

# AUBREY PUBLIC IMPROVEMENT DISTRICT No. 1 (“KEENELAND”)

CITY OF AUBREY, TEXAS

## SERVICE AND ASSESSMENT PLAN

August 24, 2023

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# AUBREY PUBLIC IMPROVEMENT DISTRICT No. 1 (“KEENELAND”)

## SERVICE AND ASSESSMENT PLAN

### TABLE OF CONTENTS

<b>I. PLAN DESCRIPTION AND DEFINED TERMS</b>	<b>4</b>
A. INTRODUCTION	4
B. DEFINITIONS	5
<b>II. PROPERTY INCLUDED IN THE PID</b>	<b>10</b>
A. PROPERTY INCLUDED IN THE PID	10
<b>III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS</b>	<b>11</b>
A. AUTHORIZED IMPROVEMENT OVERVIEW	11
B. DESCRIPTIONS OF THE AUTHORIZED IMPROVEMENTS	12
<b>IV. SERVICE PLAN</b>	<b>15</b>
A. PROJECTED SOURCES AND USES OF FUNDS	15
B. FIVE -YEAR SERVICE AND ASSESSMENT PLAN	17
C. PID ASSESSMENT NOTICE	17
<b>V. ASSESSMENT PLAN</b>	<b>18</b>
A. INTRODUCTION	18
B. SPECIAL BENEFIT	19
C. ASSESSMENT METHODOLOGY	20
D. ASSESSMENTS	21
E. ADMINISTRATIVE EXPENSES	21
F. DELINQUENCY AND PREPAYMENT RESERVE	21
G. TIRZ ANNUAL CREDIT AMOUNT	22
<b>VI. TERMS OF THE ASSESSMENTS</b>	<b>23</b>
A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID	23
B. REALLOCATION OF ASSESSMENTS	24
C. MANDATORY PREPAYMENT OF ASSESSMENTS	24
D. REDUCTION OF ASSESSMENTS	25
E. PAYMENT OF ASSESSMENTS	26
F. COLLECTION OF ANNUAL INSTALLMENTS	27
G. SURPLUS FUNDS REMAINING IN THE PID BOND ACCOUNT	28
<b>VII. THE ASSESSMENT ROLL</b>	<b>29</b>
A. ASSESSMENT ROLL	29
B. ANNUAL ASSESSMENT ROLL UPDATES	30
<b>VIII. MISCELLANEOUS PROVISIONS</b>	<b>31</b>
A. ADMINISTRATIVE REVIEW	31
B. TERMINATION OF ASSESSMENTS	31
C. AMENDMENTS	31
D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS	32
E. SEVERABILITY	32
<b>APPENDIX A - PID MAP</b>	

**APPENDIX B - BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS**

**APPENDIX C - LEGAL DESCRIPTION**

**APPENDIX D - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

**APPENDIX E - PID ASSESSMENT NOTICE**

**APPENDIX F - ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX  
RATE EQUIVALENTS**

**APPENDIX G - ASSESSMENT ROLL**

---

## ***I. PLAN DESCRIPTION AND DEFINED TERMS***

---

### **A. INTRODUCTION**

On February 22, 2022, the City Council of the City of Aubrey, Texas passed and approved Resolution No. 881-22, which was amended by Resolution No. 887-22 passed and approved by the City Council of the City of Aubrey, Texas on April 26, 2022, collectively approving and authorizing the creation of the Aubrey Public Improvement District No. 1 (the “PID”) and more commonly referred to as “Keeneland”, to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the City limits.

The property in the PID is proposed to be developed in one phase. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Aubrey Public Improvement District No. 1 Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, the PID Act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The

Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

## **B. DEFINITIONS**

Capitalized terms used herein shall have the meanings ascribed to them as follows:

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**“Additional Interest”** means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.F.

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

**“Administrative Expenses”** means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the

Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

**“Administrator”** means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

**“Annual Installment”** means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.F.

**“Annual Service Plan Update”** has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

**“Assessed Property”** means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

**“Assessment Ordinance”** means one or more Assessment Ordinances adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

**“Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments.

**“Assessment Roll”** means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

**“Authorized Improvements”** mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Bonds”** mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

**“Budgeted Cost(s)”** means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

**“Certification for Payment”** means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

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

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

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

**“Delinquency and Prepayment Reserve”** has the meaning set forth in Section V.F of this Service and Assessment Plan.

**“Delinquent Collection Costs”** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

**“Developer”** means Aubrey West 81, L.P., a Texas limited partnership.

**“Development Agreement”** means that certain Development Agreement relating to the PID executed by and between the Developer and the City effective December 13, 2021, and as the same may be amended from time to time.

**“Homeowner Association”** means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

**“Homeowner Association Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner’s association.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the County.

**“Lot Type”** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

**“Maximum Assessment Per Equivalent Unit”** means an Assessment per unit for each applicable Lot Type as follows:

Lot Type 1 (50 Ft Lot) - \$54,029.65

Lot Type 2 (40 Ft Lot) - \$50,247.58

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Properties identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, are not assessed pursuant to this Assessment Plan. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.B.

**“Parcel”** or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

**“PID”** has the meaning set forth in Section I.A of this Service and Assessment Plan.

**“PID Act”** means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**“2023 PID Bonds”** mean the certain City of Aubrey, Texas, Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1 Project) that are secured primarily by Assessment Revenues.

**“Prepayment Costs”** mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.



**“Public Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

**“Service and Assessment Plan”** or **“SAP”** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

**“Target Net Annual Installment Per Unit”** means the following net Annual Installments for each Lot Type after the application of the TIRZ Annual Credit Amount for each Parcel:

Lot Type 1 - \$3,625

Lot Type 2 - \$3,372

**“TIRZ No. 2”** means the Tax Increment Reinvestment Zone No. 2, City of Aubrey, Texas.

**“TIRZ Annual Credit Amount”** means, for each Parcel, such Parcel’s prorated amount of TIRZ Revenues calculated pursuant to Section VI.A. of this Service and Assessment Plan.

**“TIRZ Ordinance”** means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to certain public improvements as provided for in the Tax Increment Reinvestment Zone No. 2 Project Plan and Financing Plan (including amendments or supplements thereto).

**“TIRZ Revenues”** mean, for each year, the amounts paid by the City from the TIRZ No. 2 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI.A. of this Service and Assessment Plan.

**“Trust Indenture”** means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

**“Trustee”** means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

*(remainder of this page is intentionally left blank)*

---

## ***II. PROPERTY INCLUDED IN THE PID***

---

### **A. PROPERTY INCLUDED IN THE PID**

The PID is presently located within the City and contains approximately 82.64 acres of land. A map of the property within the PID is shown on Appendix A and described in Appendix C to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 279 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

**Table II-A**  
**Proposed Development within the PID**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family - 50 Ft	138	Units
Single-Family - 40 Ft	141	Units
<b>Total</b>	<b>279</b>	<b>Units</b>

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

*(remainder of this page is intentionally left blank)*

---

### ***III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS***

---

#### **A. AUTHORIZED IMPROVEMENT OVERVIEW**

##### 372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. on the following page and shown in the opinion of probable costs included as Appendix B and on the

diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

## **B. DESCRIPTIONS OF THE AUTHORIZED IMPROVEMENTS**

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs are shown in Table III-A, and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID. To the extent that an Authorized Improvement is oversized or otherwise provides special benefit to property outside of the PID, the costs of such oversizing are not included in this SAP.

