVEMENTS						
				PHASE 2B		
				TOTAL COST	PID	PRIVATE
A. ONSITE EARTHWORK & SWPPP				\$806,878	\$442,678	\$364,200
B. ONSITE PAVING				\$1,414,966	\$1,414,966	\$0
C. ONSITE WATER				\$664,951	\$529,801	\$135,150
D. ONSITE SANITARY SEWER				\$713,937	\$521,937	\$192,000
E. ONSITE DRAINAGE				\$968,258	\$968,258	\$0
F. MISCELLANEOUS				\$187,080	\$0	\$187,080
				TOTAL IMPROVEMENTS:	\$4,756,070	\$3,877,640
CONTINGENCY (10%)				\$475,607	\$387,764	\$87,843
ENGINEERING AND SURVEY (10%)				\$475,607	\$387,764	\$87,843
INSPECTION AND TESTING (2%)				\$95,121	\$77,553	\$17,569
				TOTAL SOFT COST:	\$1,046,335	\$853,081
				GRAND TOTAL:	\$5,802,406	\$4,730,721
						\$1,071,685

PRAIRIE VIEW REGIONAL IMPROVEMENTS

PAPE-DAWSON

Cost Summary

7/23/2025

Prepared By:

Pape-Dawson

6105 Tennyson Pkwy, Suite 210

Plano, Texas 75024

214-420-8494

COST ANALYSIS:		REGIONAL IMPROVEMENTS						
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	PID	PRIVATE	CITY
G. REGIONAL PAVING (LISKA RD)								
1	Demo Existing Asphalt Pavement	4,361	Square Yard	\$10.00	\$43,610	\$23,340	\$0	\$20,270
2	Site/Right-of-Way Prep	3	Acres	\$25,000.00	\$82,500	\$44,154	\$0	\$38,346
3	Excavation, Unclassified	3,450	Cubic Yard	\$42.00	\$144,900	\$77,551	\$0	\$67,349
4	Demo Existing Driveway - Gravel	160	Square Yard	\$9.00	\$1,440	\$771	\$0	\$669
5	Demo Existing 72" Steel Pipe	1	Lump Sum	\$5,000.00	\$5,000	\$2,676	\$0	\$2,324
6	Demo Existing Barbed-Wire Fence	2,503	Linear Foot	\$4.00	\$10,012	\$5,358	\$0	\$4,654
7	Demo Existing Private Driveway Culvert	8	Each	\$1,000.00	\$8,000	\$4,282	\$0	\$3,718
8	Asphalt Driveway Replacement	328	Square Yard	\$110.00	\$36,080	\$19,310	\$0	\$16,770
9	Driveway 8" Thick Flexible Base, Type A, GR-1-2	328	Square Yard	\$49.00	\$16,072	\$8,602	\$0	\$7,470
10	Connect to Existing Asphalt Pavement	1	Each	\$1,700.00	\$1,700	\$910	\$0	\$790
11	3-Inch Thick Type "D" HMA (Surface)	7,462	Square Yard	\$29.00	\$216,398	\$115,517	\$0	\$100,881
12	6-Inch Thick Flexible Base, Type A, GR-1-2	7,462	Square Yard	\$22.50	\$167,895	\$89,858	\$0	\$78,037
13	6-Inch Thick Lime Stabilized Subgrade	7,991	Square Yard	\$6.00	\$47,946	\$25,661	\$0	\$22,285
14	Lime 142 lb/ton	168	Ton	\$290.00	\$48,720	\$26,075	\$0	\$22,645
15	5' Perimeter Sidewalk by Developer	1,254	Square Yard	\$65.00	\$81,510	\$43,625	\$0	\$37,885
16	Barrier Free Ramps	2	Each	\$2,600.00	\$5,200	\$2,763	\$0	\$2,437
17	Lift Station Driveway entry	248	Square Yard	\$140.00	\$34,720	\$18,582	\$0	\$16,138
18	Existing Driveway to tie into Pavement	1	Each	\$1,700.00	\$1,700	\$910	\$0	\$790
19	Speed Limit Sign	2	Each	\$115.00	\$230	\$123	\$0	\$107
20	Road Narrows Sign	1	Each	\$115.00	\$115	\$62	\$0	\$53
21	Poles for Signs	3	Each	\$650.00	\$1,950	\$1,044	\$0	\$906
22	Lane Legend Right Turn Arrow	1	Each	\$350.00	\$350	\$187	\$0	\$163
23	Reflective Pavement Marker (Type 1C)	2	Each	\$5.00	\$10	\$6	\$0	\$4
24	4" Solid White Line	4,491	Linear Foot	\$1.50	\$6,737	\$3,605	\$0	\$3,131
25	4" Solid Yellow Line	2,256	Linear Foot	\$1.50	\$3,399	\$1,819	\$0	\$1,580
26	Traffic Rail GR(31)-19	575	Linear Foot	\$33.00	\$18,875	\$10,156	\$0	\$8,719
27	Terminal SOT(10S)31-16	2	Each	\$3,300.00	\$6,600	\$3,532	\$0	\$3,068
28	Fence OF(31)DAT-19	2	Each	\$1,900.00	\$3,800	\$2,034	\$0	\$1,766
29	4" Thick Mow Strip	116	Square Yard	\$175.00	\$20,300	\$10,865	\$0	\$9,435
30	SWPPP Maintenance	1	Month	\$3,500.00	\$3,500	\$1,873	\$0	\$1,627
31	Traffic Control-Produce a Traffic Control Plan along guidelines laid out in plans and Maintaining Plan throughout Construction.	1	Lump Sum	\$35,000.00	\$35,000	\$16,732	\$0	\$18,268
32	Type III Barricade	2	Each	\$250.00	\$500	\$268	\$0	\$232
33	Road Closed R11-2	2	Each	\$375.00	\$750	\$401	\$0	\$349
34	One Lane Road CW20-4D	2	Each	\$375.00	\$750	\$401	\$0	\$349
35	Road Work Ahead	2	Each	\$375.00	\$750	\$401	\$0	\$349
36	Detour Through Traffic W1-6R	2	Each	\$375.00	\$750	\$401	\$0	\$349
CO1	SWPPP Maintenance	-1	Month	\$3,500.00	-\$3,500	-\$1,873	\$0	-\$1,627
CO1	Site/Right-Of-Way Prep	-3	Acres	\$25,000.00	-\$82,500	-\$44,154	\$0	-\$38,346
CO1	Site/Right-Of-Way Prep	1	Acres	\$30,000.00	\$30,000	\$16,056	\$0	\$13,944
CO1	Unclass Ex	-3,450	Cubic Yard	\$42.00	-\$144,900	-\$77,551	\$0	-\$67,349
CO1	Unclass Ex	3,160	Cubic Yard	\$45.00	\$142,200	\$76,106	\$0	\$66,094
CO1	Demo Exist Gravel Driveway	-160	Square Yard	\$9.00	-\$1,440	-\$771	\$0	-\$669
CO1	Demo Exist Gravel Driveway	314	Square Yard	\$9.00	\$2,826	\$1,512	\$0	\$1,314
CO1	Demo Exist Private Driveway	1	Each	\$1,000.00	\$1,000	\$535	\$0	\$465
CO1	Concrete Driveway Replace	432	Square Yard	\$140.00	\$60,480	\$32,369	\$0	\$28,111
CO1	Lift Station Driveway	-248	Square Yard	\$140.00	-\$34,720	-\$18,582	\$0	-\$16,138
CO1	Lift Station Driveway	232	Square Yard	\$140.00	\$32,480	\$17,383	\$0	\$15,097
CO1	4" Solid White Line	-4,491	Linear Foot	\$1.50	-\$6,737	-\$3,605	\$0	-\$3,131
CO1	4" Solid Yellow Line	-2,256	Linear Foot	\$1.50	-\$3,399	-\$1,819	\$0	-\$1,580
CO1	6" Solid White Line	4,491	Linear Foot	\$1.50	\$6,737	\$3,605	\$0	\$3,131
CO1	6" Solid Double Yellow Line	2,256	Linear Foot	\$1.50	\$3,399	\$1,819	\$0	\$1,580
CO1	Traffic Rail Gr(31)-19	-575	Linear Foot	\$33.00	-\$18,875	-\$10,156	\$0	-\$8,719
CO1	Traffic Rail Gr(31)-19	500	Linear Foot	\$33.00	\$16,500	\$8,831	\$0	\$7,669
CO1	4" Mow Strip	-116	Square Yard	\$175.00	-\$20,300	-\$10,865	\$0	-\$9,435
CO1	4" Mow Strip	92	Square Yard	\$175.00	\$16,100	\$8,617	\$0	\$7,483
CO1	2" Sand Cushion	664	Square Yard	\$25.00	\$16,600	\$8,884	\$0	\$7,716
CO1	"Only" Marking	1	Each	\$300.00	\$300	\$161	\$0	\$139
CO1	Stop Bar	1	Each	\$125.00	\$125	\$67	\$0	\$59
CO1	8" Solid White Line	48	Linear Foot	\$8.00	\$384	\$206	\$0	\$178
CO2	4 Tandems - Export Unsuitable	40	Hours	\$155.00	\$6,200	\$3,318	\$0	\$2,882
CO2	4 Tandems - Import Onsite Common Fill	40	Hours	\$155.00	\$6,200	\$3,318	\$0	\$2,882
CO2	Excavator	30	Hours	\$370.00	\$11,100	\$5,941	\$0	\$5,159
CO2	Dozer	30	Hours	\$295.00	\$8,850	\$4,737	\$0	\$4,113
CO2	Compactor	20	Hours	\$315.00	\$6,300	\$3,372	\$0	\$2,928
CO2	Survey	30	Hours	\$165.00	\$4,950	\$2,649	\$0	\$2,301
CO2	2 Laborers	60	Hours	\$45.00	\$2,700	\$1,445	\$0	\$1,255
CO2	Supervisor	30	Hours	\$75.00	\$2,250	\$1,204	\$0	\$1,046
CO4	Asphalt Driveway Replacement	-328	Square Yard	\$110.00	-\$36,080	-\$19,310	\$0	-\$16,770
CO4	5' Sidewalk	-1,254	Square Yard	\$65.00	-\$81,510	-\$43,625	\$0	-\$37,885
CO4	Barrier Free Ramps	-2	Each	\$2,600.00	-\$5,200	-\$2,763	\$0	-\$2,437
CO4	Type III Barricade	-2	Each	\$250.00	-\$500	-\$268	\$0	-\$232
1	Mobilization	1	Lump Sum	\$25,000.00	\$25,000	\$13,380	\$0	\$11,620
2	Performance & Payment Bonds	1	Lump Sum	\$30,000.00	\$30,000	\$16,056	\$0	\$13,944
3	Maintenance Bond	1	Lump Sum	\$6,000.00	\$6,000	\$3,211	\$0	\$2,789
TOTAL					\$1,056,792	\$565,601	\$0	\$491,191

