

# FOREE RANCH PUBLIC IMPROVEMENT DISTRICT

TOWN OF PROVIDENCE VILLAGE, TEXAS

## SERVICE AND ASSESSMENT PLAN

March 19, 2024

**PREPARED BY:**

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

# FOREE RANCH PUBLIC IMPROVEMENT DISTRICT

## SERVICE AND ASSESSMENT PLAN

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

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### **A. INTRODUCTION**

On September 6, 2022 the Town Council of the Town of Providence Village, Texas (the “Town”) passed and approved Resolution No. 2022-253 approving and authorizing the creation of the Foree Ranch Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within the corporate limits of the Town at the time the PID was created.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property within the PID that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

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 Foree Ranch Public Improvement District 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, Section 372.013 of 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, as specified in a payment request in a form that has been reviewed and approved by the Town. 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 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, 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, (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, Town permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the Town or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the Town. 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.G of this Service and Assessment Plan.

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

**“Additional Interest Reserve”** has the meaning set forth in Section V.G of this Service and Assessment Plan.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident 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, and operation of the PID, (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) 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 fees and expenses relating to the Bonds, including reasonable fees, (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. Administrative Expenses collected and not expended for actual Administrative Expenses in one year 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 Town, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the Town 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.G of this Service and Assessment Plan.

**“Annual Service Plan Update”** has the meaning set forth in Section IV.A 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 all 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 an Assessment Ordinance adopted by the Town Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the relevant Assessed Property.

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

**“Assessment Roll”** means the Improvement Area #1 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“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 Town 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.

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

**“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 Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, its successors and assigns.

**“Development Agreement”** means that certain “Development Agreement” by and between the Developer and the Town, related to the property within the PID, and effective as of November 30, 2021, and as the same may be amended or assigned from time to time.

**“Equivalent Units”** mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

**“Future Improvement Area(s)”** means those Improvement Area(s) to be defined and developed after Improvement Area #1, and within the boundaries of the PID (but which are not subject to development at this time).

**“Future Improvement Area Assessed Property”** means all Parcels within the Future Improvement Area other than Non-Benefited Property.

**“Future Improvement Area Bonds”** mean bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured by Assessments levied on Future Improvement Area Assessed Property. In connection with Future Improvement Area Bonds, Assessments related to such Future Improvement Area Bonds will be

levied only on property located within the applicable Future Improvement Area to finance Authorized Improvements which will only benefit such Future Improvement Area.

**“Future Improvement Area Improvements”** means those Authorized Improvements which will confer a special benefit to the related Future Improvement Area.

**“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.

**“Improvement Area”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area are being assessed and/ or will be assessed in connection with the issuance of Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

**“Improvement Area #1”** or **“IA #1”** means, collectively, Phase #1 and Phase #2 of the development, to be developed as generally shown in Appendix A, and as specifically depicted and described as the sum of all Parcels shown in Appendix G.

**“Improvement Area #1 Assessed Property”** means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

**“Improvement Area #1 Assessment Revenues”** mean the actual revenues received by or on behalf of the Town from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

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

**“Improvement Area #1 Improvements”** mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

**“Improvement Area #1 Maximum Assessment Per Unit”** means for Improvement Area #1, an Assessment per unit for Improvement Area #1 Projects for each applicable Lot Type as follows:

- Lot Type 1 (50 Ft) - \$18,179.72
- Lot Type 2 (45 Ft) - \$15,816.36
- Lot Type 3 (40 Ft) - \$15,270.96
- Lot Type 4 (30 Ft) - \$14,361.98



**“Improvement Area #1 Projects”** mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

**“Improvement Area #1 Reimbursement Agreement Obligation”** means the reimbursement obligation related to the Actual Costs of the Improvement Area #1 Projects to be paid from Assessments secured by the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects under the terms of the Omnibus Reimbursement Agreement and/or a series of Future Improvement Area Bonds.

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

**“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 Town 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 Town Council.

**“Major Improvements”** means the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B of this Service and Assessment Plan.

**“Mustang SUD”** means Mustang Special Utility District.

**“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. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. 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.F of this Service and Assessment Plan.

**“Omnibus Reimbursement Agreement”** means that certain Foree Ranch Public Improvement District Omnibus Reimbursement Agreement dated as of December 19, 2023, by and between the Town and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the Town agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/ or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the Town for the benefit of the Assessed Property.

**“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.

**“Phase #1”** means the Improvement Area #1 Assessed Property identified as Phase #1 on the map attached as Appendix A.

**“Phase #2”** means the Improvement Area #1 Assessed Property identified as Phase #2 on the map attached as Appendix A.

**“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.

**“PID Assessment Notice”** means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and Appendix E of this Service and Assessment Plan.

**“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 Town 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 Town, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

**“Service and Assessment Plan”** 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.

**“Town”** means the Town of Providence Village, Texas.

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

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

**“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.

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

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

The PID is presently located within the corporate limits of the Town and contains approximately 419.13 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,450 single family residential units, commercial structures, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

**Table II-A**  
**Proposed Development – PID**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family - 50 Ft (Classic)	398	Units
Single-Family - 45 Ft (Watermill)	277	Units
Single-Family - 40 Ft (Cottage)	560	Units
Single-Family - 30 Ft (Welton)	215	Units
<b>Total</b>	<b>1,450</b>	<b>Units</b>

### **B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1**

Improvement Area #1 consists of approximately 141.61 acres and is projected to consist of 455 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A.

The property within Improvement Area #1 is proposed to be developed as shown in Table II-B.

**Table II-B**  
**Proposed Development – Improvement Area #1**

<b>Proposed Development</b>	<b>Quantity (Phase #1)</b>	<b>Quantity (Phase #2)</b>	<b>Total</b>	<b>Measurement</b>
Single-Family - 50 Ft (Classic)	105	0	105	Units
Single-Family - 45 Ft (Watermill)	49	0	49	Units
Single-Family - 40 Ft (Cottage)	0	86	86	Units
Single-Family - 30 Ft (Welton)	0	215	215	Units
<b>Total</b>	<b>154</b>	<b>301</b>	<b>455</b>	<b>Units</b>

### C. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

The Future Improvement Areas consist of a total of approximately 277.52 acres and are projected to consist of 995 single family residential units. A map of the property within the Future Improvement Areas is shown in Appendix A.

The property within the Future Improvement Areas is proposed to be developed as follows:

**Table II-C**  
**Proposed Development – Future Improvement Areas**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family - 50 Ft (Classic)	293	Units
Single-Family - 45 Ft (Watermill)	228	Units
Single-Family - 40 Ft (Cottage)	474	Units
Single-Family - 30 Ft (Welton)	0	Units
<b>Total</b>	<b>995</b>	<b>Units</b>

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursements may be required pursuant to the Omnibus Reimbursement Agreement for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bond and/or execution of each reimbursement agreement, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area(s) as shown for Improvement Area #1 in Section II.B. A map of the projected property within each Future Improvement Areas is shown in Appendix A. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property in the PID, 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.

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

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#### **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 Town has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the Town and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

## **B. DESCRIPTIONS AND BUDGETED COSTS OF MAJOR IMPROVEMENTS**

The Major Improvements benefit the entire PID. The costs of the Major 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. Each of Improvement Area #1 and the Future Improvement Areas will be proportionally allocated the costs of the Major Improvements, as shown in Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements follows:

### Roadway Improvements

The roadway improvements portion of the Major Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways and bridges; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

### Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

### Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, appurtenances, and regional detention necessary to provide adequate drainage to the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

Other soft and miscellaneous costs

The soft and miscellaneous costs portion of the Major Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

**Table III-A**  
**Budgeted Costs – Major Improvements**

<b>Authorized Improvements</b>	<b>Total Major Improvement Costs</b>	<b>Improvement Area #1 Allocated Amount</b>	<b>Future Improvement Areas Allocated Amount</b>
Roadway improvements	\$9,474,164	\$2,886,301	\$6,587,863
Water improvements	\$1,831,774	\$558,049	\$1,273,725
Storm drainage improvements	\$3,167,484	\$964,973	\$2,202,511
Other soft and miscellaneous costs	\$2,894,684	\$881,864	\$2,012,820
<b>Total Authorized Improvements</b>	<b>\$17,368,106</b>	<b>\$5,291,187</b>	<b>\$12,076,919</b>

Note: Represents preliminary costs provided by the Developer. The figures shown in Table III-A represent the Budgeted Costs of the Major Improvements, are rounded, and may be reallocated between line items. At this time, the Town is levying Assessments for the costs of the Major Improvements allocated to Improvement Area #1, only, and is not levying Assessments for the costs of the Major Improvements allocated to Future Improvement Areas, though such costs may be levied for as part of Future Improvement Area Assessment levies.

**C. DESCRIPTIONS OF IMPROVEMENT AREA #1 IMPROVEMENTS AND BUDGETED COSTS OF IMPROVEMENT AREA #1 PROJECTS**

The descriptions of the Improvement Area #1 Improvements are presented below as provided by the project engineer. The Improvement Area #1 Projects include Improvement Area #1's proportionate share of the costs of the Major Improvements and the costs of the Improvement Area #1 Improvements. The Budgeted Costs of the Improvement Area #1 Projects are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements are as follows, and a description of the Major Improvements that are a portion of the Improvement Area #1 Projects can be found in Section III-B above.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related paving, bridge, drainage, curbs, gutters, sidewalks, signage, traffic control devices, and right of way acquisition, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

### Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

### Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

### Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consists of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

### Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #1 Improvements consists of engineering and surveying, project management fees, Town inspection fees, project management fees, contingency, and other soft and miscellaneous costs.

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**Table III-B**  
**Budgeted Costs – Improvement Area #1 Projects**

<b>Authorized Improvements</b>	<b>Improvement Area #1's Proportional Share of Major Improvements<sup>1</sup></b>	<b>Phase #1 Authorized Improvements</b>	<b>Phase #2 Authorized Improvements</b>	<b>Total Improvement Area #1 Projects<sup>3</sup></b>
Roadway improvements	\$2,886,301	\$2,187,635	\$1,867,158	\$6,941,094
Water improvements	\$558,049	\$1,355,527	\$1,152,721	\$3,066,297
Sanitary sewer improvements	\$0	\$2,168,829	\$1,119,724	\$3,288,553
Storm drainage improvements	\$964,973	\$950,496	\$1,191,291	\$3,106,760
Other soft and miscellaneous costs	\$881,864	\$2,236,720	\$1,987,780	\$5,106,364
<b>Total Authorized Improvements</b>	<b>\$5,291,187</b>	<b>\$8,899,207</b>	<b>\$7,318,674</b>	<b>\$21,509,068</b>

<sup>1</sup>See Table III-A. Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V.A.

<sup>2</sup>Provided by Developer. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Assessment related to the Improvement Area #1 Projects does not increase.

#### **D. FUTURE IMPROVEMENT AREAS**

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related reimbursements are required pursuant to the Omnibus Reimbursement Agreement, this SAP will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-C will be added in a future update to this Service and Assessment Plan to show the costs for the specific Authorized Improvements financed within the specific Future Improvement Area being developed.)

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

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### **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 Improvement Area #1 Improvements will be completed and accepted by the Town in the third quarter of 2024. It is anticipated that the Major Improvements will be completed and accepted by the Town in the fourth quarter of 2026.

The Budgeted Costs for Improvement Area #1 Projects and the expenses incurred in the establishment, administration, and operation of the PID is \$21,584,068 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 estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or additional reimbursements are required pursuant to the Omnibus Reimbursement Agreement, this Service and Assessment Plan will be updated (e.g. Table IV-B will be updated in a future update to this Service and Assessment Plan to include Improvement Area #2, etc.).

#### **Improvement Area #1**

Table IV-A shows the projected sources and uses for the Improvement Area #1 Projects allocable to Improvement Area #1 Assessed property. Tables included in this Section may be rounded to the nearest whole dollar.

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**Table IV-A**  
**Projected Sources and Uses – Improvement Area #1**

<b>Sources of Funds</b>	<b>Total</b>
Assessment Amount	\$7,085,000
Other funding sources	\$14,499,068
<b>Total Sources</b>	<b>\$21,584,068</b>
<b>Uses of Funds</b>	
<i>Major Improvements:</i>	
Roadway improvements	\$2,886,301
Water improvements	\$558,049
Sanitary sewer improvements	\$964,973
Other soft and miscellaneous costs:	\$881,864
<i>Subtotal Major Improvement costs</i>	<i>\$5,291,187</i>
<i>Improvement Area #1 Improvements:</i>	
Roadway improvements	\$4,054,793
Water improvements	\$2,508,248
Sanitary sewer improvements	\$3,288,553
Storm drainage improvements	\$2,141,787
Other soft and miscellaneous costs	\$4,224,500
<i>Subtotal Improvement Area #1 costs</i>	<i>\$16,217,881</i>
<i>Other Assessment Related Costs:</i>	
Assessment levy fee and first year Administrative Expenses	\$75,000
<i>Subtotal Other Assessment Related Costs</i>	<i>\$75,000</i>
<b>Total Uses</b>	<b>\$21,584,068</b>

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer pursuant to the Improvement Area #1 Reimbursement Agreement Obligation and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Omnibus Reimbursement Agreement as it relates to Improvement Area #1. In the event the financing capacity of the PID is reduced by appraisals, bond underwriting standards, interest rates, etc. the Assessments will be reduced to match the actual amount of PID Bonds to be issued for Improvement Area #1.

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or additional obligations may be created pursuant to the Omnibus Reimbursement Agreement to finance the Authorized Improvements required for each new Improvement Area. Future Improvement Area Bonds may also be issued and/ or reimbursement agreements executed in one or more series.

## B. PROJECTED FIVE-YEAR SERVICE PLAN

### Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 is shown by 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 – Improvement Area #1**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
1	\$21,584,068	\$7,085,000	\$14,499,068	\$228,026
2	\$0	\$0	\$0	\$552,052
3	\$0	\$0	\$0	\$551,885
4	\$0	\$0	\$0	\$551,519
5	\$0	\$0	\$0	\$550,954
6	\$0	\$0	\$0	\$551,190
7	\$0	\$0	\$0	\$551,172
<b>Total</b>	<b>\$21,584,068</b>	<b>\$7,085,000</b>	<b>\$14,499,068</b>	<b>\$3,536,798</b>

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B and the costs associated with setting up the PID. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Improvement Areas are developed, in association with issuing Future Improvement Area Bonds and/ or execution of a reimbursement agreement for each Future Improvement Area, a Table IV-C be added to identify the Authorized Improvements to be financed by each new series of the Future Improvement Area Bonds and/ or reimbursement agreements and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/ or reimbursement agreements.

## 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 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.

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

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### **A. INTRODUCTION**

The PID Act requires the Town 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.

The proposed Authorized Improvement program anticipates reimbursement agreements potentially followed by a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the execution of the Omnibus Reimbursement Agreement, subsequent financings may be issued and/ or executed over the upcoming decade as the subsequent Future Improvement Areas are gradually constructed.

The purpose of this gradual levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the Town Council has determined that the costs of the Major Improvements and Improvement Area #1 Improvements shall be allocated as described below:

1. The costs of the Improvement Area #1 Projects that only benefit Improvement Area #1 shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type 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 Major Improvement costs are proportionally allocated to Future Improvement Areas and Improvement Area #1 Assessed Property based on estimated Equivalent Units calculated

using the average home price for the Future Improvement Areas and Improvement Area #1 Assessed Property.

Table V-A below provides the estimated allocation of Budgeted Costs of the Authorized Improvements constituting Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #1 Projects, as applicable.

In connection with the issuance of Future Improvement Area Bonds and/ or additional obligations created pursuant to the Omnibus Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Areas receives from the specific Authorized Improvements funded with those Future Improvement Area Bonds issued and/ or reimbursement agreements executed with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Future Improvement Area Bonds and/ or execution of reimbursement agreements, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

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 Major Improvements and Improvement Area #1 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Improvement Area #1 Assessed Property, and (iii) establishes the methodologies by which the Town Council allocates and reallocates the special benefit of the Major Improvements and Improvement Area #1 Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the Town Council of the assessment methodologies set forth below is the result of the discretionary exercise by the Town 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.

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or additional reimbursements are required pursuant to the Omnibus Reimbursement Agreement, this Service and Assessment Plan will be updated based on the Town's determination of the assessment methodology for each Future Improvement Areas.

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## **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 special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, 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 Town 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 Town 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 Town 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 Authorized Improvements are required for the highest and best use of the property;
4. 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);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### **C. ALLOCATION OF COSTS TO ASSESSED PROPERTY**

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the PID. Table V-A summarizes the allocation of Budgeted Costs for each type of Major Improvement. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 455 residential units. As shown in Appendix F, the total Equivalent Units for Improvement Area #1 is calculated as 389.72. The Future Improvement Areas are projected to contain 995 residential units resulting in a total of 889.52 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated



to be 1,279.24 (i.e.,  $389.72 + 889.52 = 1,279.24$ ). As a result, 30.46 percent of the Budgeted Costs of the Major Improvements (i.e.  $389.72 \div 1,279.24 = 30.46\%$ ) are allocated to the Improvement Area #1 Assessed Property and 69.54% percent of the Budgeted Costs of the Major Improvements (i.e.  $889.52 \div 1,279.24 = 69.54\%$ ) are allocated to the Future Improvement Areas. The Improvement Area #1 Reimbursement Agreement Obligation will fund Improvement Area #1's proportionate share of the Budgeted Costs of the Major Improvements. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property.

**Table V-A**  
**Allocation of Major Improvement Costs**

Authorized Improvement	Budgeted Costs
Roadway improvements	\$9,474,164
Water improvements	\$1,831,774
Storm drainage improvements	\$3,167,484
Other soft and miscellaneous costs	\$2,894,684
<b>Total Major Improvements</b>	<b>\$17,368,106</b>
<b>Improvement Area #1</b>	
Projected Equivalent Units	389.72
% of total units <sup>1</sup>	30.46%
Proportionate share of costs	<b>\$5,291,187</b>
<b>Future Improvement Areas</b>	
Projected Equivalent Units	889.52
% of total units <sup>1</sup>	69.54%
Proportionate share of costs	<b>\$12,076,919</b>

<sup>1</sup>Percentages shown are rounded to two decimal places, and calculations are based on unrounded values.

#### **D. ASSESSMENT METHODOLOGY**

The costs of the Authorized Improvements may be assessed by the Town Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of 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 Improvement Area #1 Projects*

For purpose of this Service and Assessment Plan, the Town Council has determined that the Actual Costs of the Improvement Area #1 Projects to be funded by the Developer and reimbursed pursuant to the Improvement Area #1 Reimbursement Agreement Obligation shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the

Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the estimates of the costs of the Improvement Area #1 Projects, as set forth in Table III-B, the Town Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 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 for Lots in the platted Parcel, as determined by the Administrator and confirmed by the Town Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 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.

### 3. *Assessment Methodology for Future Improvement Areas*

When any given Future Improvement Area is developed, and Future Improvement Area Bonds for that Future Improvement Areas are to be issued and/ or a reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Future Improvement Area.