A description of the Authorized Improvements are as follows:

### Roadway Improvements

The roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related subgrade grading and stabilization, paving, drainage, curbs, gutters, sidewalks, ramps, streetlights, retaining walls, signage, testing and inspection, construction and maintenance bonds, erosion control, re-vegetation of all disturbed areas within the right-of-way, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Water Improvements

The water improvements within the PID consists of onsite and offsite improvements related to construction and installation of a water main network, waterlines, mains, pipes, valves, trenching, testing, construction and maintenance bonds, erosion control, inspection, and appurtenances, necessary for the portion of the water distribution system that will service the Assessed Property. The offsite portion of the water improvements are being constructed exclusively for the benefit of the property within the PID. The water improvements will be designed and constructed according to City standards and will be owned and operated by the City.

### Sanitary Sewer Improvements

The sanitary sewer improvements within the PID consists of onsite and offsite improvements related to construction and installation of pipes, service lines, manholes, encasements, trenching, testing, construction and maintenance bonds, erosion control, inspection, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The offsite portion of the

sanitary sewer improvements are being constructed exclusively for the benefit of the property within the PID. The sanitary sewer improvements will be designed and constructed according to City standards and will be owned and operated by the City.

#### Storm Drainage Improvements

The storm drainage improvements within the PID consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, trenching, testing, construction and maintenance bonds, erosion control, inspection, and all related earthwork and mass grading and appurtenances necessary to provide storm drainage improvements to the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

#### Landscaping, Trails, and Open Space Improvements

The landscaping, trails, and open space improvements within the PID consist of grading, landscaping, irrigation, seeding, and site elements. The landscaping, trails, and open space improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

#### Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs include costs related to designing, constructing, and installing the Authorized Improvements including engineering and surveying, consulting fees, inspection fees, geotech, materials testing fees, contingency, costs related to acquisition of right-of-way and other soft and miscellaneous costs.

*(remainder of this page is intentionally left blank)*

**Table III-A**  
**Budgeted Costs - Authorized Improvements**

Description	Total <sup>1</sup>
<b><u>Hard Costs</u></b>	
Roadway improvements	\$4,487,859
Water improvements	\$2,366,462
Sanitary sewer improvements	\$3,002,637
Drainage improvements	\$1,949,831
Landscaping, trails, and open space	\$969,383
<i>Sub-total hard costs</i>	<i>\$12,776,173</i>
<b><u>Other soft and miscellaneous costs</u></b>	
Engineering and surveying	\$601,797
Consulting fees	\$337,354
Inspection fee	\$89,822
Geotech	\$272,589
Materials testing fee	\$223,200
Right-of-way Acquisition	\$2,043,157
Contingency	\$150,000
<i>Sub-total soft costs</i>	<i>\$3,717,919</i>
<b>Total Authorized Improvements</b>	<b>\$16,494,092</b>

<sup>1</sup>The above shown Budgeted Costs are provided by Peloton Land Solutions, Inc. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items upon approval by the City so long as the total Authorized Improvements amount and the benefit allocation does not change.

*(remainder of this page is intentionally left blank)*

---

## ***IV. SERVICE PLAN***

---

### **A. PROJECTED SOURCES AND USES OF FUNDS**

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 PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City in the third quarter of 2023.

The Budgeted Costs for Authorized Improvements plus costs related to the issuance of the 2023 PID Bonds and payment of expenses incurred in the establishment, administration, and operation of the PID are \$18,779,658 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A shows the projected sources and uses of funds for the Authorized Improvements.

*(remainder of this page is intentionally left blank)*

**Table IV-A**  
**Projected Sources and Uses**

Sources of Funds	2023 PID Bonds
Par amount	\$14,541,000
Original issue discount	(\$55,433)
Other funding sources <sup>1</sup>	\$4,294,092
<b>Total Sources</b>	<b>\$18,779,658</b>
<b>Uses of Funds</b>	
<i>Authorized Improvements<sup>2</sup>:</i>	
Roadway improvements	\$4,487,859
Water improvements	\$2,366,462
Sanitary sewer improvements	\$3,002,637
Drainage improvements	\$1,949,831
Landscaping, trails, and open space	\$969,383
Other soft and miscellaneous costs	\$3,717,919
<i>Subtotal Authorized Improvements</i>	<i>\$16,494,092</i>
<i>Estimated Bond Issuance Costs:</i>	
Cost of issuance	\$735,885
Capitalized interest	\$0
Reserve fund	\$1,058,452
Administrative Expenses	\$55,000
Underwriters discount	\$436,230
<i>Subtotal Bonds Issuance Costs</i>	<i>\$2,285,567</i>
<b>Total Uses</b>	<b>\$18,779,658</b>

<sup>1</sup>The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement from the City.

<sup>2</sup>See Table III-A for details.

Assessments are being levied and 2023 PID Bonds are being issued pursuant to this Service and Assessment Plan to reimburse the Actual Costs of the Authorized Improvements pursuant to the Development Agreement.

As described in Sections V.G. and VI.A., the City has agreed to use TIRZ Revenues generated from each Parcel to offset a portion of such Parcel's Annual Installments related to Authorized Improvements.

*(remainder of this page is intentionally left blank)*



## B. FIVE -YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

**Table IV-B**  
**Annual Projected Costs and Annual Projected Indebtedness**

Year	Annual Projected Cost	Total Projected Indebtedness	Other Funding Sources <sup>1</sup>	Annual Projected Amortization of Assessment (Principal)	Projected Annual Installments
2023 <sup>2</sup>	\$18,779,658	\$14,541,000	\$4,294,092	\$0	\$0
2024	\$0	\$0	\$0	\$215,000	\$1,172,287
2025	\$0	\$0	\$0	\$178,000	\$1,172,390
2026	\$0	\$0	\$0	\$186,000	\$1,172,232
2027	\$0	\$0	\$0	\$195,000	\$1,172,667
2028	\$0	\$0	\$0	\$204,000	\$1,172,640
2029	\$0	\$0	\$0	\$213,000	\$1,172,151
<b>Total</b>	\$18,779,658	\$14,541,000	\$4,294,092	\$0	\$0

<sup>1</sup>Other funding sources represent the amount contributed by the Developer for the Authorized Improvements that will be not reimbursed to the Developer. Includes original issue discount.

<sup>2</sup>Administrative Expenses for year 2023 are being funded with Bond proceeds.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A and the costs associated with setting up the PID and 2023 PID Bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

## C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan, and each Annual Service Plan Update, include a copy of the “PID Assessment Notice” form (required by Section 5.014 of the Texas Property Code). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

*(remainder of this page is intentionally left blank)*

---

## ***V. ASSESSMENT PLAN***

---

### **A. INTRODUCTION**

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated as described below:

1. The Actual Costs shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices (buildout values) as provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) 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, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Actual Costs of the Authorized Improvements being apportioned to Parcels similarly benefited.