H. REGIONAL DRAINAGE (LISKA RD)								
1	18-Inch Reinforced Concrete Pipe (RCP), C76, Class III, All Depths, Complete in Place	293	Linear Foot	\$81.02	\$23,739	\$23,739	\$0	\$0
2	Type II SET (TxDOT PSET-SC) (1-18" Pipe)	4	Each	\$1,700.00	\$6,800	\$6,800	\$0	\$0
3	18" Driveway Culvert Replacement W/ Type II SET (TxDOT PSET-SC)	8	Each	\$5,445.00	\$43,560	\$43,560	\$0	\$0
4	4'x6' Reinforced Concrete Box (RCB), C76, Class III, All Depths, Complete in Place	172	Linear Foot	\$503.32	\$86,571	\$86,571	\$0	\$0
5	Concrete Wingwalls w/ Parallel Wings (TxDOT (4-4'x6' RCB)	2	Each	\$41,005.00	\$82,010	\$82,010	\$0	\$0
6	12-Inch Thick Dry Rock Rip Rap, Type A	96	Square Yard	\$165.00	\$15,840	\$15,840	\$0	\$0
7	SWPPP Maintenance	1	Month	\$500.00	\$500	\$500	\$0	\$0
8	Post-CCTV Inspection	465	Linear Foot	\$2.00	\$930	\$930	\$0	\$0
9	Trench Safety	465	Linear Foot	\$1.25	\$581	\$581	\$0	\$0
CD1	4'x6' Reinforced Concrete Box (RCB), C76, Class III, All Depths, Complete in Place	8	Linear Foot	\$503.32	\$4,027	\$4,027	\$0	\$0
CD1	12-Inch Thick Dry Rock Rip Rap, Type A	-13	Square Yard	\$165.00	-\$2,145	-\$2,145	\$0	\$0
CD1	Post-CCTV Inspection	8	Linear Foot	\$2.00	\$16	\$16	\$0	\$0
CD1	Trench Safety	8	Linear Foot	\$1.25	\$10	\$10	\$0	\$0
CD1	24-Inch Reinforced Concrete Pipe (RCP), C76, Class IV, All Depths, Complete in Place	55	Linear Foot	\$109.09	\$6,000	\$6,000	\$0	\$0
CD1	30-Inch Reinforced Concrete Pipe (RCP), C76, Class IV, All Depths, Complete in Place	60	Linear Foot	\$126.00	\$7,560	\$7,560	\$0	\$0
CD1	Type II SET (TxDOT PSET-SC) (1-24" Pipe)	2	Each	\$1,952.00	\$3,904	\$3,904	\$0	\$0
CD1	Type II SET (TxDOT PSET-SC) (1-30" Pipe)	2	Each	\$2,214.00	\$4,428	\$4,428	\$0	\$0
CD1	27-Inch Thick Dry Rock Rip Rap, Type A	112	Square Yard	\$320.00	\$35,840	\$35,840	\$0	\$0
CD1	8" Concrete W/3 Bars 18" O.C.	30	Square Yard	\$72.00	\$2,160	\$2,160	\$0	\$0
				TOTAL:	\$322,331	\$322,331	\$0	\$0
SUMMARY OF IMPROVEMENTS				REGIONAL IMPROVEMENTS				
				TOTAL COST	PID	PRIVATE	CITY	
G. REGIONAL PAVING (LISKA RD)				\$1,056,792	\$565,601	\$0	\$491,191	
H. REGIONAL DRAINAGE (LISKA RD)				\$322,331	\$322,331	\$0	\$0	
				TOTAL IMPROVEMENTS:	\$1,379,122	\$887,931	\$0	\$491,191
CONTINGENCY (10%)				\$137,912	\$68,793	\$0	\$40,119	
ENGINEERING AND SURVEY (10%)				\$137,912	\$68,793	\$0	\$40,119	
INSPECTION AND TESTING (2%)				\$27,582	\$17,759	\$0	\$9,824	
				TOTAL SOFT COST:	\$303,407	\$196,345	\$0	\$106,062
				GRAND TOTAL:	\$1,682,529	\$1,083,276	\$0	\$599,253

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
 - Lot Type 3
- Improvement Area #2
 - Improvement Area #2 Remainder Parcel
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6

**PRAIRIEVIEW 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$19,350.83

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 263.98	\$ 1,153.31	\$ 89.90	\$ 1,507.19
2027	\$ 279.06	\$ 1,137.58	\$ 80.42	\$ 1,497.06
2028	\$ 296.66	\$ 1,120.94	\$ 82.03	\$ 1,499.63
2029	\$ 314.26	\$ 1,103.26	\$ 83.67	\$ 1,501.19
2030	\$ 334.37	\$ 1,084.53	\$ 85.34	\$ 1,504.25
2031	\$ 354.48	\$ 1,064.60	\$ 87.05	\$ 1,506.14
2032	\$ 374.60	\$ 1,043.48	\$ 88.79	\$ 1,506.86
2033	\$ 397.22	\$ 1,021.15	\$ 90.56	\$ 1,508.94
2034	\$ 419.85	\$ 997.48	\$ 92.38	\$ 1,509.70
2035	\$ 444.99	\$ 972.45	\$ 94.22	\$ 1,511.67
2036	\$ 472.65	\$ 945.93	\$ 96.11	\$ 1,514.69
2037	\$ 500.30	\$ 917.76	\$ 98.03	\$ 1,516.09
2038	\$ 530.47	\$ 887.94	\$ 99.99	\$ 1,518.40
2039	\$ 560.64	\$ 856.33	\$ 101.99	\$ 1,518.96
2040	\$ 595.84	\$ 822.91	\$ 104.03	\$ 1,522.78
2041	\$ 631.03	\$ 787.40	\$ 106.11	\$ 1,524.55
2042	\$ 668.74	\$ 749.79	\$ 108.23	\$ 1,526.77
2043	\$ 708.97	\$ 709.94	\$ 110.40	\$ 1,529.30
2044	\$ 749.19	\$ 667.68	\$ 112.60	\$ 1,529.48
2045	\$ 794.45	\$ 623.03	\$ 114.86	\$ 1,532.33
2046	\$ 842.21	\$ 575.68	\$ 117.15	\$ 1,535.05
2047	\$ 892.50	\$ 525.48	\$ 119.50	\$ 1,537.48
2048	\$ 945.29	\$ 472.29	\$ 121.89	\$ 1,539.47
2049	\$ 1,003.12	\$ 415.95	\$ 124.32	\$ 1,543.39
2050	\$ 1,060.94	\$ 356.17	\$ 126.81	\$ 1,543.92
2051	\$ 1,123.79	\$ 292.93	\$ 129.35	\$ 1,546.07
2052	\$ 1,191.67	\$ 225.96	\$ 131.93	\$ 1,549.56
2053	\$ 1,262.07	\$ 154.93	\$ 134.57	\$ 1,551.57
2054	\$ 1,337.49	\$ 79.71	\$ 137.26	\$ 1,554.47
Total^[c]	\$ 19,350.83	\$ 21,766.64	\$ 3,069.49	\$ 44,186.96

Footnotes:

[a] Interest is calculated at a 5.96% rate, and is subject to change. The interest rate of 5.96% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 3.96% dated 4/4/2024, as allowed by the PID Act and as described in the Improvement Area #1 Reimbursement Agreement. If Improvement Area #1 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

[c] Totals may not sum due to rounding.

**PRAIRIEVIEW 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$20,041.93

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 273.41	\$ 1,194.50	\$ 93.11	\$ 1,561.02
2027	\$ 289.03	\$ 1,178.20	\$ 83.29	\$ 1,550.52
2028	\$ 307.26	\$ 1,160.98	\$ 84.96	\$ 1,553.19
2029	\$ 325.48	\$ 1,142.67	\$ 86.66	\$ 1,554.80
2030	\$ 346.31	\$ 1,123.27	\$ 88.39	\$ 1,557.97
2031	\$ 367.14	\$ 1,102.63	\$ 90.16	\$ 1,559.93
2032	\$ 387.98	\$ 1,080.74	\$ 91.96	\$ 1,560.68
2033	\$ 411.41	\$ 1,057.62	\$ 93.80	\$ 1,562.83
2034	\$ 434.85	\$ 1,033.10	\$ 95.67	\$ 1,563.62
2035	\$ 460.88	\$ 1,007.18	\$ 97.59	\$ 1,565.66
2036	\$ 489.53	\$ 979.72	\$ 99.54	\$ 1,568.78
2037	\$ 518.17	\$ 950.54	\$ 101.53	\$ 1,570.24
2038	\$ 549.42	\$ 919.66	\$ 103.56	\$ 1,572.63
2039	\$ 580.66	\$ 886.91	\$ 105.63	\$ 1,573.21
2040	\$ 617.12	\$ 852.30	\$ 107.74	\$ 1,577.16
2041	\$ 653.57	\$ 815.52	\$ 109.90	\$ 1,578.99
2042	\$ 692.63	\$ 776.57	\$ 112.10	\$ 1,581.30
2043	\$ 734.29	\$ 735.29	\$ 114.34	\$ 1,583.92
2044	\$ 775.95	\$ 691.53	\$ 116.63	\$ 1,584.11
2045	\$ 822.82	\$ 645.28	\$ 118.96	\$ 1,587.06
2046	\$ 872.29	\$ 596.24	\$ 121.34	\$ 1,589.87
2047	\$ 924.37	\$ 544.25	\$ 123.76	\$ 1,592.39
2048	\$ 979.05	\$ 489.16	\$ 126.24	\$ 1,594.45
2049	\$ 1,038.94	\$ 430.81	\$ 128.77	\$ 1,598.51
2050	\$ 1,098.83	\$ 368.89	\$ 131.34	\$ 1,599.06
2051	\$ 1,163.93	\$ 303.40	\$ 133.97	\$ 1,601.29
2052	\$ 1,234.23	\$ 234.03	\$ 136.65	\$ 1,604.90
2053	\$ 1,307.14	\$ 160.47	\$ 139.38	\$ 1,606.99
2054	\$ 1,385.25	\$ 82.56	\$ 142.17	\$ 1,609.98
Total^[c]	\$ 20,041.93	\$ 22,544.02	\$ 3,179.12	\$ 45,765.07

Footnotes:

[a] Interest is calculated at a 5.96% rate, and is subject to change. The interest rate of 5.96% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 3.96% dated 4/4/2024, as allowed by the PID Act and as described in the Improvement Area #1 Reimbursement Agreement. If Improvement Area #1 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

[c] Totals may not sum due to rounding.

**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE
IMPROVEMENT AREA #1 - 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$20,525.70

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF ELLIS

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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]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 280.01	\$ 1,223.33	\$ 95.36	\$ 1,598.70
2027	\$ 296.01	\$ 1,206.64	\$ 85.30	\$ 1,587.95
2028	\$ 314.67	\$ 1,189.00	\$ 87.01	\$ 1,590.68
2029	\$ 333.34	\$ 1,170.25	\$ 88.75	\$ 1,592.33
2030	\$ 354.67	\$ 1,150.38	\$ 90.52	\$ 1,595.57
2031	\$ 376.01	\$ 1,129.24	\$ 92.33	\$ 1,597.58
2032	\$ 397.34	\$ 1,106.83	\$ 94.18	\$ 1,598.35
2033	\$ 421.34	\$ 1,083.15	\$ 96.06	\$ 1,600.55
2034	\$ 445.34	\$ 1,058.04	\$ 97.98	\$ 1,601.36
2035	\$ 472.01	\$ 1,031.50	\$ 99.94	\$ 1,603.45
2036	\$ 501.34	\$ 1,003.36	\$ 101.94	\$ 1,606.65
2037	\$ 530.68	\$ 973.48	\$ 103.98	\$ 1,608.14
2038	\$ 562.68	\$ 941.86	\$ 106.06	\$ 1,610.59
2039	\$ 594.68	\$ 908.32	\$ 108.18	\$ 1,611.18
2040	\$ 632.01	\$ 872.88	\$ 110.35	\$ 1,615.23
2041	\$ 669.35	\$ 835.21	\$ 112.55	\$ 1,617.11
2042	\$ 709.35	\$ 795.32	\$ 114.80	\$ 1,619.47
2043	\$ 752.01	\$ 753.04	\$ 117.10	\$ 1,622.15
2044	\$ 794.68	\$ 708.22	\$ 119.44	\$ 1,622.34
2045	\$ 842.68	\$ 660.86	\$ 121.83	\$ 1,625.37
2046	\$ 893.35	\$ 610.63	\$ 124.27	\$ 1,628.25
2047	\$ 946.68	\$ 557.39	\$ 126.75	\$ 1,630.83
2048	\$ 1,002.68	\$ 500.97	\$ 129.29	\$ 1,632.94
2049	\$ 1,064.02	\$ 441.21	\$ 131.87	\$ 1,637.10
2050	\$ 1,125.35	\$ 377.79	\$ 134.51	\$ 1,637.66
2051	\$ 1,192.02	\$ 310.72	\$ 137.20	\$ 1,639.94
2052	\$ 1,264.02	\$ 239.68	\$ 139.94	\$ 1,643.64
2053	\$ 1,338.69	\$ 164.34	\$ 142.74	\$ 1,645.77
2054	\$ 1,418.69	\$ 84.55	\$ 145.60	\$ 1,648.84
Total^[c]	\$ 20,525.70	\$ 23,088.18	\$ 3,255.86	\$ 46,869.74

Footnotes:

[a] Interest is calculated at a 5.96% rate, and is subject to change. The interest rate of 5.96% is not higher than 2% above the Bond Buyer Index 25-Bond Revenue Index of 3.96% dated 4/4/2024, as allowed by the PID Act and as described in the Improvement Area #1 Reimbursement Agreement. If Improvement Area #1 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

[c] Totals may not sum due to rounding.