## **E. ASSESSMENTS**

The Assessments for Improvement Area #1 are being levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll, attached hereto as Appendix G. The Annual Installments for Improvement Area #1 will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

## **F. 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, which may be revised based on actual costs incurred in Annual Service Plan Updates.

## **G. ADDITIONAL INTEREST RESERVE**

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, **if and when Bonds are issued**, by no more than one half of one percent (0.50%). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the 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 “Additional Interest Reserve”). If applicable, the Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the Town may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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

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### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1**

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 is shown on the Improvement Area #1 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 Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Reimbursement Agreement Obligation, and (ii) to pay Administrative Expenses related to the PID. If and when Improvement Area #1 Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

### **B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS**

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

### **C. 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 number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town 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 Town 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 Town Council.

### **D. 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 Town 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 Improvement Area #1 Maximum Assessment Per Unit calculated 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 Town 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 Improvement Area #1 Maximum Assessment Per 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.

**E. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the Town 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 and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the Town 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 all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the Town Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The Town 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 Town 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 and/ or repay the obligations under a reimbursement agreement, 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 and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

**F. 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 Town 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. 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 Town 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 Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve if and when Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

### Improvement Area #1

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if such Bonds are issued by the Town, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the Town and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter. Unless and until the Town issues Bonds secured by Assessments levied against the Improvement Area #1 Assessed Property, the interest on the Improvement Area #1 Reimbursement Agreement Obligation shall be paid based on an interest rate of 5.59% per annum for years 1 through 5 and an interest rate of 5.59% per annum following the fifth Annual Installment in accordance with the Improvement Area #1 Reimbursement Agreement Obligation.

Upon the issuance of Bonds for the Improvement Area #1 Projects, the Improvement Area #1 Reimbursement Agreement Obligation shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Improvement Area #1 Assessment Roll. The index approved by the Town is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 3.59%. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Assessment Roll, shown in Appendix G, will be updated with the actual interest rates in the Improvement Area #1 Reimbursement Agreement Obligation.

### Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Reimbursement Agreement Obligation, the Bonds, if any, 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 Town reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional 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.

## **G. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the Town 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 updated Assessment Rolls 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 and for Parcels located within Improvement Area #1. Annual Installments shall be collected by the Town 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 Town. The Town 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.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.



The collection of the first Annual Installment for an Improvement Area #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds, or (ii) September 1, 2024, such that all Assessments in the applicable Improvement Area begin collection immediately after the expiration of such two-year period.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed 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 Assessed Property as they become due and payable.

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

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### **A. IMPROVEMENT AREA #1 ASSESSMENT ROLL**

The Town Council has evaluated each Parcel in Improvement Area #1 (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 public improvements, and other development factors deemed relevant by the Town Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-A summarizes the \$21,509,068 from the Improvement Area #1 Projects, including a portion of the costs of the PID formation. The Assessment amount of the Improvement Area #1 Reimbursement Agreement Obligation is \$7,085,000, which is less than or equal to the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$7,085,000, plus interest and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

**Table VII-A**  
**Improvement Area #1**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Total Authorized Improvements <sup>1</sup>	\$21,509,068
<b><u>Other Assessment Related Costs</u></b>	
Assessment levy fee and first year Administrative Expenses	\$75,000
<b>Total Special Benefit</b>	<b>\$21,584,068</b>
<b><u>Special Benefit:</u></b>	
Total Special Benefit	\$21,584,068
Projected Special Assessment	\$7,085,000
<b>Excess Benefit</b>	<b>\$14,499,068</b>

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

### **B. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL**

As Future Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Areas (e.g., an appendix will be added as the Assessment Roll for Future Improvement Areas).

### **C. ANNUAL ASSESSMENT ROLL UPDATES**

The Administrator shall prepare, and shall submit to the Town Council for approval, annual updates to the Improvement Area #1 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 Town 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 or 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.F of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds 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 Bonds and Developer funds.

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

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### **A. ADMINISTRATIVE REVIEW**

The Town may elect to designate a third party to serve as Administrator. The Town 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 Town 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 applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the Town 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 an Assessment Roll may be appealed to the Town 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 Town Council, the decision of the Town 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 Town 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 Town 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 Town 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.

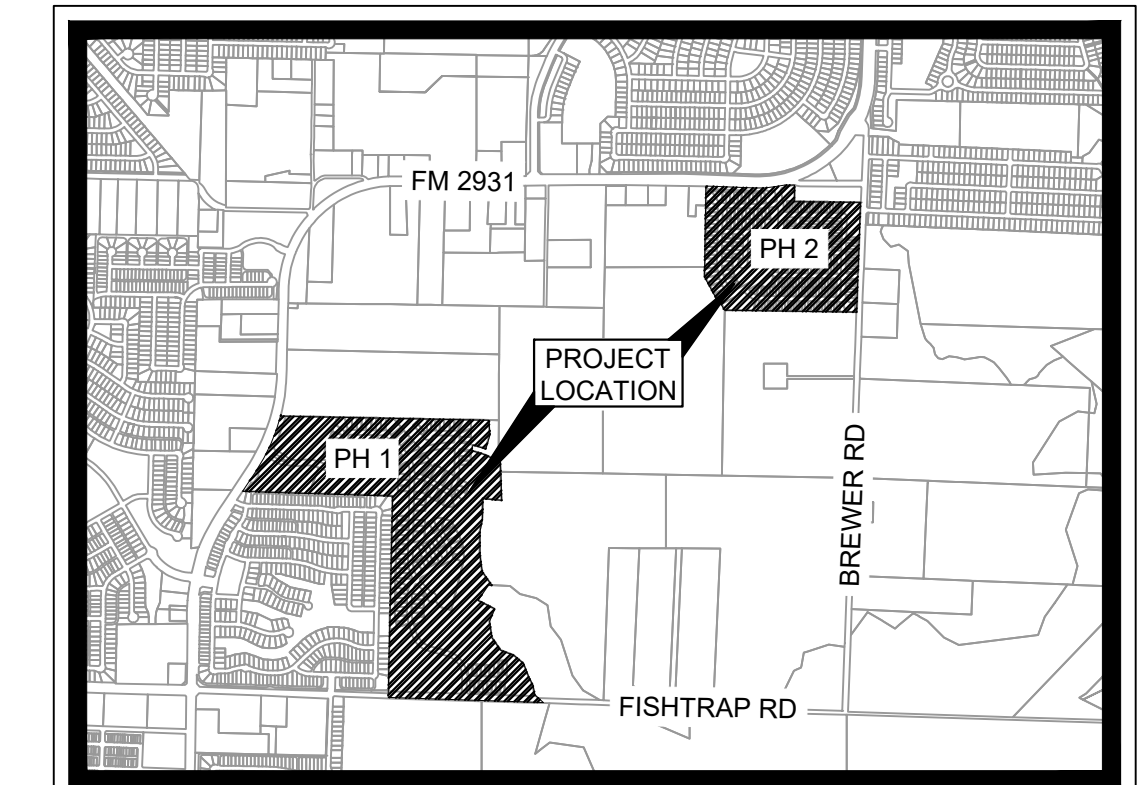
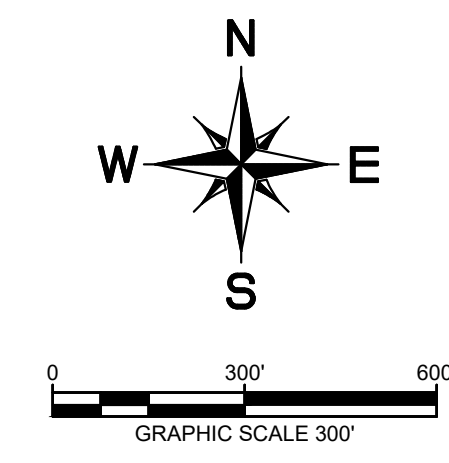
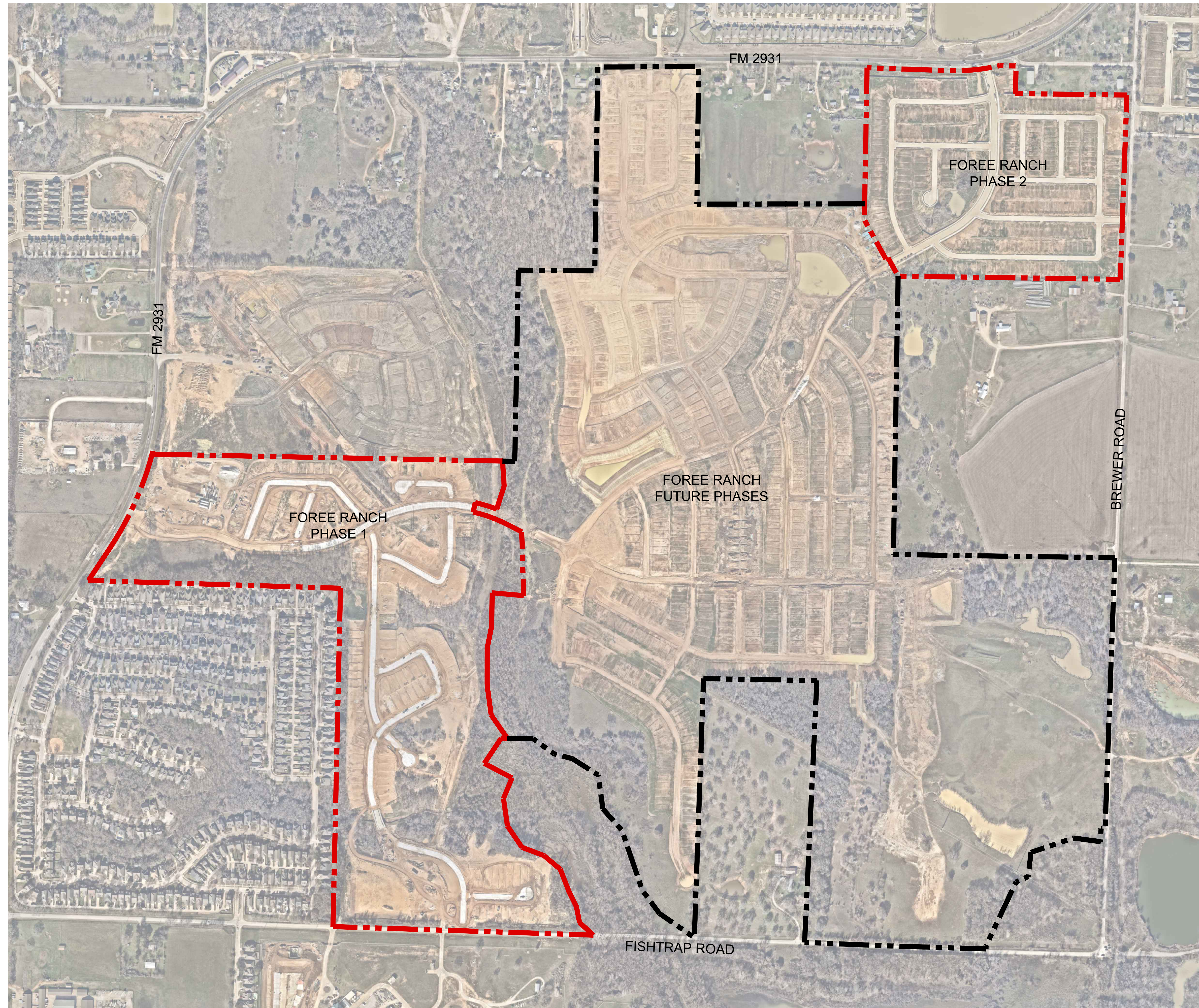
#### **E. SEVERABILITY**

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 Town 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 Town.

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



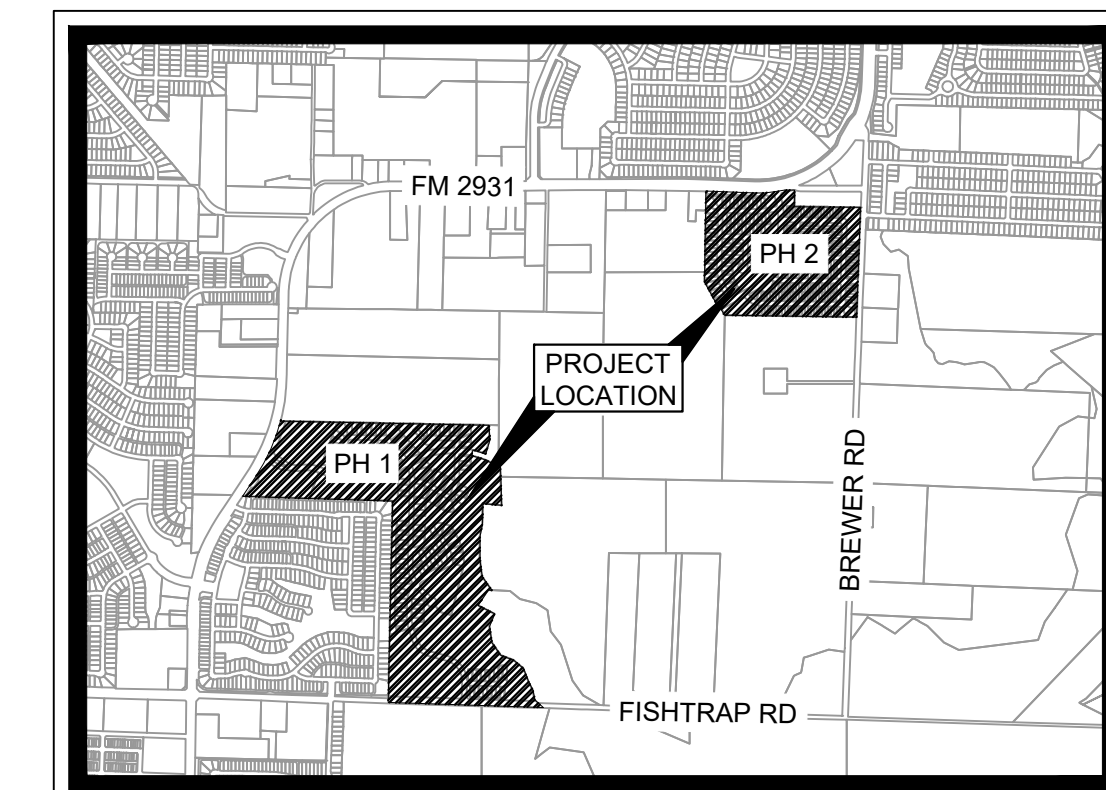
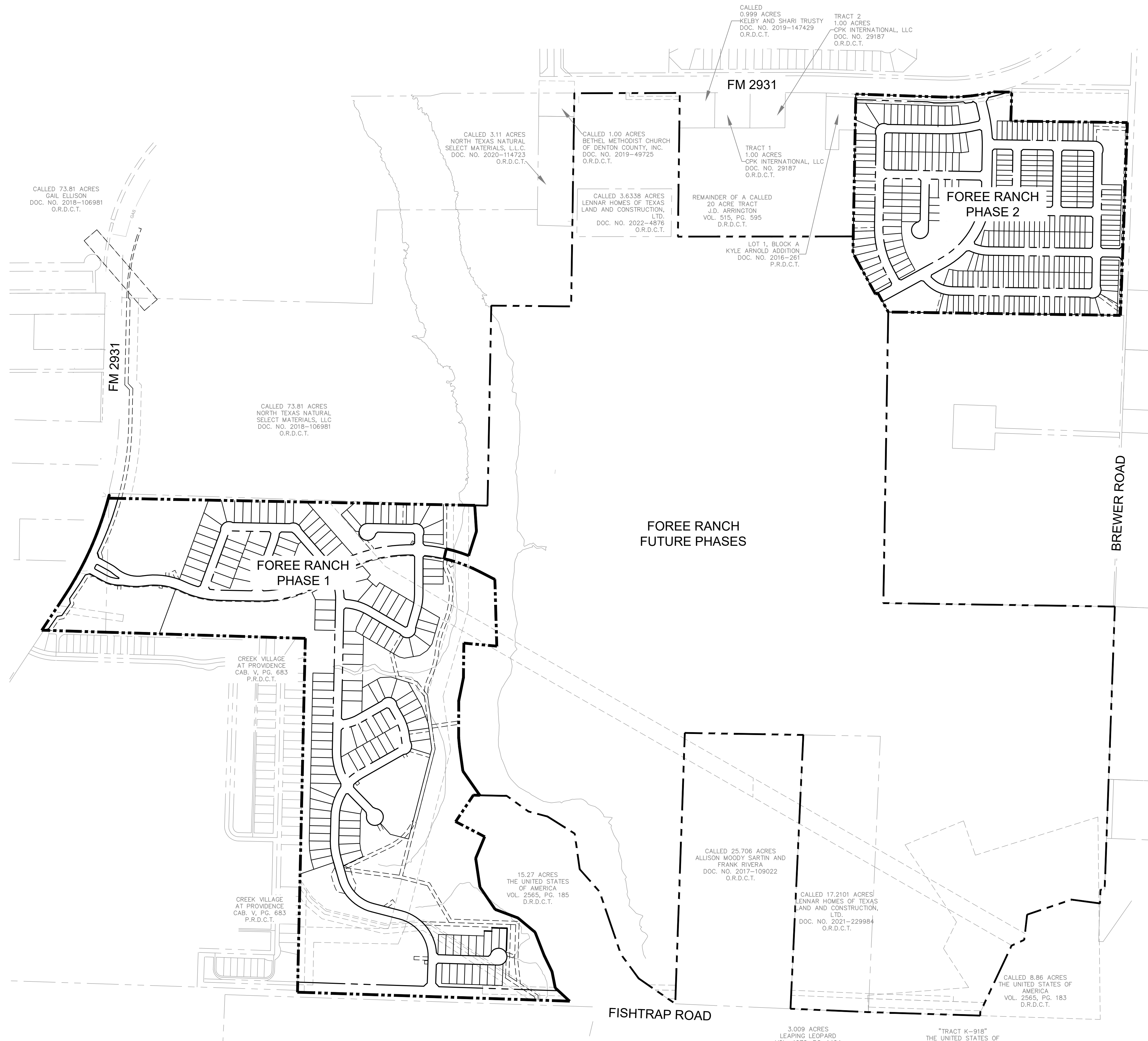
VICINITY MAP  
SCALE: 1" = 2,000'

**BOUNDARY MAP**  
**FOREE RANCH**  
**PHASE 1 & 2**

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



VICINITY MAP  
SCALE: 1" = 2,000'

**MASTER PLAN**  
**FOREE RANCH**  
**PHASE 1 & 2**  
 Providence Village, Texas  
 February 2024



6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034  
 972-335-3580  
 State of Texas Registration No. F-928