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

## **B. SPECIAL BENEFIT**

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result,

all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
4. Financing of the costs of the Authorized Improvements through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
5. As a result, the special benefit to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### **C. ASSESSMENT METHODOLOGY**

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

### *1. Assessment Methodology for the Authorized Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the 2023 PID Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed on each Parcel within the PID.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-A, the City Council has determined that the benefit to the Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as calculated and shown in Appendix F using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

### **D. ASSESSMENTS**

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

### **E. ADMINISTRATIVE EXPENSES**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

### **F. DELINQUENCY AND PREPAYMENT RESERVE**

Pursuant to the PID Act, the interest rate for the portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the 2023 PID Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the 2023 PID Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to

offset any possible delinquency related costs (the “Delinquency and Prepayment Reserve”). The Delinquency and Prepayment Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Trust Indenture. Once the Delinquency and Prepayment Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

#### **G. TIRZ ANNUAL CREDIT AMOUNT**

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues representing 38% of the City’s tax increments as set forth in the TIRZ Project and Finance Plan (the “TIRZ Project and Finance Plan”) generated from each Parcel to offset a portion of such Parcel’s Annual Installments. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to the Parcel then on deposit in the TIRZ No. 2 tax increment fund. Such TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit. The TIRZ Annual Credit Amount applicable to each Parcel shall be calculated as described under Section VI.A. of this Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

---

## **VI. TERMS OF THE ASSESSMENTS**

---

### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID**

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The City has agreed to use a portion of the TIRZ Revenues generated by each Parcel, the TIRZ Annual Credit Amount, to reduce the Annual Installments for that Parcel. The Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the 2023 PID Bonds, (ii) to fund the Delinquency and Prepayment Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any lawfully available funds to the PID and TIRZ Annual Credit Amount applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.G., the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in Tax Year 2023 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in Tax Year 2024). TIRZ Annual Credit Amounts shall be calculated only for those Parcels that are subject to Assessments in the PID. The estimated number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

The Annual Installment for each Assessed Property shall receive a TIRZ Annual Credit Amount equal to the TIRZ Revenue generated by the Parcel for the previous tax year. In no event should the TIRZ Annual Credit Amount for a Parcel for a given year exceed the amount sufficient to result in the applicable Target Net Annual Installment Per Unit for each Lot Type unless otherwise approved by the City. The City may adjust the applicable Target Net Annual Installment Per Unit from time to time as set forth in an Annual Service Plan Update, provided that the City's tax increment amount shall not be changed except through an amendment to the TIRZ Project and Finance Plan.

After the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues will be retained by the City.

*(remainder of this page is intentionally left blank)*



## **B. REALLOCATION OF ASSESSMENTS**

### **1. Subdivision**

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated total Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated total Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

### **2. Consolidation**

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

## **C. MANDATORY PREPAYMENT OF ASSESSMENTS**

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full



amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per unit on a Parcel exceeds the applicable Maximum Assessment Per Equivalent Unit shown in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Maximum Assessment per Equivalent Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

#### **D. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds, resulting in excess proceeds being available to redeem Bonds, and such excess proceeds shall be applied to redeem Bonds as provided in the Trust Indenture, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.
2. If after all Authorized Improvements to be funded with a series of Bonds have been completed and a portion of the Bonds have been redeemed or defeased, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the remaining outstanding amount(s) of the Bonds after such redemptions. The Assessments shall not be reduced to an amount less than the related outstanding principal amount of Bonds.
3. If the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds, and such excess proceeds shall be applied to redeem Bonds, as the case may be, as provided in the Indenture, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds including interest on the Bonds (including Additional Interest) and Administrative Expenses. The City Council may reduce the Assessments and the Annual

Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds is equal to the outstanding principal amount of the Bonds.

## **E. PAYMENT OF ASSESSMENTS**

### **1. Payment in Full**

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture, whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator, or, if no bonds have been issued, such partial payments shall be disbursed pursuant to a reimbursement agreement. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

### **2. Payment in Annual Installments**

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and the Additional Interest Component required for the Delinquency and Prepayment Reserve if and when Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

The interest on the unpaid portion of each Assessment shall be paid at the rate of the actual interest on the Bonds secured by such Assessment plus Additional Interest. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.000% per annum for years 1 through 7 (2024-2030), 5.875% per annum for years 8 through 20 (2031-2043), and 6.000% per annum for years 21 through 30 (2044-2053) on the 2023 PID Bonds and Additional Interest at the rate of 0.5% for the Delinquency and Prepayment Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll is shown as Appendix G.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the 2023 PID Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

#### **F. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, 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 a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following the issuance of the 2023 PID Bonds. The collection of the first annual installment shall be due January 31, 2024.

**G. SURPLUS FUNDS REMAINING IN THE PID BOND ACCOUNT**

If proceeds from the 2023 PID Bonds remain after all of the Authorized Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

*(remainder of this page is intentionally left blank)*

---

## ***VII. THE ASSESSMENT ROLL***

---

### **A. ASSESSMENT ROLL**

The City Council has evaluated each Parcel in the PID based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant to determine the amount of Assessed Property within the PID.

The Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the \$18,779,658 in special benefit received by the Assessed Property from the Authorized Improvements, the costs of the PID formation, and the 2023 PID Bonds issuance costs. The par amount of the 2023 PID Bonds is \$14,541,000, which is less than or equal to the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$14,541,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

**Table VII-A**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Total Authorized Improvements <sup>1</sup>	\$16,494,092
<b>Estimated Bond Issuance Costs:</b>	
Cost of issuance	\$735,885
Capitalized interest	\$0
Reserve fund	\$1,058,452
Administrative Expenses	\$55,000
Underwriters discount	\$436,230
<i>Subtotal</i>	<i>\$2,285,567</i>
Original issue discount	\$55,433
<b>Total Special Benefit</b>	<b>\$18,835,092</b>
<b>Special Benefit:</b>	
Total Special Benefit	\$18,835,092
Projected Assessment	\$14,541,000
<b>Excess Benefit</b>	<b>\$4,294,092</b>

<sup>1</sup>See Table III-A for details.

## **B. ANNUAL ASSESSMENT ROLL UPDATES**

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E. of this Service and Assessment Plan.

Once the 2023 PID Bonds are issued, the Assessment Roll shall be updated annually, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the 2023 PID Bonds. This update shall reflect the actual interest on the 2023 PID Bonds (plus Additional Interest) on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the 2023 PID Bonds and Developer funds.