**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE
IMPROVEMENT AREA #2 REMAINDER 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

**IMPROVEMENT AREA #2 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$5,970,020.85**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 REMAINDER PARCEL

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 73,772.11	\$ 388,051.36	\$ 20,074.04	\$ 481,897.51
2027	\$ 78,288.77	\$ 383,256.17	\$ 20,475.53	\$ 482,020.47
2028	\$ 82,805.43	\$ 378,167.40	\$ 20,885.04	\$ 481,857.87
2029	\$ 87,823.94	\$ 372,785.04	\$ 21,302.74	\$ 481,911.73
2030	\$ 93,344.31	\$ 367,076.49	\$ 21,728.79	\$ 482,149.59
2031	\$ 98,864.67	\$ 361,009.11	\$ 22,163.37	\$ 482,037.15
2032	\$ 104,886.88	\$ 354,582.90	\$ 22,606.64	\$ 482,076.42
2033	\$ 110,909.10	\$ 347,765.26	\$ 23,058.77	\$ 481,733.12
2034	\$ 117,935.01	\$ 340,556.17	\$ 23,519.95	\$ 482,011.12
2035	\$ 124,960.93	\$ 332,890.39	\$ 23,990.35	\$ 481,841.66
2036	\$ 132,990.55	\$ 324,767.93	\$ 24,470.15	\$ 482,228.62
2037	\$ 141,020.16	\$ 316,123.54	\$ 24,959.56	\$ 482,103.26
2038	\$ 149,551.63	\$ 306,957.23	\$ 25,458.75	\$ 481,967.61
2039	\$ 158,584.95	\$ 297,236.38	\$ 25,967.92	\$ 481,789.25
2040	\$ 168,621.97	\$ 286,928.36	\$ 26,487.28	\$ 482,037.61
2041	\$ 179,160.85	\$ 275,967.93	\$ 27,017.02	\$ 482,145.80
2042	\$ 190,201.57	\$ 264,322.47	\$ 27,557.36	\$ 482,081.41
2043	\$ 201,744.15	\$ 251,959.37	\$ 28,108.51	\$ 481,812.03
2044	\$ 214,290.43	\$ 238,846.00	\$ 28,670.68	\$ 481,807.11
2045	\$ 227,840.41	\$ 224,917.12	\$ 29,244.09	\$ 482,001.62
2046	\$ 241,892.24	\$ 210,107.50	\$ 29,828.98	\$ 481,828.71
2047	\$ 256,947.77	\$ 194,384.50	\$ 30,425.56	\$ 481,757.83
2048	\$ 273,508.86	\$ 177,682.90	\$ 31,034.07	\$ 482,225.82
2049	\$ 290,571.79	\$ 159,904.82	\$ 31,654.75	\$ 482,131.36
2050	\$ 308,638.44	\$ 141,017.65	\$ 32,287.84	\$ 481,943.93
2051	\$ 328,210.63	\$ 120,956.16	\$ 32,933.60	\$ 482,100.38
2052	\$ 348,786.52	\$ 99,622.46	\$ 33,592.27	\$ 482,001.26
2053	\$ 370,867.97	\$ 76,951.34	\$ 34,264.11	\$ 482,083.42
2054	\$ 393,953.12	\$ 52,844.92	\$ 34,949.39	\$ 481,747.44
2055	\$ 419,045.68	\$ 27,237.97	\$ 35,648.38	\$ 481,932.03
Total^[c]	\$ 5,970,020.85	\$ 7,674,876.83	\$ 814,365.46	\$ 14,459,263.14

Footnotes:

[a] Interest is calculated at a 10.59% rate for years 1-5 and 7.59% for years 6-30, and is subject to change. The interest rate of 10.59% is not higher than 5%, and the 7.59% is not higher than 2%, above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

[c] Totals may not sum due to rounding.

**PRAIRIEVIEW 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$20,268.80

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 250.46	\$ 1,317.47	\$ 68.15	\$ 1,636.09
2027	\$ 265.80	\$ 1,301.19	\$ 69.52	\$ 1,636.51
2028	\$ 281.13	\$ 1,283.92	\$ 70.91	\$ 1,635.95
2029	\$ 298.17	\$ 1,265.64	\$ 72.32	\$ 1,636.14
2030	\$ 316.91	\$ 1,246.26	\$ 73.77	\$ 1,636.94
2031	\$ 335.66	\$ 1,225.66	\$ 75.25	\$ 1,636.56
2032	\$ 356.10	\$ 1,203.84	\$ 76.75	\$ 1,636.70
2033	\$ 376.55	\$ 1,180.70	\$ 78.29	\$ 1,635.53
2034	\$ 400.40	\$ 1,156.22	\$ 79.85	\$ 1,636.47
2035	\$ 424.25	\$ 1,130.20	\$ 81.45	\$ 1,635.90
2036	\$ 451.52	\$ 1,102.62	\$ 83.08	\$ 1,637.21
2037	\$ 478.78	\$ 1,073.27	\$ 84.74	\$ 1,636.79
2038	\$ 507.74	\$ 1,042.15	\$ 86.43	\$ 1,636.33
2039	\$ 538.41	\$ 1,009.15	\$ 88.16	\$ 1,635.72
2040	\$ 572.49	\$ 974.15	\$ 89.93	\$ 1,636.56
2041	\$ 608.27	\$ 936.94	\$ 91.73	\$ 1,636.93
2042	\$ 645.75	\$ 897.40	\$ 93.56	\$ 1,636.71
2043	\$ 684.94	\$ 855.43	\$ 95.43	\$ 1,635.80
2044	\$ 727.54	\$ 810.91	\$ 97.34	\$ 1,635.78
2045	\$ 773.54	\$ 763.62	\$ 99.29	\$ 1,636.44
2046	\$ 821.25	\$ 713.34	\$ 101.27	\$ 1,635.86
2047	\$ 872.36	\$ 659.95	\$ 103.30	\$ 1,635.61
2048	\$ 928.59	\$ 603.25	\$ 105.36	\$ 1,637.20
2049	\$ 986.52	\$ 542.89	\$ 107.47	\$ 1,636.88
2050	\$ 1,047.86	\$ 478.77	\$ 109.62	\$ 1,636.25
2051	\$ 1,114.31	\$ 410.66	\$ 111.81	\$ 1,636.78
2052	\$ 1,184.16	\$ 338.23	\$ 114.05	\$ 1,636.44
2053	\$ 1,259.13	\$ 261.26	\$ 116.33	\$ 1,636.72
2054	\$ 1,337.51	\$ 179.41	\$ 118.66	\$ 1,635.58
2055	\$ 1,422.70	\$ 92.48	\$ 121.03	\$ 1,636.21
Total^[c]	\$ 20,268.80	\$ 26,056.95	\$ 2,764.85	\$ 49,090.60

Footnotes:

[a] Interest is calculated at a 10.59% rate for years 1-5 and 7.59% for years 6-30, and is subject to change. The interest rate of 10.59% is not higher than 5%, and the 7.59% is not higher than 2%, above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

[c] Totals may not sum due to rounding.

**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE
IMPROVEMENT AREA #2 – LOT TYPE 5**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$20,955.88

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 LOT TYPE 5

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 258.95	\$ 1,362.13	\$ 70.46	\$ 1,691.55
2027	\$ 274.81	\$ 1,345.30	\$ 71.87	\$ 1,691.98
2028	\$ 290.66	\$ 1,327.44	\$ 73.31	\$ 1,691.41
2029	\$ 308.28	\$ 1,308.54	\$ 74.78	\$ 1,691.60
2030	\$ 327.66	\$ 1,288.51	\$ 76.27	\$ 1,692.43
2031	\$ 347.03	\$ 1,267.21	\$ 77.80	\$ 1,692.04
2032	\$ 368.17	\$ 1,244.65	\$ 79.35	\$ 1,692.18
2033	\$ 389.31	\$ 1,220.72	\$ 80.94	\$ 1,690.97
2034	\$ 413.97	\$ 1,195.42	\$ 82.56	\$ 1,691.95
2035	\$ 438.64	\$ 1,168.51	\$ 84.21	\$ 1,691.35
2036	\$ 466.82	\$ 1,140.00	\$ 85.89	\$ 1,692.71
2037	\$ 495.01	\$ 1,109.65	\$ 87.61	\$ 1,692.27
2038	\$ 524.95	\$ 1,077.48	\$ 89.36	\$ 1,691.80
2039	\$ 556.66	\$ 1,043.35	\$ 91.15	\$ 1,691.17
2040	\$ 591.89	\$ 1,007.17	\$ 92.98	\$ 1,692.04
2041	\$ 628.89	\$ 968.70	\$ 94.83	\$ 1,692.42
2042	\$ 667.64	\$ 927.82	\$ 96.73	\$ 1,692.20
2043	\$ 708.16	\$ 884.42	\$ 98.67	\$ 1,691.25
2044	\$ 752.20	\$ 838.39	\$ 100.64	\$ 1,691.23
2045	\$ 799.76	\$ 789.50	\$ 102.65	\$ 1,691.92
2046	\$ 849.09	\$ 737.52	\$ 104.71	\$ 1,691.31
2047	\$ 901.93	\$ 682.33	\$ 106.80	\$ 1,691.06
2048	\$ 960.07	\$ 623.70	\$ 108.94	\$ 1,692.70
2049	\$ 1,019.96	\$ 561.30	\$ 111.11	\$ 1,692.37
2050	\$ 1,083.38	\$ 495.00	\$ 113.34	\$ 1,691.71
2051	\$ 1,152.08	\$ 424.58	\$ 115.60	\$ 1,692.26
2052	\$ 1,224.31	\$ 349.69	\$ 117.92	\$ 1,691.91
2053	\$ 1,301.82	\$ 270.11	\$ 120.27	\$ 1,692.20
2054	\$ 1,382.85	\$ 185.50	\$ 122.68	\$ 1,691.02
2055	\$ 1,470.93	\$ 95.61	\$ 125.13	\$ 1,691.67
Total^[c]	\$ 20,955.88	\$ 26,940.24	\$ 2,858.57	\$ 50,754.69

Footnotes:

[a] Interest is calculated at a 10.59% rate for years 1-5 and 7.59% for years 6-30, and is subject to change. The interest rate of 10.59% is not higher than 5%, and the 7.59% is not higher than 2%, above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

**PRAIRIEVIEW PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE
IMPROVEMENT AREA #2 – LOT TYPE 6**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$21,436.83

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 *Prairieview 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 Ennis. The exact amount of each annual installment will be approved each year by the Ennis City Commission 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 Ennis.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 LOT TYPE 6

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 264.90	\$ 1,393.39	\$ 72.08	\$ 1,730.37
2027	\$ 281.12	\$ 1,376.18	\$ 73.52	\$ 1,730.81
2028	\$ 297.33	\$ 1,357.90	\$ 74.99	\$ 1,730.23
2029	\$ 315.35	\$ 1,338.58	\$ 76.49	\$ 1,730.42
2030	\$ 335.18	\$ 1,318.08	\$ 78.02	\$ 1,731.28
2031	\$ 355.00	\$ 1,296.29	\$ 79.58	\$ 1,730.87
2032	\$ 376.62	\$ 1,273.22	\$ 81.17	\$ 1,731.01
2033	\$ 398.25	\$ 1,248.74	\$ 82.80	\$ 1,729.78
2034	\$ 423.47	\$ 1,222.85	\$ 84.45	\$ 1,730.78
2035	\$ 448.70	\$ 1,195.33	\$ 86.14	\$ 1,730.17
2036	\$ 477.54	\$ 1,166.16	\$ 87.87	\$ 1,731.56
2037	\$ 506.37	\$ 1,135.12	\$ 89.62	\$ 1,731.11
2038	\$ 537.00	\$ 1,102.21	\$ 91.42	\$ 1,730.62
2039	\$ 569.44	\$ 1,067.30	\$ 93.24	\$ 1,729.98
2040	\$ 605.48	\$ 1,030.29	\$ 95.11	\$ 1,730.88
2041	\$ 643.32	\$ 990.93	\$ 97.01	\$ 1,731.26
2042	\$ 682.97	\$ 949.12	\$ 98.95	\$ 1,731.03
2043	\$ 724.41	\$ 904.72	\$ 100.93	\$ 1,730.07
2044	\$ 769.46	\$ 857.64	\$ 102.95	\$ 1,730.05
2045	\$ 818.12	\$ 807.62	\$ 105.01	\$ 1,730.75
2046	\$ 868.57	\$ 754.44	\$ 107.11	\$ 1,730.12
2047	\$ 922.63	\$ 697.99	\$ 109.25	\$ 1,729.87
2048	\$ 982.10	\$ 638.01	\$ 111.44	\$ 1,731.55
2049	\$ 1,043.37	\$ 574.18	\$ 113.66	\$ 1,731.21
2050	\$ 1,108.24	\$ 506.36	\$ 115.94	\$ 1,730.54
2051	\$ 1,178.52	\$ 434.32	\$ 118.26	\$ 1,731.10
2052	\$ 1,252.40	\$ 357.72	\$ 120.62	\$ 1,730.74
2053	\$ 1,331.69	\$ 276.31	\$ 123.03	\$ 1,731.04
2054	\$ 1,414.59	\$ 189.75	\$ 125.49	\$ 1,729.83
2055	\$ 1,504.69	\$ 97.80	\$ 128.00	\$ 1,730.50
Total^[c]	\$ 21,436.83	\$ 27,558.54	\$ 2,924.18	\$ 51,919.55

Footnotes:

[a] Interest is calculated at a 10.59% rate for years 1-5 and 7.59% for years 6-30, and is subject to change. The interest rate of 10.59% is not higher than 5%, and the 7.59% is not higher than 2%, above the Bond Buyer Index 25-Bond Revenue Index of 5.59% dated July 2025, as allowed by the PID Act and as described in the Improvement Area #2 Reimbursement Agreement. If Improvement Area #2 Bonds are issued, interest shall adjust to the rate of those PID Bonds plus Additional Interest of 0.50%.