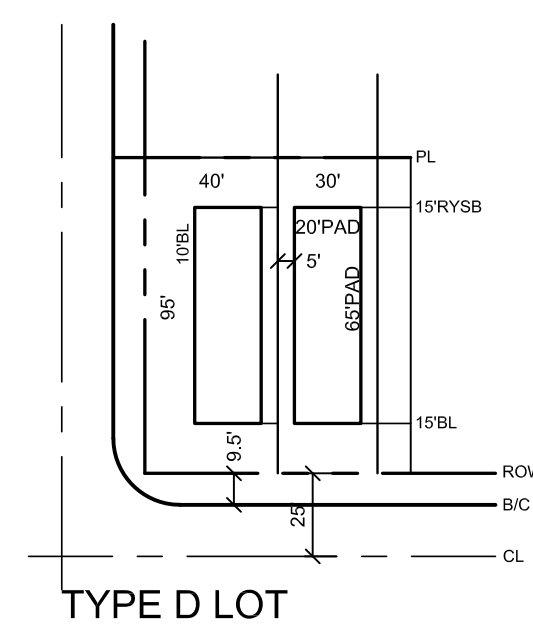
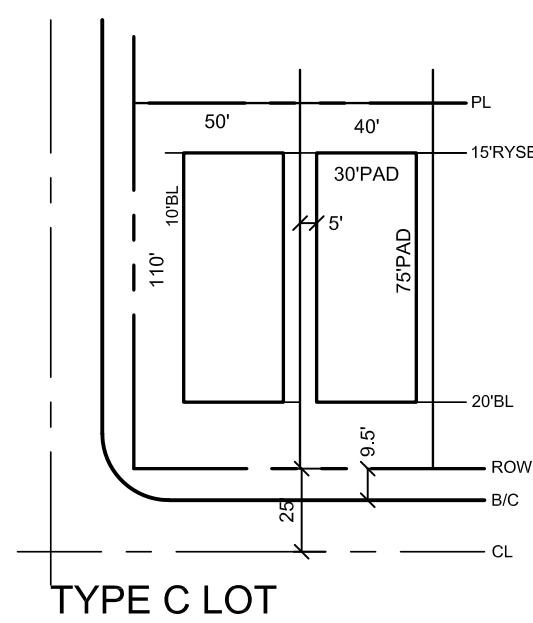
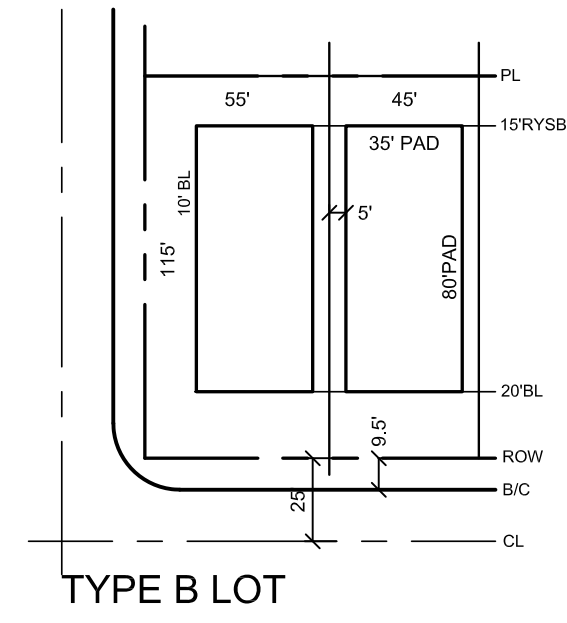
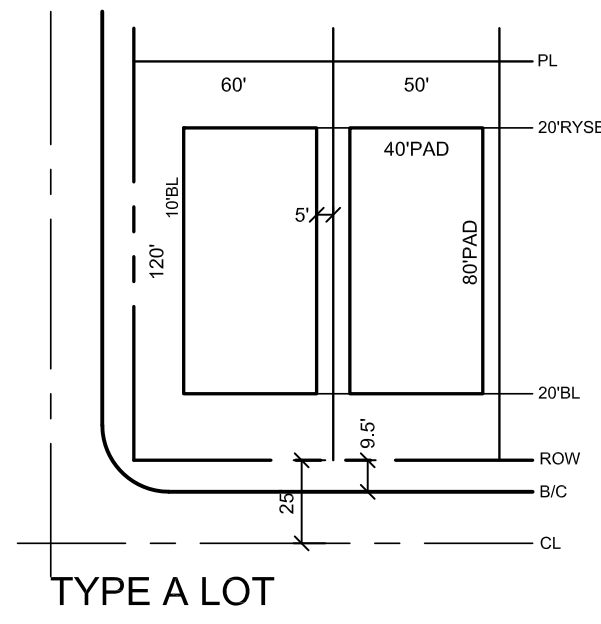
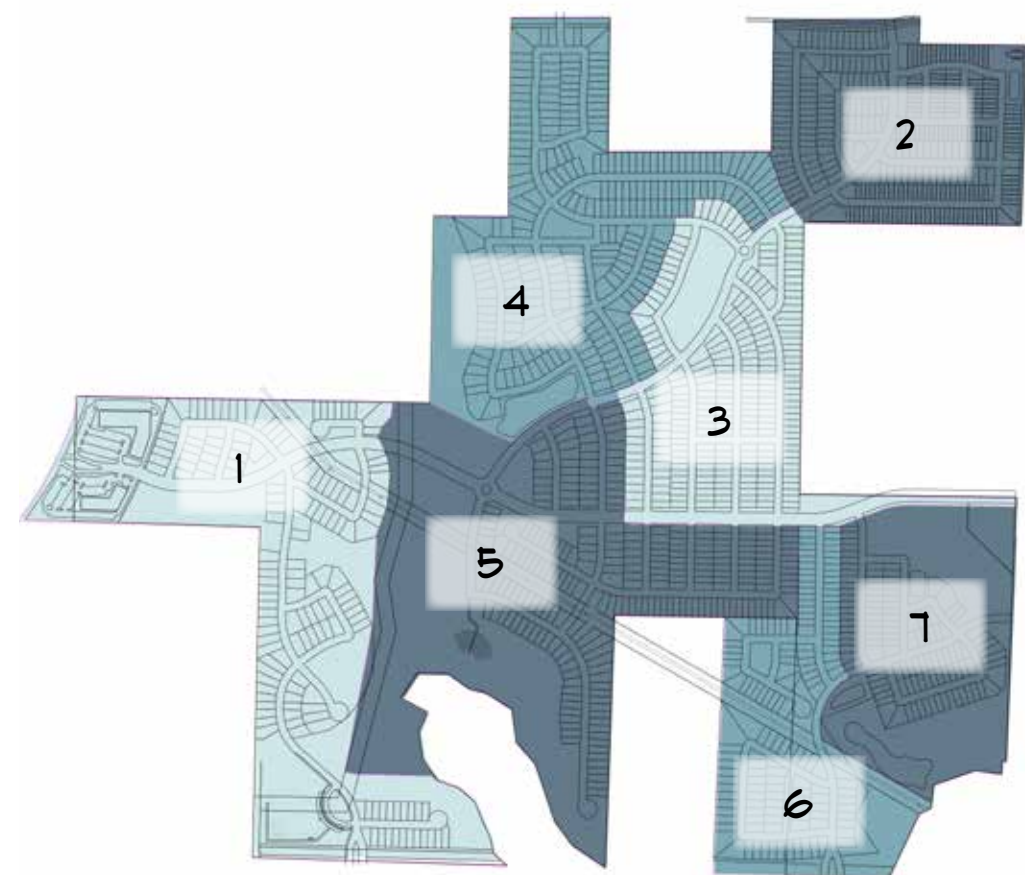


# CONCEPT PLAN

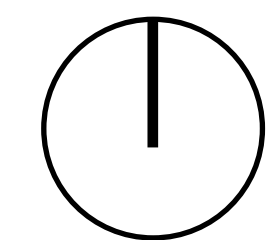
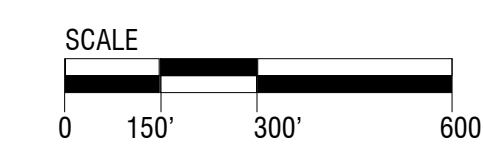
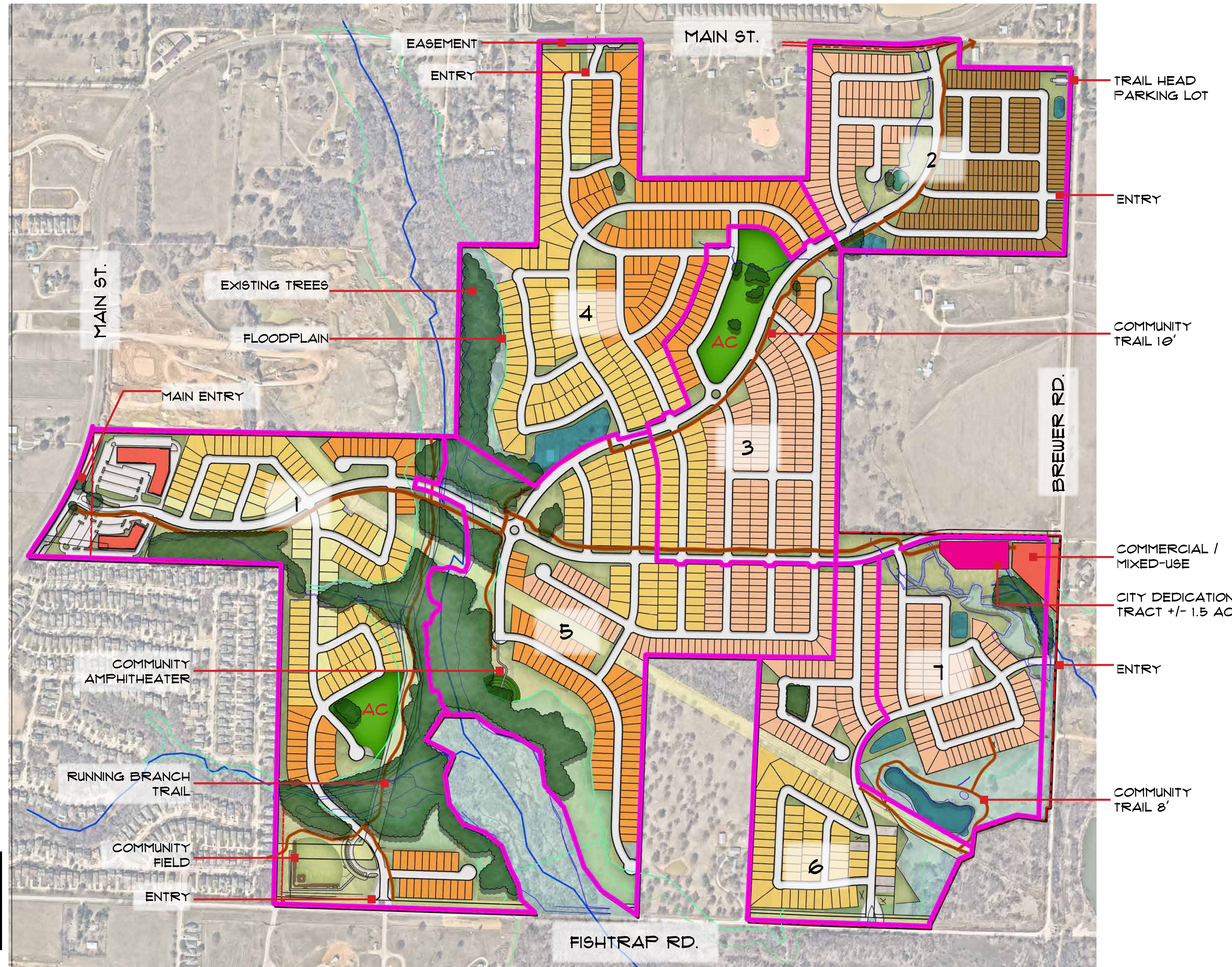
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60' X 120' - 41 UNITS
- PRODUCT TYPE A  
50' X 120' - 332 UNITS
- PRODUCT TYPE B  
45' X 115' - 324 UNITS
- PRODUCT TYPE C  
40' X 110' 555 UNITS
- PRODUCT TYPE D  
30' X 95' 158 UNITS
- AMENITY CENTER
- COMMERCIAL
- CITY DEDICATION TRACT

419.04 AC PROPERTY

## PHASING PLAN



Product Type	Total	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7
TYPE A-1 - 60'x120'	45	24		1	11	6	3	
TYPE A - 50'x120'	352	81		28	118	63	62	
TYPE B - 45'x115'	282	52		27	138	65	75	112
TYPE C - 40'x110'	556		86	166		117	75	112
TYPE D - 30'x95'	215		215					
<b>Total</b>	<b>1450</b>	<b>157</b>	<b>301</b>	<b>222</b>	<b>267</b>	<b>251</b>	<b>140</b>	<b>112</b>



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

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
 OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
 NOVEMBER 20, 2023



<b>PROJECT NAME:</b>	Brown Ranch	LOT CT	1,450
<b>CITY:</b>	Providence Village, Texas	NET ACRES	419.0
<b>JOB NUMBER:</b>	063451304	GROSS ACRES	419.0

	EXPENDITURE CATEGORIES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTAL
<b>DIRECT PUBLIC IMPROVEMENTS:</b> (Direct Benefit by Phase)	A. EXCAVATION	\$ 345,874	\$ 95,047	\$ 114,924	\$ 151,221	\$ 145,547	\$ 69,452	\$ 184,320	\$ 1,106,386
	B. SANITARY SEWER SYSTEM	\$ 2,168,829	\$ 1,119,724	\$ 1,693,932	\$ 909,313	\$ 909,930	\$ 369,189	\$ 385,835	\$ 7,597,752
	C. STORM SEWER SYSTEM	\$ 950,496	\$ 1,191,291	\$ 1,642,921	\$ 3,104,388	\$ 836,926	\$ 828,220	\$ 601,049	\$ 9,155,291
	D. WATER DISTRIBUTION SYSTEM	\$ 1,355,527	\$ 1,152,721	\$ 1,485,534	\$ 651,042	\$ 482,149	\$ 415,918	\$ 361,867	\$ 5,904,758
	E. STREET PAVING	\$ 1,841,761	\$ 1,772,111	\$ 2,026,465	\$ 2,048,447	\$ 1,315,921	\$ 1,302,233	\$ 945,045	\$ 11,251,983
	F. RETAINING WALLS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	G. MISCELLANEOUS ITEMS	\$ 822,020	\$ 837,820	\$ 212,800	\$ 305,340	\$ 212,260	\$ 261,180	\$ 128,220	\$ 2,779,640
	<b>SUB-TOTAL:</b>	<b>\$ 7,484,607</b>	<b>\$ 6,186,714</b>	<b>\$ 7,176,577</b>	<b>\$ 7,210,762</b>	<b>\$ 3,902,733</b>	<b>\$ 3,246,192</b>	<b>\$ 2,606,336</b>	<b>\$ 37,795,811</b>
<i>ENGINEERING &amp; SURVEYING (SECT. A-F): 10%</i>	\$ 666,249	\$ 533,089	\$ 696,378	\$ 690,541	\$ 369,047	\$ 298,501	\$ 247,812	\$ 3,501,617	
<i>MISCELLANEOUS &amp; CONTINGENCIES (SECT. A-G): 10%</i>	\$ 748,451	\$ 616,871	\$ 717,658	\$ 721,075	\$ 390,273	\$ 324,619	\$ 260,634	\$ 3,779,581	
<b>TOTALS:</b>	<b>\$ 8,899,206</b>	<b>\$ 7,318,674</b>	<b>\$ 8,590,613</b>	<b>\$ 8,622,369</b>	<b>\$ 4,662,054</b>	<b>\$ 3,869,312</b>	<b>\$ 3,114,781</b>	<b>\$ 45,077,009</b>	

	EXPENDITURE CATEGORIES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTAL
<b>COMMON COSTS:</b>	A. EXCAVATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	B. SANITARY SEWER SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	C. STORM SEWER SYSTEM	\$ -	\$ 5,674	\$ -	\$ -	\$ 595,694	\$ 2,498,026	\$ 8,427	\$ 59,663
	D. WATER DISTRIBUTION SYSTEM	\$ 631,728	\$ 365,577	\$ 379,740	\$ -	\$ 355,929	\$ 16,253	\$ 82,547	\$ 1,831,774
	E. STREET PAVING	\$ 2,687,072	\$ 620,079	\$ 1,195,613	\$ 936,626	\$ 3,927,714	\$ 13,250	\$ 93,810	\$ 9,474,164
	F. RETAINING WALLS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	G. MISCELLANEOUS ITEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>SUB-TOTAL:</b>	<b>\$ 3,318,801</b>	<b>\$ 991,330</b>	<b>\$ 1,575,353</b>	<b>\$ 1,532,320</b>	<b>\$ 6,781,668</b>	<b>\$ 37,930</b>	<b>\$ 236,020</b>	<b>\$ 14,473,423</b>
<i>ENGINEERING &amp; SURVEYING (SECT. A-F): 10%</i>	\$ 331,880	\$ 99,133	\$ 157,535	\$ 153,232	\$ 678,167	\$ 3,793	\$ 23,602	\$ 1,447,342	
<i>MISCELLANEOUS &amp; CONTINGENCIES (SECT. A-G): 10%</i>	\$ 331,880	\$ 99,133	\$ 157,535	\$ 153,232	\$ 678,167	\$ 3,793	\$ 23,602	\$ 1,447,342	
<b>TOTALS:</b>	<b>\$ 3,982,561</b>	<b>\$ 1,189,596</b>	<b>\$ 1,890,424</b>	<b>\$ 1,838,784</b>	<b>\$ 8,138,002</b>	<b>\$ 45,516</b>	<b>\$ 283,224</b>	<b>\$ 17,368,107</b>	

	EXPENDITURE CATEGORIES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTAL
<b>PRIVATE IMPROVEMENTS:</b>	A. EXCAVATION	\$ 1,354,672	\$ 1,077,348	\$ 1,285,284	\$ 1,185,784	\$ 1,144,522	\$ 1,105,549	\$ 967,672	\$ 8,120,831
	B. SANITARY SEWER SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	C. STORM SEWER SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	D. WATER DISTRIBUTION SYSTEM	\$ -	\$ -	\$ -	\$ 221,879	\$ 207,590	\$ 128,854	\$ 104,452	\$ 662,776
	E. STREET PAVING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	F. RETAINING WALLS	\$ 1,265,506	\$ 603,155	\$ 759,586	\$ 615,000	\$ 610,000	\$ 355,000	\$ 295,000	\$ 4,503,247
	G. MISCELLANEOUS ITEMS	\$ 3,321,798	\$ 897,930	\$ 2,637,500	\$ 939,000	\$ 991,000	\$ 738,000	\$ 1,727,000	\$ 11,252,227
	<b>SUB-TOTAL:</b>	<b>\$ 5,941,976</b>	<b>\$ 2,578,432</b>	<b>\$ 4,682,370</b>	<b>\$ 3,131,167</b>	<b>\$ 3,121,228</b>	<b>\$ 2,426,240</b>	<b>\$ 3,176,426</b>	<b>\$ 25,065,831</b>
<i>ENGINEERING &amp; SURVEYING (SECT. A-F): 10%</i>	\$ 262,018	\$ 168,050	\$ 204,487	\$ 219,216	\$ 213,023	\$ 168,724	\$ 144,843	\$ 1,380,360	
<i>MISCELLANEOUS &amp; CONTINGENCIES (SECT. A-G): 10%</i>	\$ 594,198	\$ 257,843	\$ 468,237	\$ 313,116	\$ 312,123	\$ 242,524	\$ 317,543	\$ 2,505,583	
<b>TOTALS:</b>	<b>\$ 6,798,191</b>	<b>\$ 3,004,326</b>	<b>\$ 5,355,094</b>	<b>\$ 3,663,489</b>	<b>\$ 3,646,374</b>	<b>\$ 2,836,489</b>	<b>\$ 3,637,812</b>	<b>\$ 28,941,774</b>	