*(remainder of this page is intentionally left blank)*

---

## ***VIII. MISCELLANEOUS PROVISIONS***

---

### **A. ADMINISTRATIVE REVIEW**

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

### **B. TERMINATION OF ASSESSMENTS**

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

### **C. AMENDMENTS**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

#### **D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS**

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

#### **E. SEVERABILITY**

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

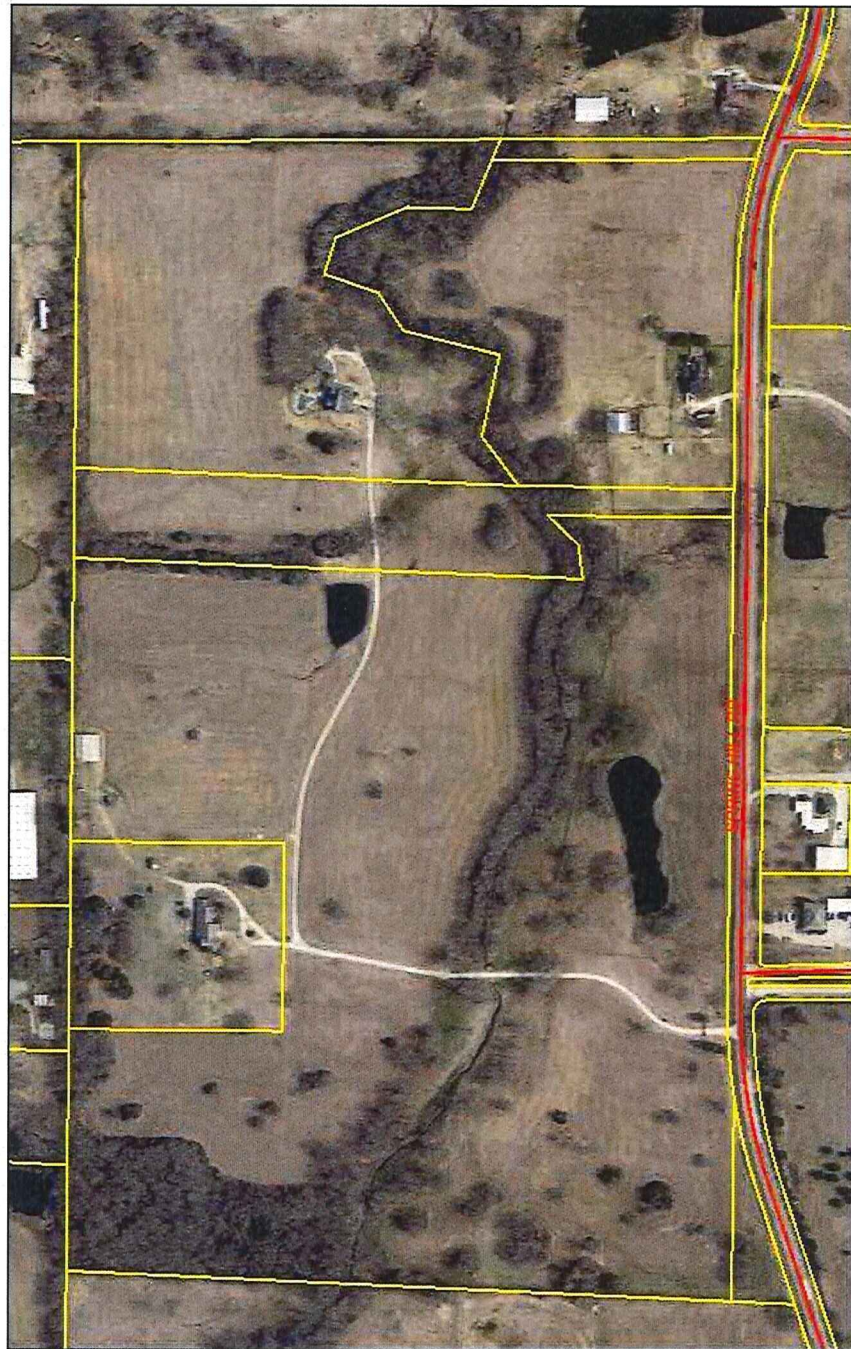
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

*(remainder of this page is intentionally left blank)*



**APPENDIX A**  
**PID MAP**

# Keenland



5/6/2021, 11:27:58 AM

- Streets
- Parcels

1:4,614  
 0 0.03 0.06 0.12 mi  
 0 0.05 0.1 0.2 km

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate red line location of property boundaries.

DeKalb County Appraisal District, Harris County — [www.harris.gov.com](http://www.harris.gov.com)



**APPENDIX B**  
**BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS**



**KEENELAND**  
City of Aubrey ETJ, Denton County, Texas

279

Total Lots

**Project Number:** GEE21000  
**Prepared For:** Keeneland PID  
**Date:** July 19, 2023  
**File Name:**  
**Prepared by:** Steve Gee

<b>CONSTRUCTION COSTS</b>			
<b>SUMMARY</b>	<b>PID Cost</b>	<b>Non PID - Developer</b>	<b>Total Costs</b>
<b>DESCRIPTION</b>			
1 - Earthwork	\$763,632.55	\$533,406.45	\$1,297,039.00
2 - Retaining Walls	\$ -	\$539,860.00	\$539,860.00
3a - Onsite Utilities - Water	\$1,382,675.28	\$ -	\$1,382,675.28
3b - Onsite Utilities - Sewer System	\$1,775,964.49		
3c - Onsite Utilities - Storm Drainage	\$1,768,481.23		
4 - Paving	\$3,724,226.00	\$ -	\$3,724,226.00
5 - Off-Site Water Improvements	\$983,787.00	\$ -	\$983,787.00
6 - Off-Site Sewer Improvements	\$1,226,673.00	\$ -	\$1,226,673.00
7 - Public Landscaping, Playground, & Perimeter Walls	\$743,623.00	\$ -	\$743,623.00
8 - Erosion Control	\$181,350.00	\$ -	\$181,350.00
9 - Public Trails and Sidewalks	\$225,760.00	\$ -	\$225,760.00
10 - Development Management Fees	\$223,200.00	\$ -	\$223,200.00
11 - Mail Boxes	\$ -	\$62,775.00	\$62,775.00
12 - City Fees	\$11,500.00	\$ -	\$11,500.00
13 - Final Soils Report	\$ -	\$32,562.00	\$32,562.00
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$13,010,872.55</b>	<b>\$1,168,603.45</b>	<b>\$10,635,030.28</b>

<b>MISCELLANEOUS COSTS</b>			
<b>DESCRIPTION</b>			
Engineering & Surveying	\$601,797.00	\$114,255.00	\$716,052.00
Engineering Review & Inspection Fee	\$325,853.58	\$ -	\$325,853.58
Geotechnical Testing Material Testing	\$89,822.00	\$ -	\$89,822.00
Legal and Financial Consultant	\$272,589.00	\$ -	\$272,589.00
Legal Indirect	\$ -	\$26,163.00	\$26,163.00
Property Taxes	\$ -	\$29,553.00	\$29,553.00
Project Insurance	\$ -	\$18,893.00	\$18,893.00
Charitable Contributions	\$ -	\$7,500.00	\$7,500.00
Interest Expense	\$ -	\$650,000.00	\$650,000.00
<b>TOTAL MISC. COSTS</b>	<b>\$1,290,061.58</b>	<b>\$846,364.00</b>	<b>\$2,136,425.58</b>

<b>TOTALS</b>			
Construction Costs	\$13,010,872.55	\$1,168,603.45	\$14,179,476.00
Misc. Cost	\$1,290,061.58	\$846,364.00	\$2,136,425.58
Public Open Space & Right of Way Acquisition	\$2,043,157.39	\$1,919,450.59	\$3,962,607.98
Contingency Costs	\$150,000.00	\$75,000.00	\$225,000.00
<b>NET PROJECT COSTS</b>	<b>\$16,494,091.52</b>	<b>\$4,009,418.04</b>	<b>\$20,503,509.56</b>

**APPENDIX C**  
**LEGAL DESCRIPTION**

**EXHIBIT A**  
(Description of the Land)

BEING all that tract of land in Denton County, Texas, out of the Francisco Trevino Survey, A-1243, and being part of that called 94.58 acres of land described in deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust as recorded under Document No. 2015-75670 of the Official Public Records of Denton County, Texas, and being all of that called 5.000 acres of land described in deed to Robert J. Houlihan as recorded under Document No. 2015-75669 of the Official Public Records of Denton County, Texas, and being part of that called 16.597 acres of land described in deed to Phillip J. Anton and Karen M. Anton as recorded under Document No. 95-065740 of the Official Public Records of Denton County, Texas, and being all of that called 6.703 acres of land described in deed to Phillip John Anton and Karen Marie Anton as recorded under Document No. 2005-92268 of the Official Public Records of Denton County, Texas, and being all of that called 0.496 acres of land described in deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust as recorded under Document No. 2015-75671 of the Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the North line of F.M. Highway No. 428 (Spring Hill Road), at the Southeast corner of said 6.703 acres, and at the Southwest corner of that called 12.381 acres of land described in deed to Ganesh V. Ramachandrupa and Naga Srivalli Paramathmuni as recorded under Document No. 2020-156040 of the Official Public Records of Denton County, Texas;