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

EXHIBIT B
CITY OF ENNIS, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Commission of Ennis, Texas on *August 19, 2025, at 6:00 p.m., in the City Commission Chambers, at Ennis City Hall, 107 N. Sherman Street, Ennis, Texas 75119.* The public hearing will be held to consider proposed assessments to be levied against the assessable property within the Prairieview Public Improvement District (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the “Act”).

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") include: water and wastewater system improvements, drainage improvements, streets, roadway improvements, sidewalks, right-of-way acquisition, utility easement acquisition, and other improvement projects; projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The total costs of the Improvement Area #2 Authorized Improvements, including the costs of creating the District and issuing the bonds, is approximately \$27,033,598.

The boundaries of the District include approximately ±236.482 acres of land situated inside the corporate boundaries of the City of Ennis, Ellis County, State of Texas, and generally located west of Ensign Road, north of Liska Road and east of Lakeview Drive, and as more particularly described by a metes and bounds description available at the Ennis City Hall located at 107 N. Sherman Street, Ennis, Texas and available for public inspection.

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

A copy of the Improvement Area #2 Assessment Roll, which includes the assessments to be levied against each parcel in the District for the Improvement Area #2 Authorized Improvements, is available for public inspection at the office of the City Secretary, 107 N. Sherman Street, Ennis, Texas 75119.

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution authorizing the Mayor to execute two (2) Supplements to the Agreement for Street Lighting Services by and between Oncor Electric Delivery Company LLC and the City of Ennis, dated December 03, 2003, to provide fifteen (15) streetlights to Prairie View Phase 3A and eighteen (18) streetlights to Prairie View Phase 3B.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: Public Works

Staff Contact: Ed Green, Public Works Director

BACKGROUND INFORMATION:

The adopted Unified Development Ordinance requires street appurtenances as required by the City's Infrastructure Design Standards, including streetlights, street signs, signals, and pavement markings. City policies require developers to contract with Oncor to provide street lighting on roadways that are to be accepted and maintained by the City.

The attached original agreement, dated 2003, has been routinely amended as streetlights are added to City-maintained infrastructure-either through developer-added roadways or City projects. Developers install the underground conduit and street light pole foundations to Oncor specifications and at spacing as required by City design standards.

Oncor furnishes and installs the streetlight circuit conductors, poles, and fixtures, and is responsible for operating and maintaining each streetlight at a fixed monthly cost of approximately \$14.00 per month.

FINANCIAL IMPACT:

Street Department Operations Light and Power account 001-316-44090

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

[RESOLUTION NO.-ONCOR Street Lighting Service Agreement Supplement to serve Prairie View Phase 3A and Phase 3B. - Pdf](#)



RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE TWO (2) SUPPLEMENTS TO THE AGREEMENT FOR STREET LIGHTING SERVICES BY AND BETWEEN ONCOR ELECTRIC DELIVERY COMPANY LLC AND THE CITY OF ENNIS, DATED DECEMBER 03, 2003, TO PROVIDE FIFTEEN (15) STREETLIGHTS TO PRAIRIE VIEW PHASE 3A AND EIGHTEEN (18) STREETLIGHTS TO PRAIRIE VIEW PHASE 3B.

WHEREAS, the City Commission wishes to construct and maintain their street network in a safe and operational manner; and

WHEREAS, the City Commission wishes to amend the existing Agreement for Street Lighting Services by and between Oncor Electric Delivery Company LLC and the City of Ennis, dated December 03, 2003, to provide a total of thirty-three (33) streetlights to the Prairie View addition; and

WHEREAS, Oncor has provided two (2) supplemental agreements for street lighting services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes the Mayor to execute two (2) Supplements to the Agreement for Street Lighting Services by and between Oncor Electric Delivery Company LLC and the City of Ennis, dated December 03, 2003, to provide fifteen (15) streetlights to Prairie View Phase 3A and eighteen (18) streetlights to Prairie View Phase 3B.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent

jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, on this 5th day of August, 2025.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

Oncor Electric Delivery Company LLC

Effective Date: May 01, 2023

Revision: Three

EXHIBIT "A"
WO Number : 26679704
SUPPLEMENT TO
THE AGREEMENT FOR STREET LIGHTING SERVICE BY AND BETWEEN
ONCOR ELECTRIC DELIVERY COMPANY LLC AND CITY OF ENNIS
DATED Dec 03, 2003

This Supplement ("Supplement") to the Agreement for Street Lighting Service ("Agreement"), is made and entered into this 24 day of April, 2025 by Oncor Electric Delivery Company LLC and CITY OF ENNIS, ("Customer") both hereinafter referred to as the "Parties." In consideration of the mutual promises and undertakings herein set forth, the Parties hereby agree to amend the Agreement as follows:

- 1. The following Request for Street Lighting Service is hereby added to the Agreement:
Request for Street Lighting Service dated 04/24/25, attached hereto as Exhibit B.
- 2. This Supplement shall become effective upon execution by the Parties.
- 3. This Supplement is subject to the terms and conditions of the Agreement.
- 4. If Customer has arranged for its designated agent or representative ("Customer's Agent") to pay to Company the contribution-in-aid-of-construction ("CIAC") referenced in the Agreement, then Customer's Agent shall execute this Amendment for the sole purpose of establishing such agent's agreement to pay such CIAC.
- 5. Except as otherwise provided herein, the Agreement shall continue in full force and effect in accordance with its terms.

IN WITNESS HEREOF, the Parties have caused this Supplement to be executed in several counterparts, each of which shall be deemed an original but all shall constitute one and the same instrument.

ONCOR ELECTRIC DELIVERY COMPANY LLC	CITY OF ENNIS
By : <u>Orlando Cervantes</u>	By : _____
Title : <u>New Construction Manager</u>	Title : _____
Date : <u>04/24/2025</u>	Date : _____
For CIAC purposes only pursuant to Section (4) above	
	By : _____
	Title : _____
	Date : _____

EXHIBIT "B"

REQUEST FOR STREET LIGHTING SERVICE

Actions: A-Addition R-Removal RL-Relocation S-Services (Schedule D - Only)

ESI ID	Action	Order required from CR to Energize - Yes/No (For New ES/ID Only)	Quantity	Wattage	Lamp Type	Rate Schedule	Identifying Luminaire/ Pole Type	Location (Address, etc.) (See Attached Sketch)
0007399413	A		1	55	LED	A	Cobra Head/Steel	001-Structure ID : 3227957-09663542 32.279570/ -96.635420
0007399413	A		1	55	LED	A	Cobra Head/Steel	002-Structure ID : 3228051-09663574 32.280510/ -96.635740
0007399413	A		1	55	LED	A	Cobra Head/Steel	003-Structure ID : 3228003-09663633 32.280030/ -96.636330
0007399413	A		1	55	LED	A	Cobra Head/Steel	004-Structure ID : 3227812-09663466 32.278120/ -96.634660
0007399413	A		1	55	LED	A	Cobra Head/Steel	005-Structure ID : 3228117-09663588 32.281170/ -96.635880
0007399413	A		1	55	LED	A	Cobra Head/Steel	006-Structure ID : 3228176-09663583 32.281760/ -96.635830
0007399413	A		1	55	LED	A	Cobra Head/Steel	007-Structure ID : 3227926-09663662 32.279260/ -96.636620
0007399413	A		1	55	LED	A	Cobra Head/Steel	008-Structure ID : 3227869-09663552 32.278690/ -96.635520
0007399413	A		1	55	LED	A	Cobra Head/Steel	009-Structure ID : 3227884-09663464 32.278840/ -96.634640
0007399413	A		1	55	LED	A	Cobra Head/Steel	010-Structure ID : 3228069-09663754 32.280690/ -96.637540
0007399413	A		1	55	LED	A	Cobra Head/Steel	011-Structure ID : 3227836-09663600 32.278360/ -96.636000
0007399413	A		1	55	LED	A	Cobra Head/Steel	012-Structure ID : 3228242-09663575 32.282420/ -96.635750
0007399413	A		1	55	LED	A	Cobra Head/Steel	013-Structure ID : 3227927-09663604

Oncor Electric Delivery Company LLC

Effective Date: May 01, 2023

Revision: Three

EXHIBIT "B"
REQUEST FOR STREET LIGHTING SERVICE

Actions: A-Addition R-Removal RL-Relocation S-Services (Schedule D - Only)

ESI ID	Action	Order required from CR to Energize - Yes/No (For New ES/ID Only)	Quantity	Wattage	Lamp Type	Rate Schedule	Identifying Luminaire/ Pole Type	Location (Address, etc.) (See Attached Sketch)
								32.279270/ -96.636040
0007399413	A		1	55	LED	A	Cobra Head/Steel	014-Structure ID : 3228139-09663730 32.281390/ -96.637300
0007399413	A		1	55	LED	A	Cobra Head/Steel	015-Structure ID : 3228068-09663676 32.280680/ -96.636760

Comments:

1. Customer or Developer agrees to pay Company Contribution-in-aid-of-construction in the amount of \$ 0.00

2. If company is prevented from installing the requested facilities by any event of force majeure as defined in Section 5.2.4 of Company's

Tariff for Retail Delivery Service, Company will return to Customer or Developer as appropriate, without interest, the entire amount of

Customer or Developer's contribution-in-aid-of-construction payment, thereby terminating its supplement hand Company's obligation to provide facilities requested herein.

WO Number(s) : 26679704

Date :Apr 24, 2025

FEEDER: ENNIS 1903
PRIMARY VOLTAGE: 7.2KV/ 12.5KV
PROTECTIVE DEVICE: Recloser
@ 2268235-6154
OFFSITE: Dependent on:
Offsite: 2024-2535
Plan Items: 2024MWAX002R01
NJUNS: N/A
PERMIT(S): N/A

NUMBER OF LOTS: 136
HANDHOLE OR PEDESTAL: Handhole
NUMBER OF STREETLIGHTS: 15
SOIL CONDITION: Dirt

TRANSFORMER AND PADS: TYPE I
PRIMARY: 1/0AI UG
SECONDARY: 4/0AI TPX UG
SERVICES: 1/0AI TPX UG
SERVICE LENGTH: 55ft
STREETLIGHT LUMINAIRE: LEDCH55
STREETLIGHT STANDARD: SLPR28
STREETLIGHT ESID: 7399413
STREETLIGHT ENTITY: City of Ennis
STREETLIGHT CONDUCTOR: #6 DPX

Nearby SID: 3227907-09663231

Connect to 2IN conduit
from previous phase
to close C Phase Loop



DESIGN CONCURRENCE

☐ APPROVED AS DESIGNED DATE: _____

☐ CHANGES AS REQUESTED DATE: _____

NAME: _____

TITLE: _____

CROSSING SLEEVE INFORMATION

ONCOR Conduit	
1 IN. REQUIRES	2 IN. SLEEVE
2 IN. REQUIRES	4 IN. SLEEVE
3 IN. REQUIRES	6 IN. SLEEVE
4 IN. REQUIRES	6 IN. SLEEVE
6 IN. REQUIRES	10 IN. SLEEVE

If crossing sleeves are to be installed place sleeves at all street crossings, and any other location where open trenching might be hindered.