	EXPENDITURE CATEGORIES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTAL
<b>GRAND TOTAL IMPROVEMENTS:</b>	A. EXCAVATION	\$ 1,700,547	\$ 1,172,395	\$ 1,400,209	\$ 1,337,005	\$ 1,290,069	\$ 1,175,001	\$ 1,151,992	\$ 9,227,218
	B. SANITARY SEWER SYSTEM	\$ 2,168,829	\$ 1,119,724	\$ 1,693,932	\$ 1,119,807	\$ 1,078,046	\$ 467,027	\$ 467,137	\$ 8,114,502
	C. STORM SEWER SYSTEM	\$ 950,496	\$ 1,196,965	\$ 1,642,921	\$ 3,700,082	\$ 3,334,952	\$ 836,647	\$ 660,712	\$ 12,322,776
	D. WATER DISTRIBUTION SYSTEM	\$ 1,987,255	\$ 1,518,297	\$ 1,865,275	\$ 872,922	\$ 1,045,668	\$ 561,024	\$ 548,866	\$ 8,399,308
	E. STREET PAVING	\$ 4,528,833	\$ 2,392,190	\$ 3,222,078	\$ 2,985,073	\$ 5,243,635	\$ 1,315,483	\$ 1,038,855	\$ 20,726,147
	F. RETAINING WALLS	\$ 1,265,506	\$ 603,155	\$ 759,586	\$ 615,000	\$ 610,000	\$ 355,000	\$ 295,000	\$ 4,503,247
	G. MISCELLANEOUS ITEMS	\$ 4,143,818	\$ 1,735,750	\$ 2,850,300	\$ 1,244,340	\$ 1,203,260	\$ 999,180	\$ 1,855,220	\$ 14,031,867
	<b>SUB-TOTAL:</b>	<b>\$ 16,745,283</b>	<b>\$ 9,738,476</b>	<b>\$ 13,434,301</b>	<b>\$ 11,874,230</b>	<b>\$ 13,805,630</b>	<b>\$ 5,709,363</b>	<b>\$ 6,017,782</b>	<b>\$ 77,325,064</b>
<i>ENGINEERING &amp; SURVEYING (SECT. A-F): 10%</i>	\$ 1,260,147	\$ 800,273	\$ 1,058,400	\$ 1,062,989	\$ 1,260,237	\$ 471,018	\$ 416,256	\$ 6,329,320	
<i>MISCELLANEOUS &amp; CONTINGENCIES (SECT. A-G): 10%</i>	\$ -	\$ -	\$ -	\$ 1,187,423	\$ 1,380,563	\$ 570,936	\$ 601,778	\$ 7,732,506	
<b>TOTALS:</b>	<b>\$ 18,005,430</b>	<b>\$ 10,538,748</b>	<b>\$ 14,492,701</b>	<b>\$ 14,124,642</b>	<b>\$ 16,446,430</b>	<b>\$ 6,751,317</b>	<b>\$ 7,035,817</b>	<b>\$ 91,386,890</b>	

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTAL
<b>GRAND TOTAL CONSTRUCTION COSTS:</b>	<b>\$ 18,005,430</b>	<b>\$ 10,538,748</b>	<b>\$ 14,492,701</b>	<b>\$ 14,124,642</b>	<b>\$ 16,446,430</b>	<b>\$ 6,751,317</b>	<b>\$ 7,035,817</b>	<b>\$ 91,386,890</b>
<b>TOTAL LOTS</b>	<b>\$ 154</b>	<b>\$ 301</b>	<b>\$ 245</b>	<b>\$ 246</b>	<b>\$ 244</b>	<b>\$ 142</b>	<b>\$ 118</b>	<b>\$ 1,450</b>
<b>COST PER LOT</b>	<b>\$ 116,916</b>	<b>\$ 35,012</b>	<b>\$ 59,154</b>	<b>\$ 57,417</b>	<b>\$ 67,403</b>	<b>\$ 47,544</b>	<b>\$ 59,826</b>	<b>\$ 63,025</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
SUMMARY OF IMPROVEMENTS BY TYPE AND PHASE  
PROVIDENCE VILLAGE, TEXAS**

**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**

**OCTOBER 21, 2021**

**NOTES:**

**Land Plan & Misc.**

1. This estimate is based on the land plan prepared by Kimley-Horn dated August 2021. This estimate assumes a total of 1,416 lots in 7 phases.
2. Tree mitigation fees are not included. The proposed PD allows for credits within the creek to offset the tree mitigation requirements.
3. Unit prices to be confirmed by developer. Inflation or unit price variations are not within the scope of this estimate. Contractors or suppliers should be consulted for unit price inquiries that match the construction timing.
4. This estimate assumes this project will develop in five phases as illustrated on the phasing plan.
5. Impact fees for Mustang SUD are as follows:
  - 5/8" Water Service: \$4,000.00 per lot
  - 4" Wastewater Service: \$5,500.00 per lot
  - 1" Irrigation Service: \$8,500.00 per meter
  - 2" Irrigation Service: \$27,200.00 per meter
6. Landscaping values are included as placeholders in this estimate.
7. This estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, impact fees, assessments, credits, construction administration, development management, etc.
8. This estimate does not include any costs for offsite easement acquisition.
9. This estimate does not include any costs associated with liens, rollback taxes, etc. that may be due on this property.
10. This estimate assumes a screening fence adjacent to the commercial zoned portion in Phase 1.
11. Placeholders have been provided for the entry monument and SOD & irrigation for open spaces.

**Earthwork & Walls**

1. Clearing and grubbing includes tree removal and haul-off.
2. This estimate assumes no rock excavation per the preliminary geotech report.
3. A jurisdictional determination has been completed. The concept plan minimizes impact to the streams under 300 feet. Therefore, WOUS mitigation is not anticipated.
4. Moisture conditioning was assumed to be 7-10' deep on 100% of the lots based on the preliminary geotech report.
5. A per-lot premium has been included for retaining walls

**Sanitary Sewer**

1. This estimate assumes connecting to the existing U I RWD line in Brewer Road through two proposed metering stations. This needs to be approved by U I RWD. If the connections are not allowed, a lift station will be required.
2. This estimate assumes parallel pipe at depths greater than 12'.
3. This estimate assumes the existing 21" sewer line in Fishtrap will need to be upsized to 24" from the east drive entrance to Brewer Road.

**Water**

1. Water line includes all fittings, tees, crosses, etc.
2. This estimate assumes all waterlines have a min. 4' cover.
3. This estimate assumes a 12" line from Brewer to the west entrance will be required to loop the water system and provide adequate pressure. This size will need to be confirmed by
4. This estimate includes 1,640 LF of 12" offsite water line to service to the property
5. This estimate includes 300 LF of 12" water line boring under Running Branch Creek. A steel casing pipe is included in this estimate.
6. This estimate assumes electrical poles along Main Street will have to be relocated for the installation of the offsite water.

**Storm Sewer**

1. This estimate assumes detention will be required. The downstream assessment is being completed to confirm this assumption.
2. All inlets are assumed to be 10'.
3. This estimate assumes two creek crossings per the preliminary flood study, consisting of (1) 10'x6' RCB and with 3-9'x8' RCB. The final flood study will need to determine the exact size of box culverts needed. These are identified as "Drainage Premiums" in Phase 1-A.
4. This OPC assumes a temporary swale will be graded adjacent to Highland Country Lane, which will remain a rural street section.
5. Storm sewer was sized based on a percentage of paving costs. Drainage premiums are included for box culvert crossings and crossings at .....
6. This assumes a pilot channel will not be required as the channel slope is greater than 1%.

**Pavement**

1. This estimate includes a cost for a traffic signal at the west entry and Main Street. The HIA anticipates this will be required after 1,000 homes have been constructed. A warrant analysis will need to be completed at that time to confirm.
2. Right and left turn lanes from FM 2931 are included in this estimate. Left turn lanes are anticipated after FM 2931 has been widened.
3. This estimate includes 6" pavement for residential streets and 7" concrete for collector streets.

**Franchise**

1. Costs for Electrical and Gas to be confirmed by Client.
2. Unit price for street lights to be confirmed by Client.

**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
 OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
 NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	86.0	
		GROSS ACRES	88	
<b>JOB NUMBER:</b>	063451304			
				<b>DIRECT PID IMPROVEMENTS</b>
				<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>
				<b>PRIVATE IMPROVEMENTS</b>
				<b>OVERALL DEV. COST</b>

<b>A. EXCAVATION</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	TOTAL COST
CLEARING AND GRUBBING	ACRE	\$4,087.61	17	\$70,307	-	\$0.00	69	\$281,228	\$351,534
DEMO EXISTING WELL & SEPTIC	LS	\$18,000.00	-	\$0	-	\$0.00	1	\$18,000	\$18,000
REMOVE EXISTING FENCING	LS	\$0.00	-	\$0	-	\$0.00	-	\$10,000	\$10,000
LOT EXCAVATION (1.7 VF)	CY	\$3.17	-	\$0	-	\$0.00	42,516	\$134,776	\$134,776
STREET EXCAVATION (1.7 VF)	CY	\$3.17	10,629	\$33,694	-	\$0.00	-	\$0	\$33,694
MOISTURE CONDITIONING (6' DEEP) - 45' LOTS	LOT	\$2,200.00	-	\$0	-	\$0.00	52	\$114,400	\$114,400
MOISTURE CONDITIONING (6' DEEP) - 50' LOTS	LOT	\$2,400.00	-	\$0	-	\$0.00	81	\$194,400	\$194,400
MOISTURE CONDITIONING (6' DEEP) - 60' LOTS	LOT	\$2,600.00	-	\$0	-	\$0.00	24	\$62,400	\$62,400
PROCESS UTILITY SPOILS	CY	\$3.75	7,992	\$29,970	-	\$0.00	-	\$0	\$29,970
10 MIL POLY PADS	LOT	\$445.00	-	\$0	-	\$0.00	157	\$69,865	\$69,865
ROUGH LOT GRADING	LOT	\$150.00	-	\$0	-	\$0.00	154	\$23,100	\$23,100
FINAL LOT GRADING	LOT	\$100.00	-	\$0	-	\$0.00	154	\$15,400	\$15,400
<b>CHANGE ORDER #1</b>	<b>CY</b>	<b>\$3.17</b>	<b>34,932</b>	<b>\$110,734</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0</b>	<b>\$110,734</b>
DETENTION POND	EA	\$50,000.00	2	\$100,000	-	\$0.00	-	\$0	\$100,000
GRADE TO DRAIN	CY	\$8.00	-	\$0	-	\$0.00	-	\$0	\$0
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	-	\$0.00	154	\$61,600	\$61,600
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0	-	\$0.00	24,154	\$362,310	\$362,310
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	-	\$0.00	1	\$2,500	\$2,500
POWER POLE RELOCATION ALLOWANCE	LS	\$50,000.00	-	\$0	-	\$0.00	-	\$0	\$0
TESTING	CY	\$0.10	10,629	\$1,063	-	\$0.00	42,673	\$4,267	\$5,330
INSPECTION FEE		1%	10,629	\$106	-	\$0.00	42,673	\$427	\$533
<b>SUB - EXCAVATION COST</b>				<b>\$345,874</b>		<b>\$0.00</b>		<b>\$1,354,672.32</b>	<b>\$1,700,547</b>
			<b>PER LOT</b>	<b>\$2,245.94</b>		<b>\$0.00</b>		<b>\$8,796.57</b>	<b>\$11,042.51</b>

**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS**

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.

NOVEMBER 20, 2023

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	86.0				
		GROSS ACRES	88				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>B. SANITARY SEWER SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" SDR-35 P.V.C. PIPE (0'-10' DEEP)	LF	\$59.30	6,060	\$359,358.00	-	\$0.00	-	\$0.00	\$359,358.00
8" SDR-26 P.V.C. PIPE (10'-15' DEEP)	LF	\$75.45	1,029	\$77,638.05	-	\$0.00	-	\$0.00	\$77,638.05
8" SDR-26 P.V.C. PIPE (15'-20' DEEP)	LF	\$98.44	1,508	\$148,447.52	-	\$0.00	-	\$0.00	\$148,447.52
8" SDR-26 P.V.C. PIPE (20'-25' DEEP)	LF	\$152.61	349	\$53,260.89	-	\$0.00	-	\$0.00	\$53,260.89
10" SDR-35 P.V.C. PIPE (10'-15' DEEP)	LF	\$80.56	172	\$13,856.32	-	\$0.00	-	\$0.00	\$13,856.32
10" SDR-26 P.V.C. PIPE (10'-15' DEEP)	LF	\$86.42	68	\$5,876.56	-	\$0.00	-	\$0.00	\$5,876.56
10" SDR-26 P.V.C. PIPE (15'-20' DEEP)	LF	\$105.98	1,145	\$121,347.10	-	\$0.00	-	\$0.00	\$121,347.10
10" SDR-26 P.V.C. PIPE (20'-25' DEEP)	LF	\$167.52	722	\$120,949.44	-	\$0.00	-	\$0.00	\$120,949.44
18" PVC SDR 26 (20'-25' DEEP)	LF	\$239.54	303	\$72,580.62	-	\$0.00	-	\$0.00	\$72,580.62
18" PVC SDR-26 (25'-30' DEEP)	LF	\$329.56	500	\$164,780.00	-	\$0.00	-	\$0.00	\$164,780.00
4' DIAMETER MANHOLE (< 8' DEEP)	EA	\$4,528.21	24	\$108,677.04	-	\$0.00	-	\$0.00	\$108,677.04
4' MANHOLE WITH SEALED RING AND COVER (< 8' DEEP)	EA	\$5,399.17	2	\$10,798.34	-	\$0.00	-	\$0.00	\$10,798.34
4' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$2,751.56	42	\$115,565.52	-	\$0.00	-	\$0.00	\$115,565.52
4' DIAMETER MANHOLE (TYPE S)	EA	\$5,336.16	3	\$16,008.48	-	\$0.00	-	\$0.00	\$16,008.48
5' DIAMETER MANHOLE (< 8' DEEP)	EA	\$6,479.17	9	\$58,312.53	-	\$0.00	-	\$0.00	\$58,312.53
5' DIAMETER MANHOLE (TYPE S)	EA	\$7,125.69	7	\$49,879.83	-	\$0.00	-	\$0.00	\$49,879.83
5' DROP DIAMETER MANHOLE (< 8' DEEP)	EA	\$7,379.17	8	\$59,033.36	-	\$0.00	-	\$0.00	\$59,033.36
5' DROP DIAMETER MANHOLE (TYPE S)	EA	\$8,879.17	2	\$17,758.34	-	\$0.00	-	\$0.00	\$17,758.34
5' MANHOLE WITHSEALED RING AND COVER	EA	\$7,250.77	1	\$7,250.77	-	\$0.00	-	\$0.00	\$7,250.77
5' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$753.93	246	\$185,466.78	-	\$0.00	-	\$0.00	\$185,466.78
CONNECT TO EX 5' MANHOLE	EA	\$1,729.48	1	\$1,729.48	-	\$0.00	-	\$0.00	\$1,729.48
CONNECT TO EX 18" SEWER	EA	\$1,200.00	2	\$2,400.00	-	\$0.00	-	\$0.00	\$2,400.00
BYPASS PUMPING	LS	\$11,820.00	1	\$11,820.00	-	\$0.00	-	\$0.00	\$11,820.00
REMOVE MANHOLE	EA	\$1,804.37	1	\$1,804.37	-	\$0.00	-	\$0.00	\$1,804.37
REMOVE 18" SEWER LINE	LF	\$38.12	577	\$21,995.24	-	\$0.00	-	\$0.00	\$21,995.24
16" STEEL CASING PIPE	LF	\$252.70	90	\$22,743.00	-	\$0.00	-	\$0.00	\$22,743.00
4" SEWER SERVICE	EA	\$887.51	151	\$134,014.01	-	\$0.00	-	\$0.00	\$134,014.01
CLEANOUT	EA	\$600.00	2	\$1,200.00	-	\$0.00	-	\$0.00	\$1,200.00
8" PLUG	EA	\$343.48	3	\$1,030.44	-	\$0.00	-	\$0.00	\$1,030.44
CONCRETE ENCASUREMENT	LF	\$100.45	328	\$32,947.60	-	\$0.00	-	\$0.00	\$32,947.60
TRENCH SAFETY	LF	\$0.12	11,856	\$1,422.72	-	\$0.00	-	\$0.00	\$1,422.72
TESTING (EXCLUDING GEOTECH)	LF	\$2.88	11,856	\$34,145.28	-	\$0.00	-	\$0.00	\$34,145.28
TESTING (GEOTECH)	LF	\$1.25	11,856	\$14,820.00	-	\$0.00	-	\$0.00	\$14,820.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,998,530	\$39,970.59	-	\$0.00	-	\$0.00	\$39,970.59
INSPECTION FEE	PERCENT	4.0%	1,998,530	\$79,941.19	-	\$0.00	-	\$0.00	\$79,941.19
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$2,168,829.41</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$779,685.53</b>	
<b>PER LOT</b>				<b>\$14,083.31</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,062.89</b>	