THENCE along the North line of said F.M. Highway No. 428 as follows:

South 89 degrees 45 minutes 31 seconds West, 1256.89 feet to a 5/8 inch steel rod set at point of curve;

Southwesterly, 381.54 feet along said curve to the left having a radius of 1185.92 and a central angle of 18 degrees 26 minutes 00 seconds (Chord bears South 80 degrees 32 minutes 31 seconds West, 379.89 feet) to a 5/8 inch steel rod set at point of tangent;

South 71 degrees 19 minutes 31 seconds West, 315.74 feet to a 1/2 inch steel rod found at the Southwest corner of said 0.496 acres, and at the Southeast corner of that called 27.106 acres of land described in deed to Aubrey Farms, LLC as recorded under Document No. 2019-83125 of the Official Public Records of Denton County, Texas;

THENCE North 01 degrees 48 minutes 48 seconds East (Directional Control Line), 1679.05 feet along the West line of said 94.58 acres to a point at the Northwest corner of said 94.58 acres, and at the Northeast corner of said 27.106 acres, from which a 1/2 inch steel rod found bears South 01 degrees 48 minutes 48 seconds West, 2.24 feet;

THENCE North 89 degrees 32 minutes 37 seconds East, 2643.52 feet to a 1/2 inch pipe found at the Northeast corner of said 16.597 acres;

THENCE South 01 degrees 18 minutes 33 seconds East, 991.42 feet along the East line of said 94.58 acres to a point in the center of a creek, and at the Northeast corner of said 12.381 acres, from which a 5/8 inch steel rod set bears North 01 degrees 18 minutes 33 seconds West, 30.00 feet for witness;

THENCE along the center of said creek as follows:

North 67 degrees 11 minutes 54 seconds West, 134.20 feet;  
North 60 degrees 12 minutes 12 seconds West, 47.31 feet;  
North 00 degrees 39 minutes 21 seconds East, 145.86 feet;  
North 24 degrees 22 minutes 23 seconds West, 181.86 feet;  
North 76 degrees 53 minutes 43 seconds West, 76.64 feet;  
South 41 degrees 19 minutes 15 seconds West, 43.91 feet;  
South 06 degrees 33 minutes 05 seconds East, 72.95 feet;  
South 53 degrees 04 minutes 26 seconds West, 120.49 feet;  
South 15 degrees 35 minutes 17 seconds West, 231.79 feet;  
North 86 degrees 39 minutes 17 seconds West, 169.91 feet;  
South 61 degrees 41 minutes 28 seconds West, 156.28 feet to a point on the East line of said 6.703 acres, and at the Northwest corner of said 12.381 acres, from which a 5/8 inch steel rod set bears South 01 degrees 17 minutes 30 seconds East, 65.00 feet for witness;

THENCE South 01 degrees 17 minutes 30 seconds East, 478.49 feet along the common line of said 6.703 acres and said 12.381 acres to the POINT OF BEGINNING, containing 82.64 acres of land.



**APPENDIX D**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

ALW, LLC  
353 COUNTY ROAD 2510  
DECATUR, TX 76234-1168  
171.66 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
3.269 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
5.0 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
51.433 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
41.64 AC.

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

RAMACHANDRULA, GANESH V. &  
PARAMATHMUNI, NAGA SRIVALLI  
12294 SUMMERTREE DRIVE  
FRISCO, TX 75035-2424  
11.562 AC.

LEGEND

PROPERTY LINE

ROADWAY  
IMPROVEMENTS  
BY DEVELOPER

NOTE:  
SHADED AREAS REPRESENT ALL  
PROPOSED PHASE 1 ROADWAY  
FACILITIES

SON, JEFFREY  
7 SPRING HILL  
LEY, TX 76227-  
24.75 AC.

SPRING HILL ROAD  
FM 428

SPRING HILL ROAD  
FM 428

HINSLEY, J. A. MAI  
6145 SPRING HILL RD  
AUBREY, TX 76227-3919

OSTERMAN,  
CYNTHIA R.  
1640 SPRING HILL RD.  
AUBREY, TX 76227-3919

HOLT, SANDRA JANE  
10390 WINTER HAVEN LANE  
AUBREY, TX 76227-5970

GARY W. KOTHE AND SARAH E. KOTHE  
REVOCABLE LIVING TRUST  
2222 SPRING HILL  
AUBREY, TX 76227-5970



GEE21006  
KEENLAND PAVING EXHIBIT

AUBREY-TEXAS  
FEBRUARY 2022



Plot Date/Time: 2/17/2022 3:58 PM

J:\Job\GEE21000\_Aubrey\_Keenland\Civil\Exhibits\22-0209 PID Exhibits\GEE21006-EXHIBITS

ALW, LLC  
353 COUNTY ROAD 2510  
DECATUR, TX 76234-1168  
171.66 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
3.269 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
5.0 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
51.433 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
41.64 AC.

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

**LEGEND**

RAMACHANDRULA, GANESH V. &  
PARAMATHMUNI, NAGA SRIVALLI  
12294 SUMMERTREE DRIVE  
FRISCO, TX 75035-2424  
11.562 AC.

- PROPERTY LINE
- PROPOSED 8" WATER
- PROPOSED 12" WATER
- PROPOSED 16" WATER BY OTHER
- ALL WATER LINES SHALL BE 8" WATER LINES UNLESS NOTED OTHERWISE

JEFFREY  
NG HILL  
76227-  
24.75 AC.

16" OFFSITE  
WATER LINE  
EXTENDS 4500LF  
TO CITY CONNECTION

PROPOSED  
16" WATER LINE

CONNECT 8"  
WATER LINE TO  
16" WATER LINE

CONNECT 8"  
WATER LINE TO  
16" WATER LINE

SPRING HILL ROAD  
FM 428

CONNECT 12"  
WATER LINE TO  
16" WATER LINE

PROPOSED  
12" WATER LINE

SPRING HILL ROAD  
FM 428

OSTERMAN,  
CYNTHIA R.  
1640 SPRING HILL RD.  
AUBREY, TX 76227-3919

HOLT, SANDRA JANE  
10390 WINTER HAVEN LANE  
AUBREY, TX 76227-5970

GARY W. KOTHE AND SARAH E. KOTHE  
REVOCABLE LIVING TRUST

GEE21006

**KEENLAND WATER EXHIBIT**

AUBREY-TEXAS  
FEBRUARY 2022



ALW, LLC  
353 COUNTY ROAD 2510  
DECATUR, TX 76234-1168  
171.66 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
3.269 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
5.0 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
51.433 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
41.64 AC.

PROPOSED 12"  
SEWER LINE

PROPOSED  
LIFT STATION  
(MAJOR INFRASTRUCTURE)

PROPOSED  
18" SEWER LINE

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

15" FORCE MAIN  
LINE 1800 ± LF

RAMACHANDRULA, GANESH V. &  
PARAMATHMUNI, NAGA SRIVALLI  
12294 SUMMERTREE DRIVE  
FRISCO, TX 75035-2424  
11.562 AC.