ELECTRICAL FACILITIES LEGEND

- SECONDARY BOX
- STREET LIGHT
- TRANSFORMER PAD
- SWITCHGEAR PAD
- PULL BOX
- EXISTING ONCOR POLE
- PROPOSED ONCOR POLE
- DOWNGUY
- OVERHEAD TRANSFORMER

PRIMARY CONDUIT	SIZE	SECONDARY CONDUIT
1 IN.	1 IN.	1 IN.
2 IN.	2 IN.	2 IN.
3 IN.	3 IN.	3 IN.
4 IN.	4 IN.	4 IN.
6 IN.	6 IN.	6 IN.

EASEMENT LINE

PHASE DIVISION

ONCOR ELECTRIC DELIVERY
DISTRIBUTION PROJECT MANAGEMENT AND DESIGN SERVICES

PROJ. NAME : Prairie View Ph3A
LOCATION : Ennis, TX
PROJ. MGR. : Orlando Cervantes
DESIGNER : Eskerlett Munoz
WO # : 26679704
PLOT SCALE : Not To Scale

DATE: 04/1/2025
DATE: 03/12/2025
DATE: 12/13/2024





Oncor Electric Delivery Company LLC

Effective Date: May 01, 2023

Revision: Three

EXHIBIT "A"

WO Number : 26679353

SUPPLEMENT TO
THE AGREEMENT FOR STREET LIGHTING SERVICE BY AND BETWEEN
ONCOR ELECTRIC DELIVERY COMPANY LLC AND CITY OF ENNIS

DATED Dec 03, 2003

This Supplement ("Supplement") to the Agreement for Street Lighting Service ("Agreement"), is made and entered into this 24 day of April, 2025 by Oncor Electric Delivery Company LLC and CITY OF ENNIS, ("Customer") both hereinafter referred to as the "Parties." In consideration of the mutual promises and undertakings herein set forth, the Parties hereby agree to amend the Agreement as follows:

- 1. The following Request for Street Lighting Service is hereby added to the Agreement:
Request for Street Lighting Service dated 04/24/25, attached hereto as Exhibit B.
- 2. This Supplement shall become effective upon execution by the Parties.
- 3. This Supplement is subject to the terms and conditions of the Agreement.
- 4. If Customer has arranged for its designated agent or representative ("Customer's Agent") to pay to Company the contribution-in-aid-of-construction ("CIAC") referenced in the Agreement, then Customer's Agent shall execute this Amendment for the sole purpose of establishing such agent's agreement to pay such CIAC.
- 5. Except as otherwise provided herein, the Agreement shall continue in full force and effect in accordance with its terms.

IN WITNESS HEREOF, the Parties have caused this Supplement to be executed in several counterparts, each of which shall be deemed an original but all shall constitute one and the same instrument.

ONCOR ELECTRIC DELIVERY COMPANY LLC	CITY OF ENNIS
By : <u>Orlando Cervantes</u>	By : _____
Title : <u>New Construction Manager</u>	Title : _____
Date : <u>04/24/25</u>	Date : _____
For CIAC purposes only pursuant to Section (4) above	
	By : _____
	Title : _____
	Date : _____

Oncor Electric Delivery Company LLC

Effective Date: May 01, 2023

Revision: Three

EXHIBIT "B"
REQUEST FOR STREET LIGHTING SERVICE

Actions: **A-Addition** **R-Removal** **RL-Relocation** **S-Services** (Schedule D - Only)

ESI ID	Action	Order required from CR to Energize - Yes/No (For New ES/ID Only)	Quantity	Wattage	Lamp Type	Rate Schedule	Identifying Luminaire/ Pole Type	Location (Address, etc.) (See Attached Sketch)
0007399413	A		1	55	LED	A	Cobra Head/Steel	001-Structure ID : 3227672-09663532 32.276720/ -96.635320
0007399413	A		1	55	LED	A	Cobra Head/Steel	002-Structure ID : 3227697-09663389 32.276970/ -96.633890
0007399413	A		1	55	LED	A	Cobra Head/Steel	003-Structure ID : 3227493-09663699 32.274930/ -96.636990
0007399413	A		1	55	LED	A	Cobra Head/Steel	004-Structure ID : 3227580-09663557 32.275800/ -96.635570
0007399413	A		1	55	LED	A	Cobra Head/Steel	005-Structure ID : 3227736-09663316 32.277360/ -96.633160
0007399413	A		1	55	LED	A	Cobra Head/Steel	006-Structure ID : 3227381-09663726 32.273810/ -96.637260
0007399413	A		1	55	LED	A	Cobra Head/Steel	007-Structure ID : 3227707-09663483 32.277070/ -96.634830
0007399413	A		1	55	LED	A	Cobra Head/Steel	008-Structure ID : 3227481-09663524 32.274810/ -96.635240
0007399413	A		1	55	LED	A	Cobra Head/Steel	009-Structure ID : 3227733-09663386 32.277330/ -96.633860
0007399413	A		1	55	LED	A	Cobra Head/Steel	010-Structure ID : 3227443-09663837 32.274430/ -96.638370
0007399413	A		1	55	LED	A	Cobra Head/Steel	011-Structure ID : 3227648-09663613 32.276480/ -96.636130
0007399413	A		1	55	LED	A	Cobra Head/Steel	012-Structure ID : 3227542-09663838 32.275420/ -96.638380
0007399413	A		1	55	LED	A	Cobra Head/Steel	013-Structure ID : 3227571-09663748

Oncor Electric Delivery Company LLC

Effective Date: May 01, 2023

Revision: Three

EXHIBIT "B"
REQUEST FOR STREET LIGHTING SERVICE

Actions: A-Addition R-Removal RL-Relocation S-Services (Schedule D - Only)

ESI ID	Action	Order required from CR to Energize - Yes/No (For New ES/ID Only)	Quantity	Wattage	Lamp Type	Rate Schedule	Identifying Luminaire/ Pole Type	Location (Address, etc.) (See Attached Sketch)
								32.275710/ -96.637480
0007399413	A		1	55	LED	A	Cobra Head/Steel	014-Structure ID : 3227738-09663469 32.277380/ -96.634690
0007399413	A		1	55	LED	A	Cobra Head/Steel	015-Structure ID : 3227548-09663504 32.275490/ -96.634970
0007399413	A		1	55	LED	A	Cobra Head/Steel	016-Structure ID : 3227432-09663658 32.274320/ -96.636580
0007399413	A		1	55	LED	A	Cobra Head/Steel	017-Structure ID : 3227455-09663793 32.274550/ -96.637930
0007399413	A		1	55	LED	A	Cobra Head/Steel	018-Structure ID : 3227614-09663456 32.276140/ -96.634560

Comments:

1. Customer or Developer agrees to pay Company Contribution-in-aid-of-construction in the amount of \$ 0.00

2. If company is prevented from installing the requested facilities by any event of force majeure as defined in Section 5.2.4 of Company's

Tariff for Retail Delivery Service, Company will return to Customer or Developer as appropriate, without interest, the entire amount of

Customer or Developer's contribution-in-aid-of-construction payment, thereby terminating tis supplement hand Company's obligation to

provide facilities requested herein.

WO Number(s) : 26679353

Date :Apr 24, 2025

DESIGN CONCURRENCE

☐ APPROVED AS DESIGNED DATE: _____

☐ CHANGES AS REQUESTED DATE: _____

NAME: _____

TITLE: _____

ONCOR Conduit	REQUIRES	2 IN. SLEEVE
1 IN.	REQUIRES	4 IN. SLEEVE
2 IN.	REQUIRES	6 IN. SLEEVE
3 IN.	REQUIRES	6 IN. SLEEVE
4 IN.	REQUIRES	10 IN. SLEEVE

If crossing sleeves are to be installed, place sleeves at all street crossing, and any other location where open trenching might be hindered.

- ⊗ SECONDARY BOX
- ☀ STREET LIGHT
- TRANSFORMER PAD
- ⚙ SWITCHGEAR PAD
- PULL BOX
- EXISTING ONCOR POLE
- PROPOSED ONCOR POLE
- ├ DOWNGUY
- ▲ OVERHEAD TRANSFORMER

PRIMARY CONDUIT	SIZE	SECONDARY CONDUIT
	1 IN.
	2 IN.	————
	3 IN.	-----
	4 IN.	-----
	5 IN.	-----

PHASE DIVISION

ONCOR ELECTRIC DELIVERY
DISTRIBUTION PROJECT MANAGEMENT AND DESIGN SERVICES

PROJ. NAME : Prairie View Ph 38

LOCATION : Ennis, TX

PROJ. MGR. : Orlando Cervantes

DESIGNER : Esko

L
C
S
C
S
C
L
M
C

PLOT SCALE : Not To Scale



— Signed by:

Carlos Moreno

2D218CA63061490...

03/19/2025 | 9:39:56 AM CDT



ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor to execute an agreement with Unity in the Community of Ennis for sponsorship of the Blues on Main Festival and Health Fair.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: Community Engagement

Staff Contact: Andrew Alvarado, Tourism & Events Manager

BACKGROUND INFORMATION:

This memorandum provides background on the City's partnership with Unity in the Community of Ennis for the 2025 Blues on Main Festival and Health Fair, and outlines the development of a formal agreement.

On March 18, 2025, the City Commission awarded an agreement for Production Management of Ennis Special Events to First Class Productions, Inc. The award, as amended by the City Commission, specifically included production management services for the Blues on Main Festival as part of the Scope of Services.

Ennis City Commission March 18, 2025 Meeting Minutes (excerpt):

"H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION F.3. Discuss and consider approval of a resolution of the City Commission of the City of Ennis, Texas, awarding ITB 25-102-10 for Production Management of Ennis Special Events to First Class Production, Inc. Mayor Raburn read the item and restated the main motion by Commissioner Watson, and second made by Commissioner Pierce, to approve the item. Commissioner Hejny made a motion, seconded by Commissioner Falkenbach, to amend the main motion by striking line item 8 and adding line item 4.

A vote was cast on the amendment to the main motion to strike line item 8 and add line item 4 to the Scope of Services.

7 in favor, 0 against. Motion passed.

A vote was cast on the amended main motion to approve the award for Production Management of Ennis Special Events to First Class Productions, Inc.

7 in favor, 0 against. Motion passed."

Unity in the Community of Ennis, a 501(c)(3) nonprofit organization, is dedicated to enhancing the quality of life for the Ennis community by providing cultural, educational, and health-focused events for underserved populations. Their ongoing efforts include the annual Juneteenth Parade and Festival and the Blues on Main Festival and Health Fair, which have become signature events in Ennis, promoting cultural awareness, public health, and community pride.

The City of Ennis recognizes the importance of supporting these events as part of its commitment to fostering community engagement and vibrancy in Historic Downtown Ennis. The partnership with Unity in the Community of Ennis serves a municipal public purpose, aligning with the City's goals of promoting cultural heritage, enhancing community vitality, and supporting public health initiatives.

Proposed Agreement Scope:

The agreement outlines the partnership between the City of Ennis and Unity in the Community of Ennis, reflecting the following collaborative commitments.

1. Blues on Main Festival and Health Fair (August 2025):

- City to provide logistical support, including street closures in Downtown Ennis, and access to the Welcome Center and Bluebonnet Ballroom for the Health Fair.
- Production management services for the Blues on Main Festival will be coordinated through First Class Productions, Inc., as awarded by the City Commission.
- Unity in the Community will secure entertainment for the Blues on Main Festival.
- City to provide logistical support and sanitation resources as available.

FINANCIAL IMPACT:

Production for Blues on Main: \$18,800.00

Any additional Staff and city-provided resources for other elements of the Blues on Main event to be determined pending final logistics.

POLICY IMPLICATIONS:

Agreements with non-profits for special events require subject to terms and conditions set forth in agreements, applicable laws, regulations and City Commission approval.

RECOMMENDATION:

City Commission previously approved production services for 2025 that included Blues on Main. Staff recommends approval.