**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	86.0				
		GROSS ACRES	88				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>C. STORM SEWER SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
18" RCP	LF	\$ 81.14	54	\$4,381.56		\$0.00	-	\$0.00	\$4,381.56
21" RCP	LF	\$ 86.37	2552	\$220,416.24		\$0.00		\$0.00	\$220,416.24
24" RCP	LF	\$ 100.86	511	\$51,539.46		\$0.00	-	\$0.00	\$51,539.46
27" RCP	LF	\$ 109.58	61	\$6,684.38		\$0.00	-	\$0.00	\$6,684.38
30" RCP	LF	\$ 126.97	204	\$25,901.88		\$0.00	-	\$0.00	\$25,901.88
10'X6' RCB	LF	\$ 1,060.82	166	\$176,096.12		\$0.00		\$0.00	\$176,096.12
10' CURB INLET	EA	\$ 3,920.22	24	\$94,085.28		\$0.00	-	\$0.00	\$94,085.28
NON-STD 10' CURB INLET	EA	\$ 4,064.54	1	\$4,064.54		\$0.00	-	\$0.00	\$4,064.54
4'X4' STORM MANHOLE	EA	\$ 5,002.11	5	\$25,010.55		\$0.00	-	\$0.00	\$25,010.55
5'X5' STORM MANHOLE	EA	\$ 5,479.48	3	\$16,438.44		\$0.00	-	\$0.00	\$16,438.44
TXDOT PW HDWL - CULVERT C (WEST)	EA	\$ 33,000.00	1	\$33,000.00		\$0.00		\$0.00	\$33,000.00
SLOPED END HDWL - CULVERT A (EAST)	EA	\$ 2,488.44	1	\$2,488.44		\$0.00	-	\$0.00	\$2,488.44
TXDOT SW-0 HDWL - CULVERT B (WEST)	EA	\$ 35,000.00	1	\$35,000.00		\$0.00	-	\$0.00	\$35,000.00
TXDOT SW-0 HDWL - CULVERT B (EAST)	EA	\$ 27,250.00	1	\$27,250.00		\$0.00	-	\$0.00	\$27,250.00
TXDOT SW-0 HDWL - CULVERT C (EAST)	EA	\$ 33,000.00	1	\$33,000.00		\$0.00		\$0.00	\$33,000.00
TXDOT FW-0 HDWL - LINE SD-1C (SOUTH)	EA	\$ 2,728.44	1	\$2,728.44		\$0.00		\$0.00	\$2,728.44
TXDOT FW-0 HDWL - LINE SD-1D (SE)	EA	\$ 2,728.44	1	\$2,728.44		\$0.00		\$0.00	\$2,728.44
TXDOT FW-0 HDWL - LINE SD-1D (NW)	EA	\$ 2,728.44	1	\$2,728.44		\$0.00		\$0.00	\$2,728.44
TXDOT FW-0 HDWL - LINE SD-1F (EAST)	EA	\$ 2,608.44	1	\$2,608.44		\$0.00		\$0.00	\$2,608.44
TXDOT FW-0 HDWL - LINE SD-1G (SE)	EA	\$ 2,368.44	1	\$2,368.44		\$0.00		\$0.00	\$2,368.44
TXDOT FW-0 HDWL - LINE SD-1H (EAST)	EA	\$ 2,488.44	1	\$2,488.44		\$0.00		\$0.00	\$2,488.44
TXDOT FW-0 HDWL - LINE SD-1J (EAST)	EA	\$ 2,368.44	1	\$2,368.44		\$0.00		\$0.00	\$2,368.44
TXDOT FW-0 HDWL - LINE SD-1K (NORTH)	EA	\$ 2,608.44	1	\$2,608.44		\$0.00		\$0.00	\$2,608.44
2'X2' Y-INLET	EA	\$ 2,962.45	2	\$5,924.90		\$0.00	-	\$0.00	\$5,924.90
GROUTED RIPRAP	SY	\$ 145.25	706	\$102,546.50		\$0.00	-	\$0.00	\$102,546.50
<b>CHANGE ORDER #1</b>	<b>LS</b>	<b>\$ 51,634.86</b>	<b>1</b>	<b>\$51,634.86</b>		<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>	<b>\$51,634.86</b>
TRENCH SAFETY	LF	\$ 0.12	3,548	\$425.76		\$0.00	-	\$0.00	\$425.76
TV TESTING	LF	\$ 3.94	3,548	\$13,979.12		\$0.00	-	\$0.00	\$13,979.12
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$950,495.55</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$950,495.55</b>
<b>PER LOT</b>				<b>\$6,172.05</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$6,172.05</b>

**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	86.0				
		GROSS ACRES	88				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>D. WATER DISTRIBUTION SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$54.60	9,384	\$512,366.40	-	\$0.00	-	\$0.00	\$512,366.40
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$103.44	-	\$0.00	4,818	\$498,373.92	-	\$0.00	\$498,373.92
12" WATER LINE W/ 24" STEEL CASING (BY BORE) (FM 2931)	LF	\$622.37	-	\$0.00	110	\$68,460.70	-	\$0.00	\$68,460.70
CONNECT TO EXISTING STUB	EA	\$2,786.74	-	\$0.00	1	\$2,786.74	-	\$0.00	\$2,786.74
8" GATE VALVE & BOX	EA	\$2,015.04	36	\$72,541.44	-	\$0.00	-	\$0.00	\$72,541.44
12" GATE VALVE & BOX	EA	\$3,723.60	10	\$37,236.00	3	\$11,170.80	-	\$0.00	\$48,406.80
TEMPORARY FLUSH VALVE	EA	\$2,894.36	1	\$2,894.36	-	\$0.00	-	\$0.00	\$2,894.36
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$5,929.26	19	\$112,655.94	2	\$11,858.52	-	\$0.00	\$124,514.46
1" SINGLE WATER SERVICE	EA	\$1,046.15	14	\$14,646.10	-	\$0.00	-	\$0.00	\$14,646.10
BULLHEAD WATER SERVICE	EA	\$1,589.12	68	\$108,060.16	-	\$0.00	-	\$0.00	\$108,060.16
24" PVC CASING	EA	\$315.96	256	\$80,885.76	-	\$0.00	-	\$0.00	\$80,885.76
48" SPLIT STEEL CASING FILLED WITH GROUT	EA	\$1,254.65	70	\$87,825.50	-	\$0.00	-	\$0.00	\$87,825.50
72" SOLID STEEL CASING	EA	\$1,105.25	70	\$77,367.50	-	\$0.00	-	\$0.00	\$77,367.50
84" SOLID STEEL CASING	EA	\$1,304.56	70	\$91,319.20	-	\$0.00	-	\$0.00	\$91,319.20
SEEDING EASEMENT RESTORATION	LS	\$5,400.12	-	\$0.00	2.63	\$14,202.32	-	\$0.00	\$14,202.32
4" IRRIGATION SLEEVES	EA	\$31.03	32	\$992.96	-	\$0.00	-	\$0.00	\$992.96
1" IRRIGATION SERVICE & METER	EA	\$1,520.58	5	\$7,602.90	-	\$0.00	-	\$0.00	\$7,602.90
TRENCH SAFETY	LF	\$0.12	9,384	\$1,126.08	4,818	\$578.16	-	\$0.00	\$1,704.24
TESTING (EXCLUDING GEOTECH)	LF	\$1.80	5	\$9.00	-	\$0.00	-	\$0.00	\$9.00
MAINTENANCE BOND	LS	\$95,862.00	1	\$95,862.00	-	\$0.00	-	\$0.00	\$95,862.00
INSPECTION FEE	PERCENT	4.0%	1,303,391	\$52,135.65	607,431	\$24,297.25	-	\$0.00	\$76,432.90
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$1,355,526.95</b>	<b>\$631,728.40</b>		<b>\$0.00</b>		<b>\$1,987,255.35</b>
<b>PER LOT</b>				<b>\$ 8,802.12</b>	<b>\$ 4,102.13</b>		<b>\$ -</b>		<b>\$ 12,904.26</b>



**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS**

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	86.0				
		GROSS ACRES	88				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>E. STREET PAVING</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$49.05	25,886	\$1,269,708	-	\$0	-	\$0	\$1,269,708
8" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$57.50	-	\$0	10,626	\$610,995	-	\$0	\$610,995
6" SUBGRADE PREP	SY	\$3.00	27,698	\$83,094	12,100	\$36,300	-	\$0	\$119,394
HYDRATED LIME (32#/SY)	TON	\$235.00	443	\$104,145	194	\$45,496	-	\$0	\$149,641
60' BRIDGE - WOUS TRIBUTARY	SF	\$259.20	-	\$0	3,060	\$793,152	-	\$0	\$793,152
60' BRIDGE - RUNNING BRANCH TRIBUTARY	SF	\$259.20	-	\$0	3,060	\$793,152	-	\$0	\$793,152
5' CONCRETE SIDEWALK	LF	\$35.00	4,775	\$167,125	-	\$0	-	\$0	\$167,125
10' TRAIL	LF	\$95.00	-	\$0	5,041	\$478,895	-	\$0	\$478,895
STREET SIGN	EA	\$1,300.00	6	\$7,800	-	\$0	-	\$0	\$7,800
COMB. STREET & STOP SIGN	EA	\$1,500.00	13	\$19,500	1	\$1,500	-	\$0	\$21,000
CONNECT TO EXISTING PAVEMENT	LF	\$30.00	88	\$2,640	-	\$0	-	\$0	\$2,640
PAVEMENT HEADER	EA	\$900.00	1	\$900	-	\$0	-	\$0	\$900
TYPE III BARRICADE	EA	\$1,000.00	1	\$1,000	-	\$0	-	\$0	\$1,000
BARRIER FREE RAMP	EA	\$2,450.00	22	\$53,900	-	\$0	-	\$0	\$53,900
2" SP-C PG 64-22 ASPHALT	SY	\$41.00	-	\$0	222	\$9,102	-	\$0	\$9,102
12" CEMENT STABILIZED BASE	SY	\$63.50	-	\$0	222	\$14,097	-	\$0	\$14,097
8" CONCRETE DRIVEWAY	SY	\$98.00	-	\$0	457	\$44,786	-	\$0	\$44,786
1" SAND	SY	\$10.50	-	\$0	457	\$4,799	-	\$0	\$4,799
SAWCUT & CONNECT TO EX. ASPHALT	LF	\$7.50	-	\$0	332	\$2,490	-	\$0	\$2,490
STRIPING	LS	\$1,295.90	-	\$0	1	\$1,296	-	\$0	\$1,296
<b>CHANGE ORDER #1</b>	<b>LS</b>	<b>(\$301,542.48)</b>	<b>-</b>	<b>\$0</b>	<b>1</b>	<b>(\$301,542)</b>	<b>-</b>	<b>\$0</b>	<b>(\$301,542)</b>
TESTING (GEOTECH)	SY	\$1.00	27,698	\$27,698	457	\$457	-	\$0	\$28,155
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,737,510	\$34,750	2,534,974	\$50,699	-	\$0	\$85,450
INSPECTION FEE	PERCENT	4.0%	1,737,510	\$69,500	2,534,974	\$101,399	-	\$0	\$170,899
<b>SUB - STREET PAVING</b>				<b>\$1,841,761</b>	<b>\$2,687,072</b>	<b>\$0</b>	<b>\$4,528,833</b>		
<b>PER LOT</b>				<b>\$11,959.48</b>	<b>\$17,448.52</b>	<b>\$0.00</b>	<b>\$29,408.01</b>		

<b>F. RETAINING WALLS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
RETAINING WALLS	LS	\$1,265,506.00	-	\$0.00	-	\$0.00	1	\$1,265,506	\$1,265,506
<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,265,506.00</b>	<b>\$1,265,506</b>		
<b>PER LOT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,217.57</b>	<b>\$8,217.57</b>		

**BROWN FAMILY RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
 OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
 NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 1	154	<b>Phase 1 - 8,467 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	86.0				
		GROSS ACRES	88				
<b>JOB NUMBER:</b>	063451304						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STREET LIGHT	EA	\$4,000.00	19	\$76,000	-	\$0	-	\$0	\$76,000
SCREENING FENCE	LF	\$120.00	1,353	\$162,360	-	\$0	-	\$0	\$162,360
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	154	\$77,000	-	\$0	-	\$0	\$77,000
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	2	\$300,000	\$300,000
TRAIL OVERLOOK	LS	\$75,000.00	-	\$0	-	\$0	1	\$75,000	\$75,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	43,865	\$65,798	\$65,798
PRIMARY ENTRY FEATURE	LS	\$100,000.00	-	\$0	-	\$0	1	\$100,000	\$100,000
SECONDARY ENTRY FEATURE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
AMENITY CENTER	LS	\$2,500,000.00	-	\$0	-	\$0	1	\$2,500,000	\$2,500,000
BASEBALL FIELD	LS	\$500,000.00	1	\$500,000	-	\$0	-	\$0	\$500,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$3,330.00	1	\$3,330	-	\$0	-	\$0	\$3,330
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$3,330.00	1	\$3,330	-	\$0	-	\$0	\$3,330
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0	-	\$0	154	\$115,500	\$115,500
FRANCHISE (GAS)	LOT	\$750.00	-	\$0	-	\$0	154	\$115,500	\$115,500
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$822,020</b>		<b>\$0.00</b>		<b>\$3,321,798</b>	<b>\$4,143,818</b>
<b>PER LOT</b>				<b>\$5,337.79</b>		<b>\$0.00</b>		<b>\$21,570.11</b>	<b>\$26,907.91</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 1</b>	<b>\$7,484,506.89</b>	
<b>COST PER LOT</b>	<b>\$48,600.69</b>	
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 1</b>		<b>\$3,318,800.76</b>
<b>COST PER LOT</b>		<b>\$21,550.65</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 1</b>		<b>\$5,941,975.82</b>
<b>COST PER LOT</b>		<b>\$38,584.26</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 1</b>		<b>\$15,356,139.59</b>
<b>COST PER LOT</b>		<b>\$99,715.19</b>

THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 2	301	<b>Phase 2 - 8,622 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	38.1				
<b>JOB NUMBER:</b>	063451304	GROSS ACRES	44				
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>A. EXCAVATION</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	TOTAL COST
CLEARING AND GRUBBING	ACRE	\$2,654.99	8	\$20,231	-	\$0.00	30	\$80,924	\$101,155
REMOVE EXISTING FENCING	LS	\$2,000.00	-	\$0	-	\$0.00	-	\$0	\$0
LOT EXCAVATION (1.7 VF)	CY	\$3.50	-	\$0	-	\$0.00	63,640	\$222,740	\$222,740
STREET EXCAVATION (1.7 VF)	CY	\$3.50	15,910	\$55,685	-	\$0.00	-	\$0	\$55,685
PROCESS UTILITY SPOILS	CY	\$3.75	4,635	\$17,381	-	\$0.00	-	\$0	\$17,381
MOISTURE CONDITIONING (6' DEEP) - 20' LOT	CY	\$1,335.00	-	\$0	-	\$0.00	215	\$287,025	\$287,025
MOISTURE CONDITIONING (6' DEEP) - 30' LOT	CY	\$1,700.00	-	\$0	-	\$0.00	86	\$146,200	\$146,200
10 MIL POLY PADS	LOT	\$275.00	-	\$0	-	\$0.00	301	\$82,775	\$82,775
ROUGH LOT GRADING	LOT	\$150.00	-	\$0	-	\$0.00	301	\$45,150	\$45,150
FINAL LOT GRADING	LOT	\$100.00	-	\$0	-	\$0.00	301	\$30,100	\$30,100
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	-	\$0.00	301	\$120,400	\$120,400
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0	-	\$0.00	3,500	\$52,500	\$52,500
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	-	\$0.00	1	\$2,500	\$2,500
TESTING	CY	\$0.10	15,910	\$1,591	-	\$0.00	63,941	\$6,394	\$7,985
INSPECTION FEE		1%	15,910	\$159	-	\$0.00	63,941	\$639	\$799
<b>SUB - EXCAVATION COST</b>				<b>\$95,047</b>	<b>\$0.00</b>	<b>\$1,077,348</b>	<b>\$1,172,395</b>		
<b>PER LOT</b>				<b>\$316</b>	<b>\$0</b>	<b>\$3,579</b>	<b>\$3,895</b>		

<b>B. SANITARY SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" SDR-35 P.V.C. PIPE (0'-10' DEEP)	LF	\$59.35	5,134	\$304,702.90	-	\$0.00	-	\$0.00	\$304,702.90
8" SDR-26 P.V.C. PIPE (10'-15' DEEP)	LF	\$75.48	1,604	\$121,069.92	-	\$0.00	-	\$0.00	\$121,069.92
8" SDR-26 P.V.C. PIPE (15'-20' DEEP)	LF	\$98.99	664	\$65,729.36	-	\$0.00	-	\$0.00	\$65,729.36
4' DIAMETER MANHOLE (< 8' DEEP)	EA	\$4,499.17	21	\$94,482.57	-	\$0.00	-	\$0.00	\$94,482.57
4' MANHOLE WITH SEALED RING AND COVER (< 8' DEEP)	EA	\$5,399.17	2	\$10,798.34	-	\$0.00	-	\$0.00	\$10,798.34
4' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$1,996.22	24	\$47,909.28	-	\$0.00	-	\$0.00	\$47,909.28
5' DIAMETER MANHOLE (< 8' DEEP)	EA	\$8,098.96	4	\$32,395.84	-	\$0.00	-	\$0.00	\$32,395.84
5' MANHOLE W/ SEALED RING & COVER (<8' COVER)	EA	\$9,295.66	3	\$27,886.98	-	\$0.00	-	\$0.00	\$27,886.98
5' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$715.73	60	\$42,943.80	-	\$0.00	-	\$0.00	\$42,943.80
CONNECT TO EX 5' MANHOLE	EA	\$1,729.48	1	\$1,729.48	-	\$0.00	-	\$0.00	\$1,729.48
4" SEWER SERVICE	EA	\$887.25	303	\$268,836.75	-	\$0.00	-	\$0.00	\$268,836.75
8" PLUG	EA	\$343.48	1	\$343.48	-	\$0.00	-	\$0.00	\$343.48
CONCRETE ENCASMENT	LF	\$78.00	286	\$22,308.00	-	\$0.00	-	\$0.00	\$22,308.00
12" STEEL CASING PIPE	LF	\$150.35	30	\$4,510.50	-	\$0.00	-	\$0.00	\$4,510.50
TRENCH SAFETY	LF	\$0.12	7,401	\$888	-	\$0	-	\$0	\$888
TESTING (EXCLUDING GEOTECH)	LF	\$2.82	7,401	\$20,871	-	\$0	-	\$0	\$20,871
TESTING (GEOTECH)	LF	\$1.25	7,401	\$9,251	-	\$0	-	\$0	\$9,251
INSPECTION FEE	PERCENT	4.0%	1,076,657	\$43,066	-	\$0	-	\$0	\$43,066
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$1,119,724</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,119,724</b>		
<b>PER LOT</b>				<b>\$3,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,720</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 2	301	<b>Phase 2 - 8,622 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	38.1				
<b>JOB NUMBER:</b>	063451304	GROSS ACRES	44				
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>C. STORM SEWER SYSTEM</b>										
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>	
18" RCP	LF	\$ 81.23	430	\$34,928.90		\$0.00		\$0.00	\$34,928.90	
21" RCP	LF	\$ 86.46	1688	\$145,944.48		\$0.00		\$0.00	\$145,944.48	
24" RCP	LF	\$ 100.95	1283	\$129,518.85		\$0.00	-	\$0.00	\$129,518.85	
30" RCP	LF	\$ 127.07	823	\$104,578.61		\$0.00	-	\$0.00	\$104,578.61	
36" RCP	LF	\$ 163.83	167	\$27,359.61		\$0.00	-	\$0.00	\$27,359.61	
4'X3' RCB	LF	\$ 329.70	112	\$36,926.40		\$0.00		\$0.00	\$36,926.40	
5'X4' RCB	LF	\$ 433.82	106	\$45,984.92		\$0.00		\$0.00	\$45,984.92	
6'X3' RCB	LF	\$ 486.54	440	\$214,077.60		\$0.00		\$0.00	\$214,077.60	
8' CURB INLET	LF	\$ 3,412.85	3	\$10,238.55		\$0.00		\$0.00	\$10,238.55	
10' CURB INLET	EA	\$ 3,920.22	23	\$90,165.06		\$0.00	-	\$0.00	\$90,165.06	
5'X5' STORM MANHOLE	EA	\$ 5,479.48	14	\$76,712.72		\$0.00	-	\$0.00	\$76,712.72	
TXDOT PW HDWL - CULVERT A/E (NE)	EA	\$ 22,575.00	1	\$22,575.00		\$0.00		\$0.00	\$22,575.00	
TXDOT PW HDWL - CULVERT A/E (SW)	EA	\$ 22,575.00	1	\$22,575.00		\$0.00		\$0.00	\$22,575.00	
TXDOT PW HDWL - LINE SD-2G (SE)	EA	\$ 23,400.00	1	\$23,400.00		\$0.00		\$0.00	\$23,400.00	
TXDOT PW HDWL - LINE SD-2K (WEST)	EA	\$ 18,780.00	1	\$18,780.00		\$0.00		\$0.00	\$18,780.00	
TXDOT PW HDWL - CULVERT B (NW)	EA	\$ 21,090.00	1	\$21,090.00		\$0.00		\$0.00	\$21,090.00	
TXDOT PW HDWL - CULVERT B (SE)	EA	\$ 21,090.00	1	\$21,090.00		\$0.00		\$0.00	\$21,090.00	
TXDOT PW HDWL - CULVERT C (NW)	EA	\$ 15,150.00	1	\$15,150.00		\$0.00		\$0.00	\$15,150.00	
TXDOT PW HDWL - CULVERT C (SE)	EA	\$ 15,150.00	1	\$15,150.00		\$0.00		\$0.00	\$15,150.00	
21" SLOPED END HDWL	EA	\$ 2,368.44	2	\$4,736.88		\$0.00		\$0.00	\$4,736.88	
24" SLOPED END HDWL	EA	\$ 2,488.44	1	\$2,488.44		\$0.00		\$0.00	\$2,488.44	
30" SLOPED END HDWL	EA	\$ 5,456.88	1	\$5,456.88		\$0.00		\$0.00	\$5,456.88	
36" SLOPED END HDWL	EA	\$ 5,082.66	2	\$10,165.32		\$0.00		\$0.00	\$10,165.32	
SHOREMAX TRANSITION MAT	SY	\$ 132.00	54	\$7,128.00		\$0.00		\$0.00	\$7,128.00	
WESTERN EXCELSIOR PP5-10 REINFORCEMENT MAT	SY	\$ 8.40	603	\$5,065.20		\$0.00		\$0.00	\$5,065.20	
TRENCH SAFETY	LF	\$ 0.12	4,943	\$593.16		\$0.00	-	\$0.00	\$593.16	
TV TESTING	LF	\$ 3.94	4,943	\$19,475.42		\$0.00	-	\$0.00	\$19,475.42	
REMOVE HEADWALL	EA	\$ 3,148.44	0	\$0.00	1	\$3,148.44		\$0.00	\$3,148.44	
SETP-FW-0 HEADWALL	EA	\$ -	1	\$0.00		\$0.00		\$0.00	\$0.00	
2 - 36" RCP CULVERT EXTENSION	LF	\$ 329.62	0	\$0.00	7	\$2,307.34		\$0.00	\$2,307.34	
CHANGE ORDER #1	LS	\$ 14,117.55	1	\$14,117.55		\$0.00		\$0.00	\$14,117.55	
INSPECTION FEE	PERCENT	4.0%		\$1,145,473	\$45,819	\$5,456	\$218	\$0	\$0	\$46,037
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$1,191,291.45</b>	<b>\$5,674.01</b>	<b>\$0.00</b>	<b>\$1,196,965.46</b>			
<b>PER LOT</b>				<b>\$3,957.78</b>	<b>\$18.85</b>	<b>\$0.00</b>	<b>\$3,976.63</b>			