**LEGEND**

- PROPERTY LINE
- 8" PROPOSED SEWER LINE
- 12" PROPOSED SEWER LINE
- 18" PROPOSED SEWER LINE  
(MAJOR INFRASTRUCTURE)
- 14" FORCE MAIN LINE  
(MAJOR INFRASTRUCTURE)
- 14" OFFSITE FORCE MAIN  
(MAJOR INFRASTRUCTURE)

14" OFFSITE  
FORCEMAIN  
EXTENDS 5500LF  
TO CITY CONNECTION

SPRING HILL ROAD  
FM 428

SPRING HILL ROAD  
FM 428

OSTERMAN,  
CYNTHIA R.  
1640 SPRING HILL RD.  
AUBREY, TX 76227-3919

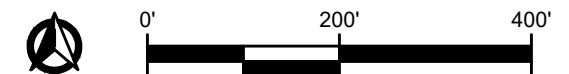
HOLT, SANDRA JANE  
10390 WINTER HAVEN LANE  
AUBREY, TX 76227-5970

GARY W. REVOCABLE



GEE21006  
KEENLAND SEWER EXHIBIT

AUBREY-TEXAS  
FEBRUARY 2022



Plot Date/Time: 2/17/2022 4:07 PM

J:\Job\GEE21006\_Aubrey\_Keenland\Civil\Exhibits\22-0209 PID Exhibits\GEE21006-EXHIBITS

ALW, LLC  
353 COUNTY ROAD 2510  
DECATUR, TX 76234-1168  
171.66 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
3.269 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
5.0 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
51.433 AC.

FM LAND INVESTMENTS I, LLC  
240 SQUIRREL RUN  
ARGYLE, TX 76226-3526  
41.64 AC.

ARMS, LLC  
LEBRUSH LN,  
75063-4226  
04 AC.

RAMACHANDRULA, GANESH V. &  
PARAMATHMUNI, NAGA SRIVALLI  
12294 SUMMERTREE DRIVE  
FRISCO, TX 75035-2424  
11.562 AC.

HARRISON, JEFFREY  
1817 SPRING HILL  
AUBREY, TX 76227-  
24.75 AC.

HINSLEY, J. A. MAI  
6145 SPRING HILL RD.  
AUBREY, TX 76227-3919

OSTERMAN,  
CYNTHIA R.  
1640 SPRING HILL RD.  
AUBREY, TX 76227-3919

HOLT, SANDRA JANE  
10390 WINTER HAVEN LANE  
AUBREY, TX 76227-5970

GARY W. KOTHE AND SARAH E. KOTHE  
REVOCABLE LIVING TRUST  
2222 SPRING HILL  
AUBREY, TX 76227-2475

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

6- 8' X 6' BOX  
CULVERTS

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

6- 8' X 6' BOX  
CULVERTS

APPROX FEMA  
FLOODPLAIN  
LIMITS PER  
PANEL 48121C0265G  
EFFECTIVE DATE: 04/18/2021

**LEGEND**

- PROPERTY LINE
- PROPOSED STORM LINE

SPRING HILL ROAD  
FM 428

SPRING HILL ROAD  
FM 428

GEE21006  
KEENLAND PAVING EXHIBIT

AUBREY-TEXAS  
FEBRUARY 2022



**APPENDIX E**  
**PID ASSESSMENT NOTICE**

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_]<sup>1</sup>

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

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

LOT TYPE \_\_\_\_\_ PRINCIPAL ASSESSMENT: \$\_\_\_\_\_

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Aubrey Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

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

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

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

DATE:

DATE:

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

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

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



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

DATE:

DATE:

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

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

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

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

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

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

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

§

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

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

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

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

**APPENDIX F**  
**ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE**  
**EQUIVALENTS**

## **Appendix F**

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet.

### **A) Proposed Development**

Table F-1 shows the proposed residential units to be developed within the PID.

**Table F-1**  
**Proposed Development within the PID**

<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1 (50 Ft)	138	Units
Lot Type 2 (40 Ft)	141	Units
<b>Total</b>	<b>279</b>	<b>Units</b>

### **B) Calculation of Equivalent Units**

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the 2023 PID Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e. 50 Ft lots, 40 Ft lots, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (50 Ft Lots) representing the highest value to Lot Type 2 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-2. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio

of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (50 Ft Lots) to 1.0.

**Table F-2**  
**Equivalent Unit Factors**

<b>Lot Type</b>	<b>Estimated Average Value</b>	<b>Equivalent Unit Factor</b>	
Lot Type 1 (50 Ft)	\$415,000	1.00	per dwelling unit
Lot Type 2 (40 Ft)	\$385,000	0.93	per dwelling unit

The total Equivalent Units for the PID are shown in Table F-3 as calculated based on the Equivalent Unit factors shown in Table F-2, estimated Lot Types and number of units estimated to be built within the PID.

**Table F-3**  
**Equivalent Units**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (50 Ft)	138	1.00	138.00
Lot Type 2 (40 Ft)	141	0.93	131.13
<b>Total Equivalent Units</b>	<b>279</b>		<b>269.13</b>

**C) Allocation of Assessments to Lots within the PID**

The total amount of the 2023 PID Bonds, which represents the total Assessment to be allocated on all Parcels within the PID, is \$14,541,000. As shown in Table F-3, there are a total of 269.13 Equivalent Units, resulting in an Assessment per Equivalent Unit of \$54,029.65 (i.e., \$14,541,000 ÷ 269.13 = \$54,029.65).

Table F-4 sets forth the Assessment per dwelling unit within the PID.

**Table F-4**  
**Assessment Per Unit**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
Lot Type 1 (50 Ft)	138	\$54,029.65	1.00	\$54,029.65 per dwelling unit	\$7,456,092
Lot Type 2 (40 Ft)	141	\$54,029.65	0.93	\$50,247.58 per dwelling unit	\$7,084,908
<b>Total</b>	<b>279</b>				<b>\$14,541,000</b>

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-5.

**Table F-5**  
**Projected Leverage**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Assessment per Unit</b>	<b>Leverage (Lot Value)</b>	<b>Leverage (Home Value)</b>
Lot Type 1 (50 Ft)	138	\$110,000	\$415,000	\$54,029.65	2.04	7.68
Lot Type 2 (40 Ft)	141	\$85,000	\$385,000	\$50,247.58	1.69	7.66

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-6.