ATTACHMENTS:

[MOU \(COE & UITC\) 08-05](#)

[Unity in the Community 501c3](#)

[TX_SOS_Unity in the Community of Ennis_Registered Agent](#)

[Evaluation Tabulation Blues on Main](#)

[RESOLUTION NO.-Unity in the Community MOU 2025 - Pdf](#)

STATE OF TEXAS
COUNTY OF ELLIS

§
§
§
§
§

**MEMORANDUM OF UNDERSTANDING
– UNITY IN THE COMMUNITY OF ENNIS**

THIS MEMORANDUM OF UNDERSTANDING (“Agreement”) is made by and between the **City of Ennis, Texas** ("City") a municipal corporation, and **Unity in the Community of Ennis** ("Organization"), collectively referred to as "the parties" effective on August 5, 2025 (“Effective Date”).

WHEREAS, the City periodically sponsors events or festivals in the City of Ennis that provide entertainment, information, or services to residents or visitors; and

WHEREAS, Unity in the Community of Ennis is committed to bringing medical, human needs, and cultural awareness to the elderly and underprivileged residents of the Ennis community; and

WHEREAS, Unity in the Community of Ennis has organized and hosted the Ennis Blues on Main Festival and health fair for many years; and

WHEREAS, to promote the community’s history and vitality, the City of Ennis desires to collaborate with organizations such as Unity in the Community of Ennis to create unique event opportunities in and around Historic Downtown Ennis, including seasonal, festive, civic, and other events; and

WHEREAS, the City desires to sponsor the following event(s) organized by Organization: Blues on Main Festival and Health Fair on August 30 & 31, 2025 (“Event”) as provided herein; and

WHEREAS, sponsorship of the Event serves a municipal and a public purpose and is in the public interest.

NOW THEREFORE, in consideration of the covenants and agreements herein contained, the parties hereto do mutually agree as follows:

1. **RECITALS.** That all of the recitals and preamble hereinabove stated are found to be true and correct and are incorporated herein and made a part of this Agreement.
2. **DESCRIPTION OF EVENT.** Organization will organize and hold the Event as described in Exhibit A.
3. **DESCRIPTION OF SPONSORSHIP.** City will sponsor the Event as described in Exhibit B.

4. **TERM.** This Agreement shall be effective from the Effective Date, through September 30, 2025, unless otherwise extended as allowed under other provisions of this Agreement. Either party may terminate this Agreement at any time, with or without cause, by giving the other party thirty (30) days' written notice.
5. **OBLIGATIONS OF ORGANIZATION.** In consideration of the Sponsorship provided by the City, Organization agrees to the following terms and conditions:
 - a. The Sponsorship only shall be used for the Event described herein;
 - b. Within thirty (30) days of the Event, Organization shall provide the following information to the City about the Event:
 - i. Attendance by day;
 - ii. Number of vendors; and
 - c. In all advertisements and promotional materials, Organization shall acknowledge the sponsorship by the City of Ennis. This may be accomplished by including the City in any list of donors or sponsors for the Event.
 - d. Event recognition, signage, branding, publicity, and advertising in conjunction with the Agreement shall not contain obscenity; pornography; incitement to imminent lawless action; speech presenting a grave and imminent threat; fighting words; fraudulent material; defamatory, libelous, or slanderous material; solicitations to commit, or speech integral to, criminal conduct; promotion of drugs, tobacco, gambling, or adult entertainment; political campaign speech, political advertising, or speech that supports or opposes or appears to support or oppose a ballot measure or initiative, or refers to any person in or campaigning for public office.
 - e. Organization shall not utilize the City of Ennis logo on any materials.
 - f. Upon execution of this Agreement, submit the following:
 - i. Copy of the Organization's Articles of Incorporation and charter issued by the state where incorporated;
 - ii. Copy of the Organization's adopted bylaws;
 - iii. Copy of any determination letter or other document issued by the Internal Revenue Service regarding the Organization's status as a nonprofit corporation and any letters or documents that show a change in that status; and
 - iv. List of the contact information for all current members of the Organization's Board of Directors.
 - g. Organization must be incorporated and maintain good standing as a non-profit corporation with the State of Texas and also maintain good standing as a tax-exempt.
 - h. Organization is responsible for:
 - i. Complying with all laws and regulations for the holding of the Event, including obtaining a Special Event permit, if needed;

- ii. Organization will immediately report to the City Manager any actual, suspected, potential, or alleged failure to comply with any applicable law or regulation or any other requirement of the preceding paragraph, including any notice or inquiry from the state or federal authority requesting an audit or otherwise pertaining to the Organization operations or legal status.
- iii. Set up and take down for Event;
- iv. Labor for Event except as provided specifically in Exhibit B;
- v. All liability in connection with the Event, including damages to City property, whatever the cause, while hosting the Event, and agrees to reimburse the City for any such damage within thirty (30) days of receipt of a notice from the City.

6. REPRESENTATIONS OF ORGANIZATION. Organization represents and warrants that:

- a. Organization is a Section 501(c)(3) tax-exempt non-profit organization duly established under the Laws of the State of Texas.
- b. No litigation or legal proceedings are pending presently or threatened against Organization.
- c. This Agreement and the sponsorship provided hereunder is nonexclusive, and the City may enter into similar agreements with other entities and organizations.
- d. Organization is not an agent of the City and shall not hold itself out as such. The city assumes no liability for Organization's actions and for the Event.
- e. Organization has duly granted its undersigned representative authority to enter into this Agreement on its behalf, which authority has not been limited, revoked, or restricted in any manner whatsoever as of the date of execution hereof.
- f. Organization understands that because of the City's potential involvement with the Organization, any documents of the Organization in the City's control and possession are subject to the Texas Public Information Act and potential open records requests, absent any applicable specific exemptions.

7. SUBCONTRACTING. Nothing in this Agreement shall prohibit, nor be construed to prohibit, the agreement by Organization with another private entity, person, or organization for the performance of those services described in Exhibit A. In the event that Organization enters into any arrangement, contractual or otherwise, with such other entity, person or organization, Organization shall cause such other entity, person, or organization to adhere to, conform to, and be subject to all provisions, terms, and conditions of this Agreement.

8. RELATIONSHIP OF PARTIES. It is understood and agreed by the parties that Organization is an independent Organization with respect to City and not an employee of City. City will not provide fringe benefits, including health insurance benefits, paid vacation, worker's compensation insurance or benefits, or any other employee benefit,

for the benefit of Organization, and Organization shall act solely as an independent Organization in performing the services referenced herein and shall have no right or authority to act for City and will not enter into any contract or other agreement, or incur any debt, liability or obligation of any nature in the name of, or on behalf of, City.

9. **INSURANCE AND INDEMNITY .** Organization shall provide continuous enforcement of adequate insurance in accordance with Exhibit C to this Agreement which is attached hereto and incorporated herein by reference.

ORGANIZATION COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS, THE CITY AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS, AND REPRESENTATIVES OF THE CITY, INDIVIDUALLY AND COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE CITY DIRECTLY OR INDIRECTLY, ARISING OUT OF, CAUSED BY OR RESULTING FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBORGANIZATION OR SUPPLIER, COMMITTED BY THE ORGANIZATION FOR THE EVENT, OR ANOTHER ORGANIZATION OR PERSON OVER WHICH THE ORGANIZATION EXERCISES CONTROL.

ORGANIZATION AND CITY AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

10. **NOTICES.**

- a. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered after five (5) days from the date shown to be mailed. Notices may also be delivered via e-mail where authorized under this Agreement.

- b. Notice to City shall be delivered to the City Manager to the following address:

City of Ennis
ATTN: City Manager
P.O. Box 220
Ennis, Texas 75120-0220; or
andrea.wb@ennistx.gov

E-Mail:

- c. Notice to Organization shall be delivered to the following address:

Unity in the Community of Ennis
ATTN: Dr. Charlotte Watson-Allen

2222 Mayfair Street
Ennis, TX 75119-1561; or
E-Mail: uitcofennis@gmail.com

d. Such addresses or contact persons may be changed from time to time by either party by providing written notice to the other in the manner set forth above.

11. INTEREST OF PARTIES.

- a. No member of the governing body of City, and no other officer, employee, or agent of City shall have any personal interest, direct or indirect, in this Agreement.
- b. No member of a governmental body, subdivision, or agency thereof, who exercises any functions, or responsibilities in the review or approval of the carrying out of the agreement, or goods or services to which this Agreement pertains, shall have any personal interest, direct or indirect, in this Agreement.
- c. No members of the U.S. Congress, the Texas Legislature, or county officials can have any personal interest in the Agreement.

12. **DISCRIMINATION.** No one will, on the grounds of race, color, religion, sex, gender identity or expression, sexual orientation, national origin, marital status, age, disability, genetic information, pregnancy, veteran status, or any other legal protected status under applicable federal, state, and local laws be subject to discrimination in the performance of this Agreement.

13. **FEDERAL/STATE GRANTS.** If federal or state grant funds are involved in the performance of this Agreement, then all grant conditions must be complied with by City and Organization.

14. **WAIVER OF CONTRACTUAL RIGHT.** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement. No delay or omission by either party hereto to exercise any right or power hereunder shall impair such right or power or be construed to be a waiver. A waiver of any breach of this Agreement by either of the parties shall not be construed to be a waiver of any succeeding breach or of any other covenant herein contained. All remedies provided for in this Agreement shall be cumulative and in addition to and not in lieu of any other remedies available to either party at law, in equity or otherwise.

15. GOVERNMENTAL IMMUNITY.

- a. **Immunity retained.** The City and Organization hereby acknowledge and agree that City is entering this Agreement pursuant to its governmental function and that nothing

contained in this Agreement shall be construed as constituting a waiver of the City's governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law.

b. Limited Waiver of Immunity. Notwithstanding anything to the contrary herein, the City and Organization hereby acknowledge and agree that to the extent this Agreement is subject to the provisions of Subchapter I of Chapter 271, Texas Local Government Code, as amended, the City's immunity from suit is waived only as set forth in Subchapter I of Chapter 271, Texas Local Government Code.

Should a court of competent jurisdiction determine the City's immunity from suit is waived in any manner other than as provided in Subchapter I of Chapter 271, Texas Local Government Code, as amended, the City and Organization hereby acknowledge and agree that in a suit against the City for breach of this Agreement:

- (a) the total amount of money awarded is limited to actual damages in an amount not to exceed the balance due and owed by City under this Agreement;
- (b) the recovery of damages against City may not include consequential damages or exemplary damages;
- (c) Organization may not recover attorney's fees; and
- (d) Organization is not entitled to specific performance or injunctive relief against the City.

16. **ENTIRE AGREEMENT.** This Agreement and Exhibits A, B, and C contain the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties. Exhibits A, B, and C are incorporated herein by reference for all purposes.
17. **ACCESS TO RECORDS.** City and any of its duly authorized representatives shall have access to any books, documents, papers, and records of Organization which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. It is expressly understood that upon receipt of substantial evidence of Organization's refusal to comply with this provision, City will have the right to terminate this Agreement without prior notice.
18. **RETENTION OF RECORDS.** Organization shall retain all records relating to this Agreement for five years after City makes final payment and all other pending matters are closed.
19. **FORCE MAJEURE.**
 - a. In the event performance by either party of its obligations under this Agreement shall be interrupted or delayed by or as a consequence of a pandemic, fire, flood, severe weather, or other act of God, war, insurrection, civil disturbance, or act of state, that party shall be excused from such performance for the period of time such occurrence shall have lasted or such period as is reasonably necessary to rebuild or take other action necessary to resume performance. The period of time

reasonably necessary to rebuild or take other action necessary to resume performance shall be as determined by the agreement of the parties, which agreement shall be negotiated and arrived at in good faith.

- b. Each party shall notify the other of any matter which interferes or threatens to interfere with the performance of any of its obligations under this Agreement. Upon such notice, the parties shall consult and cooperate as to measures which may be taken to overcome the interference or as to alternative measures which may be undertaken by the parties with a view to the continued performance of the agreement.