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 2	301	<b>Phase 2 - 8,622 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	38.1				
<b>JOB NUMBER:</b>	<b>063451304</b>	GROSS ACRES	44				
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>D. WATER DISTRIBUTION SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$54.43	8,659	\$471,309.37	-	\$0.00	-	\$0.00	\$471,309.37
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$98.53	-	\$0.00	3,013	\$296,870.89	-	\$0.00	\$296,870.89
CONNECT TO EXISTING STUB	EA	\$2,786.74	-	\$0.00	2	\$5,573.48	-	\$0.00	\$5,573.48
8" GATE VALVE & BOX	EA	\$2,001.36	38	\$76,051.68	-	\$0.00	-	\$0.00	\$76,051.68
12" GATE VALVE & BOX	EA	\$3,516.73	-	\$0.00	9	\$31,650.57	-	\$0.00	\$31,650.57
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$5,929.27	19	\$112,656.13	2	\$11,858.54	-	\$0.00	\$124,514.67
1" SINGLE WATER SERVICE	EA	\$1,047.24	303	\$317,313.72	-	\$0.00	-	\$0.00	\$317,313.72
20" STEEL CASING	EA	\$222.62	30	\$6,678.60	-	\$0.00	-	\$0.00	\$6,678.60
CONCRETE ENCASEMENT	LF	\$78.00	20	\$1,560.00	-	\$0.00	-	\$0.00	\$1,560.00
4" IRRIGATION SLEEVES	LF	\$31.10	1,295	\$40,274.50	-	\$0.00	-	\$0.00	\$40,274.50
1" IRRIGATION SERVICE & METER	EA	\$1,521.67	3	\$4,565.01	-	\$0.00	-	\$0.00	\$4,565.01
TRENCH SAFETY	LF	\$0.12	8,659	\$1,039.08	3,013	\$361.56	-	\$0.00	\$1,400.64
TESTING (EXCLUDING GEOTECH)	LF	\$1.80	8,659	\$15,586.20	3,013	\$5,423.40	-	\$0.00	\$21,009.60
MAINTENANCE BOND	LS		1	64,470	-	\$0.00	-	\$0.00	\$64,470.00
INSPECTION FEE	PERCENT	4.0%	1,030,409	\$41,216.36	345,953	\$13,838.14	-	\$0.00	\$55,054.50
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$ 1,152,721</b>	<b>\$ 365,577</b>	<b>\$ -</b>	<b>\$ 1,518,297</b>		
<b>PER LOT</b>				<b>\$ 3,830</b>	<b>\$ 1,215</b>	<b>\$ -</b>	<b>\$ 5,044</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	Foreo Ranch	LOT CT PH 2	301	<b>Phase 2 - 8,622 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	38.1				
<b>JOB NUMBER:</b>	063451304	GROSS ACRES	44				
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>E. STREET PAVING</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$49.05	25,848	\$1,267,844	-	\$0	-	\$0	\$1,267,844
8" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$57.50	-	\$0	6,020	\$346,150	-	\$0	\$346,150
6" SUBGRADE PREP	SY	\$3.00	27,299	\$81,898	6,441	\$19,324	-	\$0	\$101,222
HYDRATED LIME (32#/SY)	TON	\$235.00	437	\$102,646	103	\$24,220	-	\$0	\$126,865
5' CONCRETE SIDEWALK	LF	\$35.00	2,843	\$99,505	-	\$0	-	\$0	\$99,505
10' TRAIL	LF	\$95.00	-	\$0	859	\$81,605	-	\$0	\$81,605
STREET SIGN	EA	\$1,050.00	6	\$6,300	-	\$0	-	\$0	\$6,300
COMB. STREET & STOP SIGN	EA	\$1,500.00	8	\$12,000	2	\$3,000	-	\$0	\$15,000
CONNECT TO EXISTING PAVEMENT	LF	\$30.00	127	\$3,810	-	\$0	-	\$0	\$3,810
PAVEMENT HEADER	EA	\$900.00	1	\$900	-	\$0	-	\$0	\$900
TYPE III BARRICADE	EA	\$1,000.00	1	\$1,000	-	\$0	-	\$0	\$1,000
BARRIER FREE RAMP	EA	\$2,450.00	28	\$68,600	-	\$0	-	\$0	\$68,600
2" SP-C PG 64-22 ASPHALT	SY	\$41.00	-	\$0	1,006	\$41,246	-	\$0	\$41,246
12" CEMENT STABILIZED BASE	SY	\$19.00	-	\$0	1,006	\$19,114	-	\$0	\$19,114
8" CONCRETE DRIVEWAY	SY	\$98.00	-	\$0	373	\$36,554	-	\$0	\$36,554
1" SAND	SY	\$10.50	-	\$0	373	\$3,917	-	\$0	\$3,917
SAWCUT & CONNECT TO EX. ASPHALT	LF	\$7.50	-	\$0	705	\$5,288	-	\$0	\$5,288
STRIPING	LS	\$4,190.60	-	\$0	1	\$4,191	-	\$0	\$4,191
TESTING (GEOTECH)	SY	\$1.00	27,299	\$27,299	373	\$373	-	\$0	\$27,672
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,671,802	\$33,436	584,980	\$11,700	-	\$0	\$45,136
INSPECTION FEE	PERCENT	4.0%	1,671,802	\$66,872	584,980	\$23,399	-	\$0	\$90,271
<b>SUB - STREET PAVING</b>				<b>\$1,772,111</b>	<b>\$620,079</b>	<b>\$0</b>	<b>\$2,392,190</b>		
				<b>PER LOT</b>	<b>\$5,887</b>	<b>\$2,060</b>	<b>\$0</b>	<b>\$7,947</b>	

<b>F. RETAINING WALLS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
RETAINING WALLS	LS	\$599,908	-	\$0	\$0	\$0	1	\$599,908	\$599,908
CHANGE ORDER #1	LS	\$3,247.00	-	\$0.00	-	\$0.00	1	\$3,247.00	\$3,247.00
<b>SUB - RETAINING WALLS</b>				<b>\$0</b>	<b>\$0</b>	<b>\$603,155</b>	<b>\$603,155</b>		
				<b>PER LOT</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,004</b>	<b>\$2,004</b>	

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS  
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023**

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 2	301	<b>Phase 2 - 8,622 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	38.1				
		GROSS ACRES	44				
<b>JOB NUMBER:</b>	063451304						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
STREET LIGHT	EA	\$4,000.00	23	\$92,000	-	\$0	-	\$0	\$92,000
SCREENING FENCE	LF	\$120.00	1,094	\$131,280	-	\$0	-	\$0	\$131,280
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	301	\$150,500	-	\$0	-	\$0	\$150,500
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	2	\$300,000	\$300,000
CALF ROPING PARK	LS	\$150,000.00	-	\$0	-	\$0	1	\$150,000	\$150,000
TOT LOT	LS	\$150,000.00	-	\$0	-	\$0	1	\$150,000	\$150,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	131,953	\$197,930	\$197,930
SECONDARY ENTRY FEATURE	LS	\$50,000.00	-	\$0	-	\$0	2	\$100,000	\$100,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$6,270.00	1	\$6,270	-	\$0	-	\$0	\$6,270
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$6,270.00	1	\$6,270	-	\$0	-	\$0	\$6,270
FRANCHISE (ELECTRIC)	LOT	\$750.00	301	\$225,750	-	\$0	-	\$0	\$225,750
FRANCHISE (GAS)	LOT	\$750.00	301	\$225,750	-	\$0	-	\$0	\$225,750
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$837,820</b>		<b>\$0</b>		<b>\$897,930</b>	<b>\$1,735,750</b>
				<b>PER LOT</b>	<b>\$2,783</b>		<b>\$0</b>	<b>\$2,983</b>	<b>\$5,767</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 2</b>		<b>\$6,168,714</b>
	<b>COST PER LOT</b>	<b>\$20,494</b>
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 2</b>		<b>\$991,330</b>
	<b>COST PER LOT</b>	<b>\$3,293</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 2</b>		<b>\$2,578,432</b>
	<b>COST PER LOT</b>	<b>\$8,566</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 2</b>		<b>\$9,738,476</b>
	<b>COST PER LOT</b>	<b>\$32,354</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 3	245	<b>Phase 3 - 10,439 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	46.5				
		GROSS ACRES	46.5				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>A. EXCAVATION</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>TOTAL COST</i>
CLEARING AND GRUBBING	ACRE	\$3,771.67	9	\$35,077	\$0	\$0	37	\$140,306	\$175,383
REMOVE EXISTING FENCING	LS	\$2,000.00	-	\$0	\$0	\$0	0	\$0	\$0
LOT EXCAVATION	CY	\$2.91	-	\$0	\$0	\$0	80,040	\$232,916	\$232,916
STREET EXCAVATION	CY	\$2.91	20,010	\$58,229	\$0	\$0	0	\$0	\$58,229
MOISTURE CONDITIONING (6' DEEP) - 30' LOTS	LOT	\$1,800.00	-	\$0	\$0	\$0	166	\$298,800	\$298,800
MOISTURE CONDITIONING (6' DEEP) - 35' LOTS	LOT	\$1,900.00	-	\$0	\$0	\$0	50	\$95,000	\$95,000
MOISTURE CONDITIONING (6' DEEP) - 40' LOTS	LOT	\$2,600.00	-	\$0	\$0	\$0	28	\$72,800	\$72,800
MOISTURE CONDITIONING (6' DEEP) - 50' LOTS	LOT	\$2,800.00	-	\$0	\$0	\$0	1	\$2,800	\$2,800
PROCESS UTILITY SPOILS	CY	\$3.75	5,178	\$19,418	\$0	\$0	0	\$0	\$19,418
10 MIL POLY PADS	LOT	\$395.00	-	\$0	\$0	\$0	245	\$96,775	\$96,775
ROUGH LOT GRADING	LOT	\$175.00	-	\$0	\$0	\$0	245	\$42,875	\$42,875
FINAL LOT GRADING	LOT	\$100.00	-	\$0	\$0	\$0	245	\$24,500	\$24,500
GRADE TO DRAIN	CY	\$8.00	-	\$0	\$0	\$0	0	\$0	\$0
DRAIN & DEMUCK POND	LS	\$15,000.00	-	\$0	\$0	\$0	1	\$15,000	\$15,000
EXPORT MATERIAL TO PHASE 5	CY	\$2.25	-	\$0	\$0	\$0	0	\$0	\$0
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	\$0	\$0	245	\$98,000	\$98,000
<b>CHANGE ORDER #1</b>	<b>CY</b>	<b>\$3.27</b>	<b>-</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>47,150</b>	<b>\$154,181</b>	<b>\$154,181</b>
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	\$0	\$0	1	\$2,500	\$2,500
TESTING	CY	\$0.10	20,010	\$2,001	\$0	\$0	\$80,285	\$8,029	\$10,030
INSPECTION FEE		1%	20,010	\$200	\$0	\$0	\$80,285	\$803	\$1,003
<b>SUB - EXCAVATION COST</b>				<b>\$114,924</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,285,284</b>	<b>\$1,400,209</b>	
<b>PER LOT</b>				<b>\$469</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,246</b>	<b>\$5,715</b>	



**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 3	245	<b>Phase 3 - 10,439 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	46.5				
		GROSS ACRES	46.5				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>B. SANITARY SEWER SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" SDR-35 P.V.C. PIPE (0'-10' DEEP)	LF	\$59.29	5,661	\$335,640.69	-	\$0.00	-	\$0.00	\$335,640.69
8" SDR-26 P.V.C. PIPE (10'-15' DEEP)	LF	\$75.75	3,400	\$257,550.00	-	\$0.00	-	\$0.00	\$257,550.00
8" SDR-26 P.V.C. PIPE (15'-20' DEEP)	LF	\$98.87	76	\$7,514.12	-	\$0.00	-	\$0.00	\$7,514.12
12" SDR-26 P.V.C. PIPE (15'-20' DEEP)	LF	\$199.95	1,533	\$306,523.35	-	\$0.00	-	\$0.00	\$306,523.35
4' DIAMETER MANHOLE (< 8' DEEP)	EA	\$4,499.17	20	\$89,983.40	-	\$0.00	-	\$0.00	\$89,983.40
4' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$1,208.85	20	\$24,177.00	-	\$0.00	-	\$0.00	\$24,177.00
5' DIAMETER MANHOLE (< 8' DEEP)	EA	\$4,528.45	26	\$117,739.70	-	\$0.00	-	\$0.00	\$117,739.70
5' DROP DIAMETER MANHOLE (< 8' DEEP)	EA	\$7,439.17	2	\$14,878.34	-	\$0.00	-	\$0.00	\$14,878.34
5' DIAMETER MANHOLE EXTRA DEPTH (> 8' DEEP)	VF	\$835.13	151	\$126,104.63	-	\$0.00	-	\$0.00	\$126,104.63
4" SEWER SERVICE	EA	\$887.51	245	\$217,439.95	-	\$0.00	-	\$0.00	\$217,439.95
4" SEWER SERVICE - WYE ONLY	EA	\$887.51	35	\$31,062.85	-	\$0.00	-	\$0.00	\$31,062.85
CLEANOUT	EA	\$600.00	1	\$600.00	-	\$0.00	-	\$0.00	\$600.00
8" PLUG	EA	\$343.48	3	\$1,030.44	-	\$0.00	-	\$0.00	\$1,030.44
16" PVC ENCASMENT	LF	\$211.28	260	\$54,932.80	-	\$0.00	-	\$0.00	\$54,932.80
TRENCH SAFETY	LF	\$0.12	10,670	\$1,280.40	-	\$0.00	-	\$0.00	\$1,280.40
TESTING (EXCLUDING GEOTECH)	LF	\$2.88	10,670	\$30,729.60	-	\$0.00	-	\$0.00	\$30,729.60
TESTING (GEOTECH)	LF	\$1.25	10,670	\$13,337.50	-	\$0.00	-	\$0.00	\$13,337.50
INSPECTION FEE	PERCENT	4.0%	1,585,177	\$63,407.09	-	\$0.00	-	\$0.00	\$63,407.09
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$1,693,932</b>		<b>\$0</b>		<b>\$0</b>	<b>\$1,693,932</b>
<b>PER LOT</b>				<b>\$6,914</b>		<b>\$0</b>		<b>\$0</b>	<b>\$6,914</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 3	245	<b>Phase 3 - 10,439 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	46.5				
		GROSS ACRES	46.5				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>C. STORM SEWER SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
21" RCP	LF	\$ 86.39	1172	\$101,249.08		\$0.00		\$0.00	\$101,249.08
24" RCP	LF	\$ 106.21	1290	\$137,010.90		\$0.00	-	\$0.00	\$137,010.90
30" RCP	LF	\$ 126.99	550	\$69,844.50		\$0.00	-	\$0.00	\$69,844.50
36" RCP	LF	\$ 163.75	672	\$110,040.00		\$0.00	-	\$0.00	\$110,040.00
42" RCP	LF	\$ 237.35	522	\$123,896.70		\$0.00	-	\$0.00	\$123,896.70
2'X2' RCB	LF	\$ 245.06	48	\$11,762.88		\$0.00	-	\$0.00	\$11,762.88
3'X2' RCB	LF	\$ 264.56	209	\$55,293.04		\$0.00	-	\$0.00	\$55,293.04
4'X3' RCB	LF	\$ 329.56	270	\$88,981.20		\$0.00	-	\$0.00	\$88,981.20
4'X4' RCB	LF	\$ 359.80	24	\$8,635.20		\$0.00	-	\$0.00	\$8,635.20
5'X3' RCB	LF	\$ 533.32	270	\$143,996.40		\$0.00	-	\$0.00	\$143,996.40
6'X4' RCB	LF	\$ 519.88	58	\$30,153.04		\$0.00	-	\$0.00	\$30,153.04
7'X2' RCB	LF	\$ 550.04	238	\$130,909.52		\$0.00	-	\$0.00	\$130,909.52
7'X3' RCB	LF	\$ 580.60	173	\$100,443.80		\$0.00	-	\$0.00	\$100,443.80
10' CURB INLET	EA	\$ 3,920.22	23	\$90,165.06		\$0.00	-	\$0.00	\$90,165.06
12' CURB INLET	LF	\$ 4,433.59	9	\$39,902.31		\$0.00	-	\$0.00	\$39,902.31
NON-STD 10' CURB INLET	EA	\$ 4,688.34	2	\$9,376.68		\$0.00	-	\$0.00	\$9,376.68
4' STORM MANHOLE	EA	\$ 5,002.11	4	\$20,008.44		\$0.00	-	\$0.00	\$20,008.44
5' STORM MANHOLE	EA	\$ 5,479.48	11	\$60,274.28		\$0.00	-	\$0.00	\$60,274.28
7' STORM MANHOLE	EA	\$ 6,524.22	2	\$13,048.44		\$0.00	-	\$0.00	\$13,048.44
8' STORM MANHOLE	EA	\$ 7,151.59	3	\$21,454.77		\$0.00	-	\$0.00	\$21,454.77
TXDOT PW HDWL - SD-3K (N)	EA	\$ 27,030.00	1	\$27,030.00		\$0.00	-	\$0.00	\$27,030.00
TXDOT PW HDWL - SD-3L (NW)	EA	\$ 25,875.00	1	\$25,875.00		\$0.00	-	\$0.00	\$25,875.00
TXDOT PW HDWL - SD-3L (SE)	EA	\$ 25,875.00	1	\$25,875.00		\$0.00	-	\$0.00	\$25,875.00
TXDOT PW HDWL - LINE SD-3D (EAST)	EA	\$ 10,200.00	1	\$10,200.00		\$0.00	-	\$0.00	\$10,200.00
TXDOT SW-0 HDWL - SD-3M (NW)	EA	\$ 7,200.00	1	\$7,200.00		\$0.00	-	\$0.00	\$7,200.00
TXDOT SW-0 HDWL - SD-3P (SW)	EA	\$ 8,394.00	1	\$8,394.00		\$0.00	-	\$0.00	\$8,394.00
TXDOT SW-0 HDWL - SD-3P (NE)	EA	\$ 8,394.00	1	\$8,394.00		\$0.00	-	\$0.00	\$8,394.00
GROUTED ROCK RIPRAP	SY	\$ 195.21	362	\$70,666.02		\$0.00	-	\$0.00	\$70,666.02
21" SLOPED END HDWL	EA	\$2,368.44	1	\$2,368.44		\$0.00	-	\$0.00	\$2,368.44
30" SLOPED END HDWL	EA	\$2,368.44	1	\$2,368.44		\$0.00	-	\$0.00	\$2,368.44
END & PLUG	EA	\$ 739.48	2	\$1,478.96		\$0.00	-	\$0.00	\$1,478.96
TRENCH SAFETY	LF	\$ 0.12	5,496	\$659.52		\$0.00	-	\$0.00	\$659.52
TV TESTING	LF	\$ 4.45	5,323	\$23,687.35		\$0.00	-	\$0.00	\$23,687.35
INSPECTION FEE	PERCENT	4.0%	1,556,956	\$62,278.22		\$0.00	-	\$0.00	\$62,278.22
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$1,642,921.19</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$1,642,921.19</b>
			<b>PER LOT</b>	<b>\$8,705.80</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$8,705.80</b>

THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 3	245	<b>Phase 3 - 10,439 LF Street</b>
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	46.5	
		GROSS ACRES	46.5	
<b>JOB NUMBER:</b>	063451304			
				<b>DIRECT PID IMPROVEMENTS</b>
				<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>
				<b>PRIVATE IMPROVEMENTS</b>
				<b>OVERALL DEV. COST</b>

<b>D. WATER DISTRIBUTION SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$54.41	8,044	\$437,674.04	-	\$0.00	-	\$0.00	\$437,674.04
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$98.53	-	\$0.00	2,789	\$274,800.17	-	\$0.00	\$274,800.17
CONNECT TO EXISTING STUB	EA	\$2,786.74	-	\$0.00	1	\$2,786.74	-	\$0.00	\$2,786.74
8" GATE VALVE & BOX	EA	\$2,001.36	41	\$82,055.76	-	\$0.00	-	\$0.00	\$82,055.76
12" GATE VALVE & BOX	EA	\$3,516.73	-	\$0.00	17	\$59,784.41	-	\$0.00	\$59,784.41
8" PLUG	EA	\$2,001.36	2	\$4,002.72	-	\$0.00	-	\$0.00	\$4,002.72
12" PLUG	EA	\$3,516.73	-	\$0.00	3	\$10,550.19	-	\$0.00	\$10,550.19
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$5,929.27	21	\$124,514.67	2	\$11,858.54	-	\$0.00	\$136,373.21
4" IRRIGATION SLEEVES	LF	\$31.10	1,550	\$48,205.00	-	\$0.00	-	\$0.00	\$48,205.00
1" IRRIGATION SERVICE & METER	EA	\$1,521.67	3	\$4,565.01	-	\$0.00	-	\$0.00	\$4,565.01
1" SINGLE WATER SERVICE	EA	\$1,047.24	303	\$317,313.72	-	\$0.00	-	\$0.00	\$317,313.72
BULLHEAD WATER SERVICE	EA	\$1,047.24	303	\$317,313.72	-	\$0.00	-	\$0.00	\$317,313.72
20" STEEL CASING	EA	\$222.62	30	\$6,678.60	-	\$0.00	-	\$0.00	\$6,678.60
TRENCH SAFETY	LF	\$0.12	8,044	\$965.28	2,789	\$334.68	-	\$0.00	\$1,299.96
TESTING (EXCLUDING GEOTECH)	LF	\$1.80	8,044	\$14,479.20	2,789	\$5,020.20	-	\$0.00	\$19,499.40
MAINTENANCE BOND	LS	1	73,456	\$73,456.00	-	\$0.00	-	\$0.00	\$73,456.00
INSPECTION FEE	PERCENT	4.0%	1,357,768	\$54,310.71	365,135	\$14,605.40	-	\$0.00	\$68,916.11
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$1,485,534.43</b>	<b>\$379,740.33</b>		<b>\$0.00</b>		<b>\$1,865,274.76</b>
<b>PER LOT</b>				<b>\$ 6,063.41</b>	<b>\$ 1,549.96</b>		<b>\$ -</b>		<b>\$ 7,613.37</b>

<b>E. STREET PAVING</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$49.05	28,020	\$1,374,381	-	\$0	-	\$0	\$1,374,381
8" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$57.50	-	\$0	13,140	\$755,550	-	\$0	\$755,550
6" SUBGRADE PREP	SY	\$3.00	27,618	\$82,855	14,060	\$42,179	-	\$0	\$125,035
HYDRATED LIME (32#/SY)	TON	\$235.00	442	\$103,845	225	\$52,865	-	\$0	\$156,710
5' CONCRETE SIDEWALK	LF	\$35.00	4,680	\$163,800	-	\$0	-	\$0	\$163,800
10' TRAIL	LF	\$95.00	-	\$0	2,315	\$219,925	-	\$0	\$219,925
COMB. STREET & STOP SIGN	EA	\$1,500.00	16	\$24,000	2	\$3,000	-	\$0	\$27,000
CONNECT TO EXISTING PAVEMENT	LF	\$30.00	37	\$1,110	-	\$0	-	\$0	\$1,110
PAVEMENT HEADER	EA	\$900.00	10	\$9,000	-	\$0	-	\$0	\$9,000
TYPE III BARRICADE	EA	\$1,000.00	10	\$10,000	-	\$0	-	\$0	\$10,000
BARRIER FREE RAMP	EA	\$2,450.00	47	\$115,150	-	\$0	-	\$0	\$115,150
ROUNDBOUT PAVERS	SY	\$92.50	-	\$0	339	\$31,358	-	\$0	\$31,358
STRIPING	LS	\$9,000.00	-	\$0	1	\$9,000	-	\$0	\$9,000
TESTING (GEOTECH)	SY	\$1.00	27,618	\$27,618	14,060	\$14,060	-	\$0	\$41,678
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,911,760	\$38,235	\$1,127,937	\$22,559	\$0	\$0	\$60,794
INSPECTION FEE	PERCENT	4.0%	1,911,760	\$76,470	\$1,127,937	\$45,117	\$0	\$0	\$121,588
<b>SUB - STREET PAVING</b>				<b>\$2,026,465.37</b>	<b>\$1,195,612.74</b>		<b>\$0.00</b>		<b>\$3,222,078.11</b>
<b>PER LOT</b>				<b>\$8,271.29</b>	<b>\$4,880.05</b>		<b>\$0.00</b>		<b>\$13,151.34</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 3	245	<b>Phase 3 - 10,439 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	46.5				
		GROSS ACRES	46.5				
<b>JOB NUMBER:</b>	063451304						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>F. RETAINING WALLS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
RETAINING WALLS	LS	\$759,586.00	-	\$0.00	-	\$0.00	1	\$759,586.00	\$759,586.00
<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$759,586.00</b>	<b>\$759,586.00</b>		
<b>PER LOT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,100.35</b>	<b>\$3,100.35</b>		

<b>G. MISCELLANEOUS ITEMS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STREET LIGHT	EA	\$4,000.00	20	\$80,000.00	-	\$0.00	-	\$0.00	\$80,000.00
SCREENING FENCE	LF	\$120.00	-	\$0.00	-	\$0.00	-	\$0.00	\$0.00
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	245	\$122,500.00	-	\$0.00	-	\$0.00	\$122,500.00
LANDSCAPING	LS	\$150,000.00	-	\$0.00	-	\$0.00	2	\$300,000.00	\$300,000.00
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0.00	-	\$0.00	80,000	\$120,000.00	\$120,000.00
AMENITY CENTER	LS	\$1,500,000.00	-	\$0.00	-	\$0.00	1	\$1,500,000.00	\$1,500,000.00
SPORT COURT	LS	\$250,000.00	-	\$0.00	-	\$0.00	1	\$250,000.00	\$250,000.00
PLAYGROUND	LS	\$100,000.00	-	\$0.00	-	\$0.00	1	\$100,000.00	\$100,000.00
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$5,150.00	1	\$5,150.00	-	\$0.00	-	\$0.00	\$5,150.00
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$5,150.00	1	\$5,150.00	-	\$0.00	-	\$0.00	\$5,150.00
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0.00	-	\$0.00	245	\$183,750.00	\$183,750.00
FRANCHISE (GAS)	LOT	\$750.00	-	\$0.00	-	\$0.00	245	\$183,750.00	\$183,750.00
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$212,800.00</b>	<b>\$0.00</b>	<b>\$2,637,500.00</b>	<b>\$2,850,300.00</b>		
<b>PER LOT</b>				<b>\$868.57</b>	<b>\$0.00</b>	<b>\$10,765.31</b>	<b>\$11,633.88</b>		

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 3</b>	<b>\$7,176,577.09</b>	
<b>COST PER LOT</b>	<b>\$29,292.15</b>	
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 3</b>	<b>\$1,575,353.07</b>	
<b>COST PER LOT</b>	<b>\$6,430.01</b>	
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 3</b>	<b>\$4,682,370.37</b>	
<b>COST PER LOT</b>	<b>\$19,111.72</b>	
<b>OVERALL DEVELOPMENT COSTS - PHASE 3</b>	<b>\$13,434,300.53</b>	
<b>COST PER LOT</b>	<b>\$54,833.88</b>	

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	246	<b>Phase 4 - 10,851 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	56.8				
		GROSS ACRES	56.8				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>A. EXCAVATION</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>TOTAL COST</i>
CLEARING AND GRUBBING	ACRE	\$2,286.20	11	\$25,971	-	\$0	45	\$103,885	\$129,856
DEMO EXISTING STRUCTURE	LS	\$117,000.00	-	\$0	-	\$0	1	\$117,000	\$117,000
DEMO EXISTING UTILITIES (WATER WELL & IRRIGATION LINES)	LS	\$22,500.00	-	\$0	-	\$0	1	\$22,500	\$22,500
REMOVE EXISTING FENCING	LS	\$9,800.00	-	\$0	-	\$0	1	\$9,800	\$9,800
LOT EXCAVATION (1.7 VF)	CY	\$2.54	-	\$0	-	\$0	114,000	\$289,560	\$289,560
STREET EXCAVATION (1.7 VF)	CY	\$2.54	28,500	\$72,390	-	\$0	-	\$0	\$72,390
MOISTURE CONDITIONING (4' DEEP) - 50' LOTS	LOT	\$1,471.88	-	\$0	-	\$0	30	\$44,156	\$44,156
MOISTURE CONDITIONING (4' DEEP) - 60' LOTS	LOT	\$1,736.88	-	\$0	-	\$0	8	\$13,895	\$13,895
MOISTURE CONDITIONING (7' DEEP) - 45' LOTS	LOT	\$2,718.32	-	\$0	-	\$0	12	\$32,620	\$32,620
MOISTURE CONDITIONING (7' DEEP) - 60' LOTS	LOT	\$2,773.32	-	\$0	-	\$0	41	\$113,706	\$113,706
MOISTURE CONDITIONING (7' DEEP) - 60' LOTS	LOT	\$2,993.32	-	\$0	-	\$0	7	\$20,953	\$20,953
MOISTURE CONDITIONING (10' DEEP) - 45' LOTS	LOT	\$3,516.06	-	\$0	-	\$0	32	\$112,514	\$112,514
PROCESS UTILITY SPOILS	CY	\$3.25	15,300	\$49,725	-	\$0	-	\$0	\$49,725
10 MIL POLY PADS	LOT	\$424.83	-	\$0	-	\$0	145	\$61,600	\$61,600
ROUGH LOT GRADING	LOT	\$165.00	-	\$0	-	\$0	246	\$40,590	\$40,590
FINAL LOT GRADING	LOT	\$150.00	-	\$0	-	\$0	246	\$36,900	\$36,900
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	-	\$0	246	\$98,400	\$98,400
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0	-	\$0	3,510	\$52,650	\$52,650
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	-	\$0	1	\$2,500	\$2,500
POWER POLE RELOCATION ALLOWANCE	LS	\$50,000.00	-	\$0	-	\$0	-	\$0	\$0
TESTING	CY	\$0.10	28,500	\$2,850	-	\$0	114,130	\$11,413	\$14,263
INSPECTION FEE		1%	28,500	\$285	-	\$0	114,130	\$1,141	\$1,426
<b>SUB - EXCAVATION COST</b>				<b>\$151,221</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,185,784</b>	<b>\$1,337,005</b>	
<b>PER LOT</b>				<b>\$615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,820</b>	<b>\$5,435</b>	

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	246	<b>Phase 4 - 10,851 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	56.8				
		GROSS ACRES	56.8				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>B. SANITARY SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" SDR-35 PVC PIPE (0'-12' DEEP)	LF	\$40.00	8,612	\$344,480	-	\$0	-	\$0	\$344,480
8" SDR-35 PVC PIPE - PARALLEL PIPE	LF	\$40.00	1,530	\$61,200	-	\$0	-	\$0	\$61,200
8" SDR-26 PVC PIPE (12'-25' DEEP)	LF	\$50.00	1,530	\$76,500	-	\$0	-	\$0	\$76,500
4' DIAMETER MANHOLE	EA	\$6,000.00	46	\$276,000	-	\$0	-	\$0	\$276,000
5' DIAMETER MANHOLE	EA	\$7,500.00	5	\$37,500	-	\$0	-	\$0	\$37,500
5' DIAMETER DROP MANHOLE	EA	\$8,500.00	1	\$8,500	-	\$0	-	\$0	\$8,500
CEMENT STABILIZED SAND	LF	\$60.00	240	\$14,400	-	\$0	-	\$0	\$14,400
ADDITIONAL 4' MANHOLE DEPTH (> 8' DEEP)	VF	\$195.00	20	\$3,900	-	\$0	-	\$0	\$3,900
ADDITIONAL 5' MANHOLE DEPTH (> 8' DEEP)	VF	\$225.00	66	\$14,850	-	\$0	-	\$0	\$14,850
CONNECT TO EXISTING MANHOLE	EA	\$1,500.00		\$0	-	\$0	-	\$0	\$0
CONNECT TO EXISTING	EA	\$750.00	4	\$3,000	-	\$0	-	\$0	\$3,000
4" SERVICE LINES	EA	\$650.00	-	\$0	-	\$0	246	\$159,900	\$159,900
6" SERVICE LINES	EA	\$1,000.00	-	\$0	-	\$0	-	\$0	\$0
VACUUM TESTING	LF	\$1.00	11,672	\$11,672	-	\$0	-	\$0	\$11,672
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	1	\$750	-	\$0	-	\$0	\$750
TRENCH SAFETY	LF	\$1.00	11,672	\$11,672	-	\$0	-	\$0	\$11,672
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	11,672	\$17,508	-	\$0	-	\$0	\$17,508
TESTING (GEOTECH)	LF	\$1.25	11,672	\$14,590	-	\$0	-	\$0	\$14,590
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	896,522	\$17,930	-	\$0	159,900	\$3,198	\$21,128
INSPECTION FEE	PERCENT	4.0%	896,522	\$35,861	-	\$0	159,900	\$6,396	\$42,257
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$950,313.32</b>		<b>\$0.00</b>		<b>\$169,494.00</b>	<b>\$1,119,807.32</b>
				<b>PER LOT</b>	<b>\$3,863.08</b>	<b>\$0.00</b>		<b>\$689.00</b>	<b>\$4,552.08</b>