**Table F-6**  
**Estimated Tax Rate Equivalent per unit**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Projected Average Annual Installment per unit</b>	<b>Tax Rate Equivalent (per \$100 Lot Value)</b>	<b>Tax Rate Equivalent (per \$100 Home Value)</b>
Lot Type 1 (50 Ft)	138	\$110,000	\$415,000	\$4,355.64	\$3.9597	\$1.0496
Lot Type 2 (40 Ft)	141	\$85,000	\$385,000	\$4,050.74	\$4.7656	\$1.0521

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

**APPENDIX G**  
**ASSESSMENT ROLL**

**Appendix G-1**  
**Assessment Roll**

**Parcel**  
**Equivalent Units**  
**Assessment**

**All Parcels**  
**269.13**  
**\$14,541,000**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment<sup>4</sup></b>
9/1/2024	\$215,000	\$804,582	\$80,000	\$72,705	\$0	\$1,172,287
9/1/2025	\$178,000	\$841,160	\$81,600	\$71,630	\$0	\$1,172,390
9/1/2026	\$186,000	\$832,260	\$83,232	\$70,740	\$0	\$1,172,232
9/1/2027	\$195,000	\$822,960	\$84,897	\$69,810	\$0	\$1,172,667
9/1/2028	\$204,000	\$813,210	\$86,595	\$68,835	\$0	\$1,172,640
9/1/2029	\$213,000	\$803,010	\$88,326	\$67,815	\$0	\$1,172,151
9/1/2030	\$223,000	\$792,360	\$90,093	\$66,750	\$0	\$1,172,203
9/1/2031	\$234,000	\$781,210	\$91,895	\$65,635	\$0	\$1,172,740
9/1/2032	\$285,000	\$767,463	\$55,000	\$64,465	\$0	\$1,171,928
9/1/2033	\$303,000	\$750,719	\$55,275	\$63,040	\$0	\$1,172,034
9/1/2034	\$322,000	\$732,918	\$55,551	\$61,525	\$0	\$1,171,994
9/1/2035	\$342,000	\$714,000	\$55,829	\$59,915	\$0	\$1,171,744
9/1/2036	\$364,000	\$693,908	\$56,108	\$58,205	\$0	\$1,172,221
9/1/2037	\$387,000	\$672,523	\$56,389	\$56,385	\$0	\$1,172,296
9/1/2038	\$411,000	\$649,786	\$56,671	\$54,450	\$0	\$1,171,907
9/1/2039	\$437,000	\$625,640	\$56,954	\$52,395	\$0	\$1,171,989
9/1/2040	\$465,000	\$599,966	\$57,239	\$50,210	\$0	\$1,172,415
9/1/2041	\$494,000	\$572,648	\$57,525	\$47,885	\$0	\$1,172,058
9/1/2042	\$525,000	\$543,625	\$57,813	\$45,415	\$0	\$1,171,853
9/1/2043	\$559,000	\$512,781	\$58,102	\$42,790	\$0	\$1,172,673
9/1/2044	\$594,000	\$479,940	\$58,392	\$39,995	\$0	\$1,172,327
9/1/2045	\$632,000	\$444,300	\$58,684	\$37,025	\$0	\$1,172,009
9/1/2046	\$673,000	\$406,380	\$58,978	\$33,865	\$0	\$1,172,223
9/1/2047	\$717,000	\$366,000	\$59,273	\$30,500	\$0	\$1,172,773
9/1/2048	\$763,000	\$322,980	\$59,569	\$26,915	\$0	\$1,172,464
9/1/2049	\$812,000	\$277,200	\$59,867	\$23,100	\$0	\$1,172,167
9/1/2050	\$865,000	\$228,480	\$60,166	\$19,040	\$0	\$1,172,686
9/1/2051	\$920,000	\$176,580	\$60,467	\$14,715	\$0	\$1,171,762
9/1/2052	\$980,000	\$121,380	\$60,769	\$10,115	\$0	\$1,172,264
9/1/2053	\$1,043,000	\$62,580	\$61,073	\$5,215	\$0	\$1,171,868
<b>Total</b>	<b>\$14,541,000</b>	<b>\$17,212,547</b>	<b>\$1,962,331</b>	<b>\$1,451,085</b>	<b>\$0</b>	<b>\$35,166,963</b>

<sup>1</sup>The 9/1/20XX dates represent the Assessment year (Bond year) end for the 2023 PID Bonds.

<sup>2</sup>Annual Installments are calculated using an interest rate of 5.000% per annum for years 1 through 7 (2024-2030), 5.875% per annum for years 8 through 20 (2031-2043), and 6.000% per annum for years 21 through 30 (2044-2053) on the 2023 PID Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2.00% increase per year for years 2024 through 2031 and a 0.5% increase per year thereafter. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>4</sup>Annual Installment does not include any credit from the TIRZ Annual Credit Amount.



**Appendix G-2**  
**Assessment Roll by Lot Type**

<b>Parcel</b>	<b>Lot Type 1 (50 Ft)</b>
<b>Equivalent Units</b>	<b>1.00</b>
<b>Assessment</b>	<b>\$54,029.65</b>

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment<sup>4</sup></b>
9/1/2024	\$799	\$2,990	\$297	\$270	\$0	\$4,356
9/1/2025	\$661	\$3,125	\$303	\$266	\$0	\$4,356
9/1/2026	\$691	\$3,092	\$309	\$263	\$0	\$4,356
9/1/2027	\$725	\$3,058	\$315	\$259	\$0	\$4,357
9/1/2028	\$758	\$3,022	\$322	\$256	\$0	\$4,357
9/1/2029	\$791	\$2,984	\$328	\$252	\$0	\$4,355
9/1/2030	\$829	\$2,944	\$335	\$248	\$0	\$4,356
9/1/2031	\$869	\$2,903	\$341	\$244	\$0	\$4,358
9/1/2032	\$1,059	\$2,852	\$204	\$240	\$0	\$4,355
9/1/2033	\$1,126	\$2,789	\$205	\$234	\$0	\$4,355
9/1/2034	\$1,196	\$2,723	\$206	\$229	\$0	\$4,355
9/1/2035	\$1,271	\$2,653	\$207	\$223	\$0	\$4,354
9/1/2036	\$1,353	\$2,578	\$208	\$216	\$0	\$4,356
9/1/2037	\$1,438	\$2,499	\$210	\$210	\$0	\$4,356
9/1/2038	\$1,527	\$2,414	\$211	\$202	\$0	\$4,354
9/1/2039	\$1,624	\$2,325	\$212	\$195	\$0	\$4,355
9/1/2040	\$1,728	\$2,229	\$213	\$187	\$0	\$4,356
9/1/2041	\$1,836	\$2,128	\$214	\$178	\$0	\$4,355
9/1/2042	\$1,951	\$2,020	\$215	\$169	\$0	\$4,354
9/1/2043	\$2,077	\$1,905	\$216	\$159	\$0	\$4,357
9/1/2044	\$2,207	\$1,783	\$217	\$149	\$0	\$4,356
9/1/2045	\$2,348	\$1,651	\$218	\$138	\$0	\$4,355
9/1/2046	\$2,501	\$1,510	\$219	\$126	\$0	\$4,356
9/1/2047	\$2,664	\$1,360	\$220	\$113	\$0	\$4,358
9/1/2048	\$2,835	\$1,200	\$221	\$100	\$0	\$4,356
9/1/2049	\$3,017	\$1,030	\$222	\$86	\$0	\$4,355
9/1/2050	\$3,214	\$849	\$224	\$71	\$0	\$4,357
9/1/2051	\$3,418	\$656	\$225	\$55	\$0	\$4,354
9/1/2052	\$3,641	\$451	\$226	\$38	\$0	\$4,356
9/1/2053	\$3,875	\$233	\$227	\$19	\$0	\$4,354
<b>Total</b>	<b>\$54,030</b>	<b>\$63,956</b>	<b>\$7,291</b>	<b>\$5,392</b>	<b>\$0</b>	<b>\$130,669</b>

<sup>1</sup>The 9/1/20XX dates represent the Assessment year (Bond year) end for the 2023 PID Bonds.