20. **ADDITIONAL PROVISIONS**

- a. **Designated Representatives.** The City representatives are the City Manager, and such other and additional persons as City Manager may designate in writing. The Organization's representative is Dr. Charlotte Watson-Allen, and such other and additional persons as Organization may designate in writing.
- b. **Exhibits.** Any and all exhibits described in this Agreement are attached hereto and incorporated herein by reference for all purposes. Exhibits attached to this Agreement are:
Exhibit A – Description of Event
Exhibit B – Description of Sponsorship
Exhibit C – Insurance Requirements
- c. **Choice of Law and Venue.** This Agreement is governed by the laws of the State of Texas and the venue for any disputes shall reside in Ellis County, Texas.
- d. **Misspelled words.** Misspelling of one or more words in this Agreement shall not void this Agreement. Such misspelled word shall be read so as to have the meaning apparently intended by the parties.
- e. **Assignment.** Neither party shall assign or transfer any right or interest in this Agreement, in whole or in part, without prior written approval of the other party.
- f. **Benefits.** This Agreement shall bind, and the benefits thereof shall inure, to the respective parties hereto, their legal representative, executors, administrators, successors, and assigns.
- g. **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

- h. **Plural Words.** Words used in the singular shall include the plural if and when applicable, and words used in the plural shall include the singular if and when applicable.
- i. **Time.** Time is of the essence of this Agreement.
- j. **Headings.** The paragraph and subparagraph headings and numbering contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this agreement.
- k. **Conflicts.** To the extent there may be a conflict between this Agreement and any proposal, exhibit, or other document attached hereto, the terms of this Agreement prevail.
- l. **Counterparts; Electronic Signatures.** This Agreement may be executed in any number of and by different parties hereto on separate counterparts, all of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same agreement. Any signature delivered by a party by facsimile or electronic transmission (including email transmission of a PDF image) shall be deemed to be an original signature hereto.

[SIGNATURE PAGE FOLLOWS]

CITY OF ENNIS, TEXAS


By: _____
Kameron Raburn, Mayor

Date: _____

ATTEST:

Angie Wade, City Secretary

Unity in the Community of Ennis

By: 
P.O. Box 149
Ennis, TX 75120

Date: 7/28/2025

Exhibit A
Description of the Event(s)

1. Blues on Main Festival and Health Fair: August 30 & 31, 2025
 - a. Health and Wellness in Motion 2025, Ennis Welcome Center, Saturday, August 30th from 10:00 AM - 1:00 PM.
 - i. Health Screenings, Health Information, Carter Blood Center, The Bridge Mammogram
 - b. Blues on Main Festival, Downtown Ennis
 - i. Live music - Jazz, Blues, Soul, etc. (Not accepting applications for music). Arts & Crafts vendors, Children's Activities, Food Vendors, etc.
 - Saturday August 30, 2025, from 5:00 PM - 10:00 PM
 - Sunday, August 31, 2025, from 12:00 PM - 6:00 PM

Exhibit B

Description of City Sponsorship of Event(s)

The following is intended to address most items to that can be accommodated as sponsorship by the City of Ennis as approved by the City Commission or resources available or owned by the City as may be provided for the event(s). Any additional requests or changes may be granted with approval by the City Manager, or their designee.

- Blues on Main Festival & Health Fair (August 30-31, 2025)
 - Saturday, August 30th: 10:00 AM – 10:00 PM
 - Sunday, August 31st: 12:00 PM – 6:00 PM
 - Downtown Street Closures
 - City shall coordinate with Organization and prepare adequate traffic control plan and devices for road closures and public safety
 - City will assist Organization with assistance with public notices regarding street closures and traffic impacts (e.g., signage, social media, or city website postings)
 - Use of Bluebonnet Room for Health Fair
 - City-owned tables and chairs will be made available for use.
 - Organization will be responsible for the setup and teardown of these items.
 - The lobby will be staffed during event hours to assist guests with information and provide access to public restrooms
 - Production includes stage, equipment, and labor, not to exceed \$18,800 as outlined in the contract between the City of Ennis and FirstClass Productions, Inc. Unity in the Community is responsible for securing entertainment and covering any additional production needs beyond the scope of the items listed below:
 - Bijax Stage Deck with audio, lighting, and power
 - Tents (50x50 structure for event, 20x20 for entertainment green room)
 - 60' of sidewalls
 - Cable ramps as needed
 - Sanitation resources as may be available.
 - Sanitation supplies will be provided for City owned facilities and receptacles, including items such as toilet paper and trash bags.
 - Any additional resources not maintained or owned by the City may be provided at Organization's expense.
 - Providing public safety support (police, fire, emergency medical etc.) as needed.
 - Providing public/event usage of tables, chairs, round-top tables, high-boy tables, picnic tables, only if already owned by the City, dumpsters and sanitation receptacle, as needed.
 - *Organization* will be responsible for returning these items to the staging areas post event
- Use of established city owned water and electric infrastructure where available in the downtown right-of-way and public spaces.

- Festival vendors will have access to water and electrical outlets.
- City staff will be available during regular business hours prior to the event to assist with initial hookups and address any necessary repairs or setup issues.
- City is not responsible for vendor or specific event electrical load requirements that exceed outlet or electrical infrastructure rated capacities.
- City staff will be on call for emergencies (e.g. Large scale infrastructure failures, public safety issues, street closures. Call sheet to be provided week prior to event.)
- Use of public restroom facilities including the Welcome Center and Minnie McDowal Park.

Exhibit C MINIMUM INSURANCE REQUIREMENTS

Organization agrees to maintain and require its subcontractors to maintain at all times during the agreement/contract term the following coverages at no less than the limits indicated:

<u>Worker's Compensation Insurance</u>	Statutory
Employers Liability	\$100,000
<u>Automobile Liability</u> (Including Owned and Non-Owned autos)	\$500,000 each occurrence Combined Single Limits or Equivalent
<u>Commercial General Liability</u>	
Combined Single Limits for Bodily Injury and Property Damage: Each occurrence for premises/operations:	
Broad form CGL liability coverage	\$1,000,000
Products/Operations aggregate	\$1,000,000
Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
<u>Umbrella Liability</u>	\$1,000,000 each occurrence \$1,000,000 annual aggregate \$ 25,000 self-insured retention
<u>Liquor/Dram Shop Liability</u> (for any event occurring on City-owned property where alcohol will be provided or served)	\$500,000.00

Organization's coverage must be written on an Occurrence (not claims made) basis with companies acceptable to the City, must stipulate that no take-out endorsements are included on the General Liability policy, and each policy providing coverage hereunder shall contain provisions that no cancellation or material reduction in coverage in the policy shall become effective except upon thirty (30) days prior written notice thereof to the City who shall be named as additional insured with respect to liability imposed upon it resulting from the performance of Work under this Agreement/Contract. There shall be no right of subrogation against the City and this waiver of subrogation shall be endorsed upon the policies. Prior to the commencement of services, Organization shall furnish certificates evidencing compliance with all requirements herein. **The limits of such insurance shall in no way be construed as limiting Organization's obligation to completely defend, indemnify and hold harmless the City.**

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date **JUN 16 2011**

UNITY IN THE COMMUNITY OF ENNIS
2222 MAYFAIR
ENNIS, TX 75110

Employer Identification Number:
16-1683973
DLN:
17053144301041
Contact Person:
JEFFERY A CULLEN ID# 31215
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
October 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Ye
Effective Date of Exemption:
December 4, 2009
Contribution Deductibility:
Yes
Addendum Applies:
No

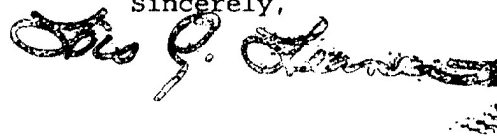
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	801201697	Entity Type:	Domestic Nonprofit Corporation
Original Date of Filing:	December 4, 2009	Entity Status:	In existence
Formation Date:	N/A	Non-Profit Type:	N/A
Tax ID:	32040791157	FEIN:	
Duration:	Perpetual		
Name:	Unity in the Community of Ennis		
Address:	2222 MAYFAIR ST ENNIS, TX 75119-1561 USA		

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Address				Inactive Date	
Shirley Watson	2222 Mayfair Ennis, TX 75119 USA					

Order

Return to Search

Instructions:
● To place an order for additional information about a filing press the 'Order' button.



City of Ennis
Finance
Stanley Muli, Finance Director
107 N. Sherman St, Ennis, TX 75119

EVALUATION TABULATION
ITB No. 25-102-10
Production Management of Ennis Special Events
RESPONSE DEADLINE: March 5, 2025 at 1:00 pm
Report Generated: Tuesday, May 27, 2025

SELECTED VENDOR TOTALS

Vendor	Total
First Class Productions, Inc	\$273,000.00
Pulse Production Group, LLC	\$330,274.06
Epicneter Productions, LLC	\$434,139.13

ENNIS SPECIAL EVENTS PRICING

Ennis Special Events Pricing					Epicneter Productions, LLC		First Class Productions, Inc		Pulse Production Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Bluebonnet Festival	1	Total Cost of Event	\$95,855.54	\$95,855.54	\$68,900.00	\$68,900.00	\$62,812.50	\$62,812.50
	2	Cinco De Mayo	1	Total Cost of Event	\$46,877.54	\$46,877.54	\$23,300.00	\$23,300.00	\$47,577.60	\$47,577.60
	3	National Polka Festival	1	Total Cost of Event	\$39,836.05	\$39,836.05	\$27,450.00	\$27,450.00	\$44,026.69	\$44,026.69
X	4	Blues on Main	1	Total Cost of Event	\$31,018.55	\$31,018.55	\$18,800.00	\$18,800.00	\$28,344.54	\$28,344.54
X	5	Freedom Fest	1	Total Cost of Event	\$36,553.05	\$36,553.05	\$20,900.00	\$20,900.00	\$48,770.10	\$48,770.10

EVALUATION TABULATION
ITB No. 25-102-10
Production Management of Ennis Special Events

Ennis Special Events Pricing					Epicneter Productions, LLC		First Class Productions, Inc		Pulse Production Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	6	Autumn Daze	1	Total Cost of Event	\$174,296.64	\$174,296.64	\$110,550.00	\$110,550.00	\$140,776.54	\$140,776.54
X	7	Lights of Ennis	1	Total Cost of Event	\$96,415.35	\$96,415.35	\$53,850.00	\$53,850.00	\$49,570.38	\$49,570.38
	8	Summer Concert Series	1	Total Cost of Event	\$32,266.20	\$32,266.20	\$25,200.00	\$25,200.00	\$33,416.97	\$33,416.97
Total						\$434,139.13		\$273,000.00		\$330,274.06



RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT WITH UNITY IN THE COMMUNITY OF ENNIS FOR SPONSORSHIP OF THE 2025 BLUES ON MAIN FESTIVAL AND HEALTH FAIR.

WHEREAS, Unity in the Community of Ennis, a 501(c)(3) nonprofit organization, is dedicated to bringing medical, human needs, and cultural awareness to the elderly, underprivileged, and citizens of the Ennis community; and

WHEREAS, Unity in the Community of Ennis has organized and hosted the annual Blues on Main Festival, and a Health Fair in the City of Ennis, providing valuable community programming that promotes cultural awareness, public health, and community pride; and

WHEREAS, on March 18, 2025, the City Commission of the City of Ennis awarded ITB 25-102-10 for Production Management of Ennis Special Events to First Class Productions, Inc., and as amended, the Scope of Services includes the Blues on Main Festival; and

WHEREAS, the City of Ennis recognizes the importance of supporting community events that celebrate the City's heritage, enhance Downtown vibrancy, and promote inclusivity and public engagement; and

WHEREAS, the City Commission has determined that partnership and sponsorship of the Blues on Main Festival, Health Fair, and related events serve a municipal public purpose; and

WHEREAS, the Parties desire to collaborate, as outlined in the forthcoming agreement, to facilitate the successful production of these community events.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City Commission hereby authorizes the Mayor to execute the agreement with Unity in the Community of Ennis for sponsorship of the Blues on Main Festival and Health Fair.

SECTION 2: The City Manager is further authorized to take any necessary actions to implement the agreement, including the provision of City resources and support as outlined therein.

SECTION 3: This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of August, 2025.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution by the City Commission of the City of Ennis, Texas, authorizing the Fire Chief to execute a Memorandum of Understanding for the establishment of the National Wildfire Coordinating Group (NWCG) Wildland Firefighter Standard between the Texas A&M Forest Service and the Ennis Fire Department.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: Fire

Staff Contact: Bill Evans, Fire Chief

BACKGROUND INFORMATION:

This MOU will establish the NWCG Training and Qualification Standards contained in the current or latest version of the Interagency Wildland Fire Qualifications System Guide (PMS 310-1) as the wildland qualification standards for the Texas Interstate Fire Mutual Aid System members of the Ennis Fire Department. The NWCG Standards for Wildland Fire Position Qualifications establish the minimum NWCG position qualification standards for training, experience, physical fitness, and currency for national mobilization to wildfire incidents.

RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

[RESOLUTION NO.-Texas A&M Forest Service MOU - Pdf](#)



RESOLUTION NO.

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE FIRE CHIEF TO EXECUTE A MEMORANDUM OF UNDERSTANDING FOR THE ESTABLISHMENT OF THE NATIONAL WILDFIRE COORDINATING GROUP (NWCG) WILDLAND FIREFIGHTER STANDARD BETWEEN THE TEXAS A&M FOREST SERVICE AND THE ENNIS FIRE DEPARTMENT.

WHEREAS, this Memorandum of Understanding (MOU) is entered into between the Ennis Fire Department (Cooperator) and the Texas A&M Forest Service, an agency of the state of Texas and a member of the Texas A&M University System (Agency); and

WHEREAS, this Memorandum of Understanding (MOU) establishes the National Wildfire Coordinating Group Training and Qualification Standards contained in the current or latest version of the Interagency Wildland Fire Qualification Guide (PMS 310-1) as the minimum Wildland Qualification Standards for Texas Interstate Fire Mutual Aid System members of the Ennis Fire Department; and

WHEREAS, the Ennis Fire Department desires to have the Texas A&M Forest Service carry Texas Interstate Fire Mutual Aid System members' Wildland Firefighter qualifications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City Commission authorizes the Fire Chief to execute a Memorandum of Understanding for the establishment of the National Wildfire Coordinating Group (NWCG) Wildland Firefighter Standard between the Texas A&M Forest Service and the Ennis Fire Department.

SECTION 2: This Resolution shall become effective from and after its date of adoption.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of August, 2025.

F.4.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary



**Memorandum of Understanding
For the Establishment of the NWCG Wildland Firefighter Standard
Between
Texas A&M Forest Service
And
[REDACTED] Fire Department/ESD**

This Memorandum of Understanding (“MOU”) is by and between the [REDACTED] Fire Department (“Cooperator”) and the Texas A&M Forest Service, an agency of the state of Texas and a member of The Texas A&M University System (“AGENCY”).

Definitions

- Director: The Director of AGENCY.
- South Central Forest Fire Compact: A compact between TX, OK, LA, and MS, established by Federal Law and ratified by the respective state legislatures that provides for sharing of each state’s wildland fire suppression personnel and equipment.
- National Wildfire Coordinating Group (“NWCG”): A consortium of Federal and state wildland fire agencies that includes the TFS which establishes the National firefighter qualification standard.
- Incident Management Teams (“IMTs”): A qualified group of emergency responders specifically trained and qualified by virtue of training and experience to manage wildfire and other incidents.
- Qualification Board: a select group of individuals qualified to review the training and experience records of wildland fire personnel trainees and determine the qualifications attained.
- PMS 310-1: The publication of the NWCG that contains the minimum requirements for wildland fire positions.
- PMS 901-1: The publication of the NWCG that establishes standards for all aspects of NWCG training course management and delivery.
- PPE: Personal Protective Equipment.
- Texas A&M Forest Service Wildland Fire and Incident Management Team Training & Qualifications Manual (“Training & Qualifications Manual”): Publication that establishes standards for training and qualifications for AGENCY and Cooperators.

Authorities

- AGENCY is the state signatory to the NWCG under Texas Education Code 88.120 and supports that standard for state wildland firefighters and Fire Departments in Texas.
- AGENCY may cooperate with the United States Forest Service and other Federal agencies under Texas Education Code 88.106 (a);
- AGENCY is responsible for wildland fire training within the State under Texas Education Code 88.120;
- AGENCY has responsibility to establish Incident Management Teams under Texas Education Code 88.122;
- Agency further provides and receives support through the South Central States Forest Fire Compact in suppression of wildfires as requested by member states under Texas Education Code 88.112 and 88.116.

Purpose

This MOU is entered into with the intent of establishing the NWCG Training and Qualification Standards contained in the current or latest version of PMS 310-1 as the wildland qualification standard for the Cooperator. The fire potential and the amount of property within the area protected by the cooperator fosters the need to have local fire agency personnel qualified to a higher wildland fire standard to assure that adequate well trained and physically prepared fire personnel can be deployed to meet a local and state wildfire response need. This MOU could represent both a cost saving and public safety measure for the people of Texas. Benefits include increasing the number of wildland fire personnel in the state, increasing the capability of the cooperator to more effectively deal with wildfire response, and reduce loss of life and property at the local level. The MOU could further enhance the State's ability to assist other state and Federal agencies on wildfires and all risk incidents by increasing the number of NWCG fully qualified wildfire personnel to assist outside the state on incidents of National and Regional significance.

Responsibilities under the MOU

AGENCY shall:

- Conduct audits of training records, task books, and qualifications at the discretion of the AGENCY.
- Status qualified individuals/resources within the Interagency Resource Ordering Capability (IROC).
- Recognize, where possible, the Prior Learning of individuals within the Cooperators personnel that is accepted within the NWCG standard.
- Certify fire department personnel in all functional areas, except for Prescribed Fire, Prevention, and Investigation. Approved functional areas include:
 - Operations

- Command
- Air Operations
- Dispatch
- Finance/Administration
- Planning
- Logistics

The Cooperator shall:

- Designate a training officer that will determine the training and task book needs of Cooperator's personnel per NWCG PMS 310-1 and the Training & Qualifications Manual.
- Follow the fitness standard established by the NWCG for the respective positions for all Federal and non-Texas incidents and follow AGENCY fitness standards for all Texas incidents.
- Administer the Work Capacity Test as prescribed by the NWCG. Follow all NWCG annual requirements for refresher training, shelter deployment training, and fitness testing, as well as the standards outlined in the Training & Qualifications Manual.
- Follow all course and task book requirements as described in the latest version of the NWCG PMS 310-1 and any additional AGENCY requirements per the Training & Qualifications Manual.
- Certify personnel in positions below Single Resource Boss or Unit Leader, excluding qualifications within the Prescribed Fire and Prevention and Investigation functional areas. Cooperator will adhere to the procedures, standards, and position requirements as described in the Training & Qualifications Manual.
- Follow the standards for course delivery as outlined in the latest version of the NWCG PMS 901-1 and Training & Qualifications Manual.
- Submit all documentation required by AGENCY, including but not limited to:
 - Training Approval Worksheet
 - Signed Course Rosters
 - Grade Sheets
 - Student Evaluation Forms

Term and Termination

This MOU remains in effect for a period of five years from the date of last signature. Either party may terminate this MOU at any time by giving written notice to the other party of such termination and specifying the effective date, thereof, at least thirty (30) days before the effective date of such termination.

Liability

Each party agrees that it will be responsible for its own acts and the results thereof and each party shall not be responsible for the acts of the other party. Each party agrees it will assume to itself risk and liability resulting from their own acts under this MOU.

Permits and Laws

The parties shall acquire and maintain in good standing all permits, licenses and other entitlement necessary to the performance under this MOU. All actions taken by the parties under this agreement shall comply with all applicable laws, statutes, ordinances, rules and regulations. This agreement shall be construed by the laws of the state of Texas.

Non-Waiver

The failure of the Cooperator, or the State, at any time to enforce a provision of this MOU shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this MOU or any part thereof to enforce each and every protection hereof.

Modifications

The parties, from time to time may agree to modifications in the scope of services to be performed under this MOU. All modifications to the agreement shall be incorporated by written amendments to this MOU and approved by all signatories prior to effect.

Fair Intent

The parties following negotiations between them have jointly drafted this MOU. It shall be construed according to the fair intent of the language as a whole, not for or against any party. This MOU is not a fiscal document and no funds will be expended or exchanged under its provisions.

Severability

In the event a provision of this MOU is found to be unenforceable or void for any reason, it shall be considered as severed from this MOU, and the remaining portions of this agreement shall stand as if that provision had never been included in the MOU.

Notice

All legal notices relating to this MOU, including change of address, shall be mailed to the parties at the following addresses:

AGENCY

Texas A&M Forest Service
4126 Old Tyler Road
Nacogdoches, TX 75964
ATTN: Matt Wright, Qualifications Program Leader
Email: mwright@tfs.tamu.edu
Phone: 936-238-9612

COOPERATOR

Cooperator: [REDACTED]
ATTN: [REDACTED]
Address: [REDACTED]
City, State, Zip [REDACTED]
Title: [REDACTED] (County Commissioner, Administrator, Mayor)
Email: [REDACTED]
Phone: [REDACTED]

IN WITNESS WHEREOF, the Texas A&M Forest Service and Cooperator have executed and delivered this Agreement to be effective as of the Effective Date.

Texas A&M Forest Service

By: _____ Date: _____
Director

Fire Department/ESD

By: _____ Date: _____
Fire Chief

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution proposing a Property Tax Rate for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 and declaring a date for the Public Hearing and adoption of the Property Tax Rate.

Meeting: ENNIS CITY COMMISSION - 05 Aug 2025

Department: City Secretary

Staff Contact: Angie Wade, City Secretary

BACKGROUND INFORMATION:

The City of Ennis has developed a Proposed FY2026 Budget and must adopt a Property Tax Rate to support expenditures in the Proposed Budget. This Resolution proposes a Property Tax Rate of \$0.680708 per \$100 valuation. It also sets a Public Hearing date for September 2, 2025. Following the Public Hearing the City Commission will vote to adopt the Proposed Rate.

RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

[RESOLUTION NO.-Proposed Tax Rate and Public Hearing Date - Pdf](#)
[FY 2026 Proposed Tax Rate-SM](#)



RESOLUTION NO.

A RESOLUTION OF THE CITY OF ENNIS, TEXAS PROPOSING A PROPERTY TAX RATE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AND DECLARING A DATE FOR A PUBLIC HEARING AND ADOPTION OF THE PROPERTY TAX RATE.

WHEREAS, In accordance with applicable state laws and the city charter, the City Commission sets a property tax rate each year to fund the annual budget; and

WHEREAS, the City Commission will hold a public hearing and adopt a FY2026 property tax rate at a future meeting; and

WHEREAS, the City Secretary will cause to be published in the official newspaper of the city a notice of the proposed rate and public hearing date.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: That the City Commission proposes a FY2026 property tax rate of \$0.680708 per \$100 valuation.

SECTION 2: That the public hearing and adoption of the FY2026 property tax rate will take place at a meeting of the City Commission on September 2, 2025 at Ennis City Hall, 107 N. Sherman, Ennis, TX.

SECTION 3: That the City Secretary is hereby directed to publish notice of the proposed tax rate and public hearing date in the official newspaper of the city.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of August, 2025.

KAMERON RABURN, Mayor

F.5.

ATTEST:

ANGIE WADE, City Secretary

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.680708 per \$100 valuation has been proposed by the governing body of Ennis City.

PROPOSED TAX RATE	\$0.680708 per \$100
NO-NEW-REVENUE TAX RATE	\$0.638865 per \$100
VOTER-APPROVAL TAX RATE	\$0.680708 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for Ennis City from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that Ennis City may adopt without holding an election to seek voter approval of the rate.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 2, 2025 AT 6:00 pm AT 107 N Sherman St, Ennis, TX 75119.

The proposed tax rate is equal to the voter-approval tax rate. As a result, Ennis City is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City of Ennis at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal:
AGAINST the proposal:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by Ennis City last year to the taxes proposed to be imposed on the average residence homestead by Ennis City this year.

	2024	2025	Change
Total tax rate (per	\$0.664000	\$0.680708	increase of 0.016708 per

\$100 of value)			\$100
Average homestead taxable value	\$258,491	\$257,009	decrease of 0.57%
Tax on average homestead	\$1,716.38	\$1,749.48	increase of \$33.10, or +1.9 %
Total tax levy on all properties	\$18,658,564	\$20,371,940	increase of \$1,713.38, or 9.18%

For assistance with tax calculations, please contact the Ellis County Tax Assessor at 972-825-5150 or City of Ennis Director of Finance at smuli@ennistx.gov, or visit www.ennistx.gov for more information.

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission
Subject: Discuss and consider appointments and reappointments to the Library Board.
Meeting: ENNIS CITY COMMISSION - 05 Aug 2025
Department: City Secretary
Staff Contact: Angie Wade, City Secretary

BACKGROUND INFORMATION:

The Library Board has 7 members with terms that expired on July 31, 2025.

A recommendation has been made to reappoint the following members to a 3-year term expiring July 31, 2028:

Raymond Caldwell	Cecilia Cameron
Calissa Hunter	Dixie Moore
Samantha Honza	Bobbie Dlabaj

A recommendation has also been made to appoint Monica Espedal to a 3-year term expiring July 31, 2028.

RECOMMENDATION:

Staff recommends approval