<sup>2</sup>Annual Installments are calculated using an interest rate of 5.000% per annum for years 1 through 7 (2024-2030), 5.875% per annum for years 8 through 20 (2031-2043), and 6.000% per annum for years 21 through 30 (2044-2053) on the 2023 PID Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2.00% increase per year for years 2024 through 2031 and a 0.5% increase per year thereafter. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>4</sup>Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

**Appendix G-3**  
**Assessment Roll by Lot Type**

<b>Parcel</b>	<b>Lot Type 2 (40 Ft)</b>
<b>Equivalent Units</b>	<b>0.93</b>
<b>Assessment</b>	<b>\$50,247.58</b>

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment<sup>4</sup></b>
9/1/2024	\$743	\$2,780	\$276	\$251	\$0	\$4,051
9/1/2025	\$615	\$2,907	\$282	\$248	\$0	\$4,051
9/1/2026	\$643	\$2,876	\$288	\$244	\$0	\$4,051
9/1/2027	\$674	\$2,844	\$293	\$241	\$0	\$4,052
9/1/2028	\$705	\$2,810	\$299	\$238	\$0	\$4,052
9/1/2029	\$736	\$2,775	\$305	\$234	\$0	\$4,050
9/1/2030	\$771	\$2,738	\$311	\$231	\$0	\$4,051
9/1/2031	\$809	\$2,700	\$318	\$227	\$0	\$4,052
9/1/2032	\$985	\$2,652	\$190	\$223	\$0	\$4,050
9/1/2033	\$1,047	\$2,594	\$191	\$218	\$0	\$4,050
9/1/2034	\$1,113	\$2,533	\$192	\$213	\$0	\$4,050
9/1/2035	\$1,182	\$2,467	\$193	\$207	\$0	\$4,049
9/1/2036	\$1,258	\$2,398	\$194	\$201	\$0	\$4,051
9/1/2037	\$1,337	\$2,324	\$195	\$195	\$0	\$4,051
9/1/2038	\$1,420	\$2,245	\$196	\$188	\$0	\$4,050
9/1/2039	\$1,510	\$2,162	\$197	\$181	\$0	\$4,050
9/1/2040	\$1,607	\$2,073	\$198	\$174	\$0	\$4,051
9/1/2041	\$1,707	\$1,979	\$199	\$165	\$0	\$4,050
9/1/2042	\$1,814	\$1,879	\$200	\$157	\$0	\$4,049
9/1/2043	\$1,932	\$1,772	\$201	\$148	\$0	\$4,052
9/1/2044	\$2,053	\$1,658	\$202	\$138	\$0	\$4,051
9/1/2045	\$2,184	\$1,535	\$203	\$128	\$0	\$4,050
9/1/2046	\$2,326	\$1,404	\$204	\$117	\$0	\$4,051
9/1/2047	\$2,478	\$1,265	\$205	\$105	\$0	\$4,053
9/1/2048	\$2,637	\$1,116	\$206	\$93	\$0	\$4,052
9/1/2049	\$2,806	\$958	\$207	\$80	\$0	\$4,051
9/1/2050	\$2,989	\$790	\$208	\$66	\$0	\$4,052
9/1/2051	\$3,179	\$610	\$209	\$51	\$0	\$4,049
9/1/2052	\$3,386	\$419	\$210	\$35	\$0	\$4,051
9/1/2053	\$3,604	\$216	\$211	\$18	\$0	\$4,049
<b>Total</b>	<b>\$50,248</b>	<b>\$59,479</b>	<b>\$6,781</b>	<b>\$5,014</b>	<b>\$0</b>	<b>\$121,522</b>

<sup>1</sup>The 9/1/20XX dates represent the Assessment year (Bond year) end for the 2023 PID Bonds.

<sup>2</sup>Annual Installments are calculated using an interest rate of 5.000% per annum for years 1 through 7 (2024-2030), 5.875% per annum for years 8 through 20 (2031-2043), and 6.000% per annum for years 21 through 30 (2044-2053) on the 2023 PID Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2.00% increase per year for years 2024 through 2031 and a 0.5% increase per year thereafter. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>4</sup>Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

**Appendix G-4**  
**Annual Installment Calculations 2023-24**

The budget for the PID for year 2023-24 will be paid from the collection of Annual Installments for 2023-24 as shown in Table G-4.1.

**Table G - 4.1**  
**2023-24 Budget**

Descriptions	Total	Per Equivalent Unit <sup>1</sup>
Interest payment on March 1, 2024	\$378,627	\$1,407
Interest payment on September 1, 2024	\$425,955	\$1,583
Principal payment on September 1, 2024	\$215,000	\$799
<i>Subtotal debt service</i>	<i>\$1,019,582</i>	<i>\$3,788</i>
Administrative Expenses	\$80,000	\$297
Additional Interest	\$72,705	\$270
<i>Subtotal Expenses</i>	<i>\$1,172,287</i>	<i>\$4,356</i>
Available reserve fund income	\$0	\$0
Available capitalized interest account	\$0	\$0
Available Administrative Expense account	\$0	\$0
Available TIRZ Annual Credit Amount	\$0	\$0
Subtotal funds available	\$0	\$0
<b>2022-23 Annual Installments to be Collected</b>	<b>\$1,172,287</b>	<b>\$4,356</b>

<sup>1</sup> There are a total of 269.13 Equivalent Units. See Appendix F, Table F-3 for details.

The summary of outstanding Assessments, applicable interest rates, Administrative Expenses, and available funds used to calculate the 2023-24 budget for the PID is shown in Table G-4.2.

**Table G - 4.2**  
**2023-24 Annual Installment Calculations**

Descriptions	Total
Initial Total Assessments	\$14,541,000
Less: Principal paid	\$0
Less: Prepayments	\$0
Outstanding Assessments	\$14,541,000
Assessment Interest Rate	5.00%
Interest due through 9/1/24	\$804,582
Principal (Assessments) Due by 9/1/24	\$215,000
<i>Subtotal - Debt Service</i>	<i>\$1,019,582</i>
Outstanding Assessments	\$14,541,000
Excess Interest rate for Delinquency and Prepayment Reserves	0.50%
<i>Excess Interest for Delinquency and Prepayment Reserves</i>	<i>\$72,705</i>
<i>Estimated PID Administrative Expenses</i>	<i>\$80,000</i>
<b>Total Estimated PID Expenses</b>	<b>\$1,172,287</b>
Less: Available funds	
<i>Available capitalized interest account</i>	<i>\$0</i>
<i>Available TIRZ Annual Credit Amount</i>	<i>\$0</i>
<b>2023-24 Annual Installments</b>	<b>\$1,172,287</b>

**Appendix G-5**  
**Assessment Roll Summary 2023-24**

<b>Parcel</b>	<b>Equivalent Units<sup>1</sup></b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Additional Interest Reserve</b>	<b>Administrative Expenses</b>	<b>Annual Installment</b>
52112	162.22	\$5,249,917	\$129,593	\$484,967	\$43,823	\$48,221	\$706,604.03
668580	24.00	\$776,711	\$19,173	\$71,750	\$6,483.56	\$7,134.10	\$104,540.11
283344	19.67	\$636,579	\$15,714	\$58,805	\$5,313.82	\$5,846.99	\$85,679.33
182800	63.24	\$2,046,633	\$50,521	\$189,060	\$17,084.18	\$18,798.35	\$275,463.19
<b>Total</b>	<b>269.13</b>	<b>\$8,709,839</b>	<b>\$215,000</b>	<b>\$804,582</b>	<b>\$72,705.00</b>	<b>\$80,000.00</b>	<b>\$1,172,286.67</b>

<sup>1</sup> Based on the estimated number of units to be developed on each parcel as provided by the Developer.