<b>C. STORM SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STORM SEWER (PERCENTAGE OF PAVING)	%	60%	\$2,048,447	\$1,229,068	\$936,626	\$561,976	\$0	\$0	\$1,791,044
<b>NORTHWEST DRAINAGE PREMIUM</b>									
7' x 4' RCB	LF	\$ 425	580	\$246,500	-	\$0	-	\$0	\$246,500
8' x 4' RCB	LF	\$ 500	490	\$245,000	-	\$0	-	\$0	\$245,000
8' x 5' RCB	LF	\$ 550	400	\$220,000	-	\$0	-	\$0	\$220,000
9' x 5' RCB	LF	\$ 650	800	\$520,000	-	\$0	-	\$0	\$520,000
10' x 6' RCB	LF	\$ 850	380	\$323,000	-	\$0	-	\$0	\$323,000
10' x 4' JUNCTION BOX	EA	\$ 15,000	1	\$15,000	-	\$0	-	\$0	\$15,000
20' x 5' JUNCTION BOX	EA	\$ 20,000	1	\$20,000	-	\$0	-	\$0	\$20,000
TYPE M RISER MANHOLE	EA	\$ 12,500	3	\$37,500	-	\$0	-	\$0	\$37,500
FW HEADWALL	EA	\$ 20,000	1	\$20,000	-	\$0	-	\$0	\$20,000
POND OUTLET CONTROL STRUCTURE	EA	\$ 25,000	1	\$25,000	-	\$0	-	\$0	\$25,000
RIPRAP	SY	\$ 120	230	\$27,600	-	\$0	-	\$0	\$27,600
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2,928,668	\$58,573	561,976	\$11,239.51	-	\$0	\$69,813
INSPECTION FEE	PERCENT	4.0%	2,928,668	\$117,147	561,976	\$22,479.02	-	\$0	\$139,626
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$3,104,388.32</b>		<b>\$595,694.03</b>		<b>\$0.00</b>	<b>\$3,700,082.36</b>
				<b>PER LOT</b>	<b>\$12,619.46</b>	<b>\$2,421.52</b>		<b>\$0.00</b>	<b>\$15,040.99</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	246	<b>Phase 4 - 10,851 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	56.8				
		GROSS ACRES	56.8				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>D. WATER DISTRIBUTION SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$35.00	11,210	\$392,350.00	-	\$0.00	-	\$0.00	\$392,350.00
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$50.00	218	\$10,900.00	-	\$0.00	-	\$0.00	\$10,900.00
8" GATE VALVE & BOX	EA	\$1,500.00	39	\$58,500.00	-	\$0.00	-	\$0.00	\$58,500.00
12" GATE VALVE & BOX	EA	\$2,500.00	1	\$2,500.00	-	\$0.00	-	\$0.00	\$2,500.00
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$4,600.00	23	\$105,800.00	-	\$0.00	-	\$0.00	\$105,800.00
1" SINGLE WATER SERVICE	EA	\$750.00	-	\$0.00	-	\$0.00	246	\$184,500.00	\$184,500.00
1.5" IRRIGATION SERVICE & METER	EA	\$2,800.00	-	\$0.00	-	\$0.00	5	\$14,000.00	\$14,000.00
4" IRRIGATION SLEEVES	EA	\$740.00	-	\$0.00	-	\$0.00	13	\$9,620.00	\$9,620.00
6" AMENITY CENTER SERVICE LINE	EA	\$1,200.00	-	\$0.00	-	\$0.00	1	\$1,200.00	\$1,200.00
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	2	\$1,500.00	-	\$0.00	-	\$0.00	\$1,500.00
CONNECT TO EXISTING STUB	EA	\$750.00	4	\$3,000.00	-	\$0.00	-	\$0.00	\$3,000.00
CONNECT TO EXISTING W/ 18"X8" CUT-IN TEE	EA	\$2,500.00	1	\$2,500.00	-	\$0.00	-	\$0.00	\$2,500.00
TRENCH SAFETY	LF	\$0.50	11,428	\$5,714.00	-	\$0.00	-	\$0.00	\$5,714.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	11,428	\$17,142.00	-	\$0.00	-	\$0.00	\$17,142.00
TESTING (GEOTECH)	LF	\$1.25	11,428	\$14,285.00	-	\$0.00	-	\$0.00	\$14,285.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	614,191	\$12,283.82	-	\$0.00	209,320	\$4,186.40	\$16,470.22
INSPECTION FEE	PERCENT	4.0%	614,191	\$24,567.64	-	\$0.00	209,320	\$8,372.80	\$32,940.44
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$651,042.46</b>	<b>\$0.00</b>		<b>\$221,879.20</b>		<b>\$872,921.66</b>
<b>PER LOT</b>				<b>\$ 2,646.51</b>	<b>\$ -</b>		<b>\$ 901.95</b>		<b>\$ 3,548.46</b>

THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 4	246	<b>Phase 4 - 10,851 LF Street</b>
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	56.8	
		GROSS ACRES	56.8	
<b>JOB NUMBER:</b>	063451304			
				<b>DIRECT PID IMPROVEMENTS</b>
				<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>
				<b>PRIVATE IMPROVEMENTS</b>
				<b>OVERALL DEV. COST</b>

<b>E. STREET PAVING</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$38.50	36,685	\$1,412,373	-	\$0	-	\$0	\$1,412,373
6" SUBGRADE PREP	SY	\$3.50	39,253	\$137,385	-	\$0	-	\$0	\$137,385
7" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$42.00	-	\$0	1,650	\$69,300	-	\$0	\$69,300
8" SUBGRADE PREP	SY	\$4.00	-	\$0	1,766	\$7,062	-	\$0	\$7,062
HYDRATED LIME (48#/SY)	TON	\$175.00	942.1	\$164,862	42.4	\$7,415	-	\$0	\$172,277
ROUNDOABOUT	EA	\$250,000.00	-	\$0	1	\$250,000	-	\$0	\$250,000
LEFT TURN LANE IMPROVEMENTS (FM 2931)	LS	\$100,000.00	-	\$0	1	\$100,000	-	\$0	\$100,000
5' CONCRETE SIDEWALK	LF	\$28.00	4,369	\$122,332	-	\$0	-	\$0	\$122,332
PAVEMENT HEADER	EA	\$15.00	124	\$1,860	-	\$0	-	\$0	\$1,860
TYPE III BARRICADE	EA	\$1,200.00	4	\$4,800	1	\$1,200	-	\$0	\$6,000
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	\$500.00	3	\$1,500	-	\$0	-	\$0	\$1,500
CONNECT TO EXISTING PAVEMENT	EA	\$500.00	-	\$0	1	\$500	-	\$0	\$500
BARRIER FREE RAMP	EA	\$1,400.00	22	\$30,800	-	\$0	-	\$0	\$30,800
STREET SIGN	EA	\$500.00	17	\$8,500	-	\$0	-	\$0	\$8,500
STOP SIGN	EA	\$600.00	19	\$11,400	-	\$0	-	\$0	\$11,400
TRAFFIC CONTROL (TXDOT TURN LANES)	LS	\$10,000.00	-	\$0	1	\$10,000	-	\$0	\$10,000
TRAFFIC SIGNAL (WEST ENTRY)	LS	\$300,000.00	-	\$0	1	\$300,000	-	\$0	\$300,000
10" CRCP	SY	\$250.00	-	\$0	246	\$61,500	-	\$0	\$61,500
4" HMA - TYPE B PG70-22	SY	\$250.00	-	\$0	263	\$65,805	-	\$0	\$65,805
21" SUBGRADE PREP	SY	\$15.00	-	\$0	282	\$4,225	-	\$0	\$4,225
HYDRATED LIME (95#/SY)	TON	\$200.00	-	\$0	11.7	\$2,337	-	\$0	\$2,337
STRIPING	LS	\$2,500.00	-	\$0	1	\$2,500	-	\$0	\$2,500
TESTING (GEOTECH)	SY	\$1.00	36,685	\$36,685	1,766	\$1,766	-	\$0	\$38,451
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,932,497	\$38,650	883,609	\$17,672	-	\$0	\$56,322
INSPECTION FEE	PERCENT	4.0%	1,932,497	\$77,300	883,609	\$35,344	-	\$0	\$112,644
<b>SUB - STREET PAVING</b>				<b>\$2,048,447.05</b>	<b>\$836,625.84</b>	<b>\$0.00</b>	<b>\$2,985,072.89</b>		
<b>PER LOT</b>				<b>\$8,327.02</b>	<b>\$3,807.42</b>	<b>\$0.00</b>	<b>\$12,134.44</b>		

<b>F. RETAINING WALLS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
RETAINING WALL ALLOWANCE	LOT	\$2,500.00	-	\$0	-	\$0.00	246	\$615,000	\$615,000
<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$615,000.00</b>	<b>\$615,000.00</b>		
<b>PER LOT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>		



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<b>COST DESC:</b>	Foree Ranch	LOT CT PH 4	246	<b>Phase 4 - 10,851 LF Street</b>
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	56.8	
		GROSS ACRES	56.8	
<b>JOB NUMBER:</b>	063451304			
				<b>DIRECT PID IMPROVEMENTS</b>
				<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>
				<b>PRIVATE IMPROVEMENTS</b>
				<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STREET LIGHT	EA	\$4,000.00	25	\$100,000	-	\$0	-	\$0	\$100,000
SCREENING FENCE	LF	\$120.00	600	\$72,000	-	\$0	-	\$0	\$72,000
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	246	\$123,000	-	\$0	-	\$0	\$123,000
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	1	\$150,000	\$150,000
FISHING POND W/ FOUNTAINS & OVERLOOK	LS	\$250,000.00	-	\$0	-	\$0	1	\$250,000	\$250,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	80,000	\$120,000	\$120,000
SECONDARY ENTRY FEATURE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$5,170.00	1	\$5,170	-	\$0	-	\$0	\$5,170
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$5,170.00	1	\$5,170	-	\$0	-	\$0	\$5,170
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0	-	\$0	246	\$184,500	\$184,500
FRANCHISE (GAS)	LOT	\$750.00	-	\$0	-	\$0	246	\$184,500	\$184,500
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$305,340</b>		<b>\$0</b>		<b>\$939,000</b>	<b>\$1,244,340</b>
<b>PER LOT</b>				<b>\$1,241</b>		<b>\$0</b>		<b>\$3,817</b>	<b>\$5,058</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 4</b>		<b>\$7,210,752</b>
	<b>COST PER LOT</b>	<b>\$29,312</b>
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 4</b>		<b>\$1,532,320</b>
	<b>COST PER LOT</b>	<b>\$6,229</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 4</b>		<b>\$3,131,157</b>
	<b>COST PER LOT</b>	<b>\$12,728</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 4</b>		<b>\$11,874,230</b>
	<b>COST PER LOT</b>	<b>\$48,269</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 5	244	<b>Phase 5 - 9,233 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	54.2				
		GROSS ACRES	54.2				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>A. EXCAVATION</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	TOTAL COST
CLEARING AND GRUBBING	ACRE	\$3,195.20	11	\$34,635.97	-	\$0.00	43	\$138,544	\$173,180
DEMO EXISTING FENCING & CATTLE GUARD	LS	\$8,500.00	-	\$0.00	-	\$0.00	1	\$6,500	\$6,500
LOT EXCAVATION (1.7 VF)	CY	\$2.56	-	\$0.00	-	\$0.00	104.024	\$266,301	\$266,301
STREET EXCAVATION (1.7 VF)	CY	\$2.56	26,006	\$66,575.36	-	\$0.00	-	\$0	\$66,575
EXPORT TO PHASE 4	CY	\$3.85	6,000	\$23,100.00	-	\$0.00	-	\$0	\$23,100
MOISTURE CONDITIONING (4' DEEP) - 40' LOTS	LOT	\$1,353.31	-	\$0	-	\$0	35	\$47,366	\$47,366
MOISTURE CONDITIONING (4' DEEP) - 50' LOTS	LOT	\$1,403.51	-	\$0	-	\$0	45	\$63,158	\$63,158
MOISTURE CONDITIONING (4' DEEP) - 60' LOTS	LOT	\$1,603.51	-	\$0	-	\$0	3	\$4,811	\$4,811
MOISTURE CONDITIONING (7' DEEP) - 40' LOTS	LOT	\$2,270.86	-	\$0	-	\$0	61	\$138,522	\$138,522
MOISTURE CONDITIONING (7' DEEP) - 50' LOTS	LOT	\$2,315.86	-	\$0	-	\$0	4	\$9,263	\$9,263
MOISTURE CONDITIONING (7' DEEP) - 60' LOTS	LOT	\$2,355.86	-	\$0	-	\$0	1	\$2,356	\$2,356
PROCESS UTILITY SPOILS	CY	\$3.75	4,900	\$18,375.00	-	\$0.00	-	\$0	\$18,375
10 MIL POLY PADS	LOT	\$388.87	-	\$0.00	-	\$0.00	149	\$57,942	\$57,942
ROUGH LOT GRADING	LOT	\$150.00	-	\$0.00	-	\$0.00	244	\$36,600	\$36,600
FINAL LOT GRADING	LOT	\$150.00	-	\$0.00	-	\$0.00	244	\$36,600	\$36,600
MISC EROSION CONTROL	LOT	\$400.00	-	\$0.00	-	\$0.00	244	\$97,600	\$97,600
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0.00	-	\$0.00	15,000	\$225,000	\$225,000
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0.00	-	\$0.00	1	\$2,500	\$2,500
TESTING	CY	\$0.10	26,006	\$2,600.60	-	\$0.00	104.173	\$10,417	\$13,018
INSPECTION FEE		1%	26,006	\$260.06	-	\$0.00	104,173	\$1,042	\$1,302
<b>SUB - EXCAVATION COST</b>				<b>\$145,547</b>	<b>\$0</b>	<b>\$1,144,522</b>	<b>\$1,290,069</b>		
<b>PER LOT</b>				<b>\$597</b>	<b>\$0</b>	<b>\$4,691</b>	<b>\$5,287</b>		

<b>B. SANITARY SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" SDR-35 PVC PIPE (0'-12' DEEP)	LF	\$40.00	4,953	\$198,120	-	\$0.00	-	\$0	\$198,120
8" SDR-35 PVC PIPE - PARALLEL PIPE	LF	\$40.00	4,086	\$163,440	-	\$0.00	-	\$0	\$163,440
8" SDR-26 PVC PIPE (12'-25' DEEP)	LF	\$45.00	3,422	\$153,990	-	\$0.00	-	\$0	\$153,990
8" PLUG	EA	\$450.00	-	\$0	-	\$0.00	-	\$0	\$0
4' DIAMETER MANHOLE	EA	\$6,000.00	20	\$120,000	-	\$0.00	-	\$0	\$120,000
5' DIAMETER MANHOLE	EA	\$7,500.00	13	\$97,500	-	\$0.00	-	\$0	\$97,500
5' DIAMETER DROP MANHOLE	EA	\$8,500.00	2	\$17,000	-	\$0.00	-	\$0	\$17,000
CEMENT STABILIZED SAND	LF	\$60.00	100	\$6,000	-	\$0.00	-	\$0	\$6,000
ADDITIONAL 4' MANHOLE DEPTH (> 8' DEEP)	VF	\$195.00	13	\$2,535	-	\$0.00	-	\$0	\$2,535
ADDITIONAL 5' MANHOLE DEPTH (> 8' DEEP)	VF	\$225.00	174	\$39,150	-	\$0.00	-	\$0	\$39,150
CONNECT TO EXISTING	EA	\$750.00	2	\$1,500	-	\$0.00	-	\$0	\$1,500
4" SERVICE LINES	EA	\$650.00	-	\$0	-	\$0.00	244	\$158,600	\$158,600
VACUUM TESTING	LF	\$1.00	12,461	\$12,461	-	\$0.00	-	\$0	\$12,461
TRENCH SAFETY	LF	\$1.00	12,461	\$12,461	-	\$0.00	-	\$0	\$12,461
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	12,461	\$18,692	-	\$0.00	-	\$0	\$18,692
TESTING (GEOTECH)	LF	\$1.25	12,461	\$15,576	-	\$0.00	-	\$0	\$15,576
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	858,425	\$17,168	-	\$0.00	158,600	\$3,172	\$20,340
INSPECTION FEE	PERCENT	4.0%	858,425	\$34,337	-	\$0.00	158,600	\$6,344	\$40,681
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$909,930.24</b>	<b>\$0.00</b>	<b>\$168,116.00</b>	<b>\$1,078,046.24</b>		
<b>PER LOT</b>				<b>\$3,729.22</b>	<b>\$0.00</b>	<b>\$689.00</b>	<b>\$4,418.22</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS  
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 5	244	<b>Phase 5 - 9,233 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	54.2				
		GROSS ACRES	54.2				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>C. STORM SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STORM SEWER (PERCENTAGE OF PAVING)	%	60%	\$1,315,920.87	\$789,553	\$3,927,713.82	\$2,356,628	\$0.00	\$0.00	\$3,146,181
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	789,553	\$15,791	2,356,628	\$47,133	-	\$0.00	\$62,924
INSPECTION FEE	PERCENT	4.0%	789,553	\$31,582	2,356,628	\$94,265	-	\$0.00	\$125,847
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$836,925.67</b>	<b>\$2,498,025.99</b>	<b>\$0.00</b>	<b>\$3,334,952</b>		
<b>PER LOT</b>				<b>\$3,430.02</b>	<b>\$10,237.81</b>	<b>\$0.00</b>	<b>\$13,667.83</b>		

<b>D. WATER DISTRIBUTION SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$35.00	7,927	\$277,445	-	\$0	-	\$0	\$277,445
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$50.00	-	\$0	3,179	\$158,950	-	\$0	\$158,950
8" GATE VALVE & BOX	EA	\$1,500.00	25	\$37,500	6	\$9,000	-	\$0	\$46,500
12" GATE VALVE & BOX	EA	\$2,500.00	-	\$0	6	\$15,000	-	\$0	\$15,000
12" WATER LINE W/ 21" STEEL CASING (BY BORE)	LF	\$475.00	-	\$0	300	\$142,500	-	\$0	\$142,500
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$4,600.00	24	\$110,400	-	\$0	-	\$0	\$110,400
1" SINGLE WATER SERVICE	EA	\$750.00	-	\$0	-	\$0	244	\$183,000	\$183,000
1.5" IRRIGATION SERVICE & METER	EA	\$2,800.00	-	\$0	-	\$0	3	\$8,400	\$8,400
4" IRRIGATION SLEEVES	EA	\$740.00	-	\$0	-	\$0	6	\$4,440	\$4,440
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	2	\$1,500	-	\$0	-	\$0	\$1,500
CONNECT TO EXISTING STUB	EA	\$750.00	3	\$2,250	-	\$0	-	\$0	\$2,250
TRENCH SAFETY	LF	\$0.50	7,927	\$3,964	3,179	\$1,590	-	\$0	\$5,553
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	7,927	\$11,891	3,179	\$4,769	-	\$0	\$16,659
TESTING (GEOTECH)	LF	\$1.25	7,927	\$9,909	3,179	\$3,974	-	\$0	\$13,883
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	454,858	\$9,097	335,782	\$6,716	195,840	\$3,917	\$19,730
INSPECTION FEE	PERCENT	4.0%	454,858	\$18,194	335,782	\$13,431	195,840	\$7,834	\$39,459
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$482,149.22</b>	<b>\$355,928.66</b>	<b>\$207,590.40</b>	<b>\$1,045,668.27</b>		
<b>PER LOT</b>				<b>\$ 1,976.02</b>	<b>\$ 1,458.72</b>	<b>\$ 850.78</b>	<b>\$ 4,285.53</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 5	244	<b>Phase 5 - 9,233 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	54.2				
		GROSS ACRES	54.2				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>E. STREET PAVING</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$38.50	24,020	\$924,770	-	\$0	-	\$0	\$924,770
6" SUBGRADE PREP	SY	\$3.50	25,701	\$89,955	-	\$0	-	\$0	\$89,955
7" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$42.00	-	\$0	11,600	\$487,200	-	\$0	\$487,200
8" SUBGRADE PREP	SY	\$4.00	-	\$0	12,412	\$49,648	-	\$0	\$49,648
HYDRATED LIME (48#/SY)	TON	\$175.00	616.8	\$107,946	297.9	\$52,130	-	\$0	\$160,076
BRIDGE	LF	\$6,000.00	-	\$0	500	\$3,000,000	-	\$0	\$3,000,000
5' CONCRETE SIDEWALK	LF	\$28.00	2,503	\$70,084	-	\$0	-	\$0	\$70,084
8' TRAIL	LF	\$40.00	-	\$0	600	\$24,000	-	\$0	\$24,000
10' TRAIL	LF	\$50.00	-	\$0	1,600	\$80,000	-	\$0	\$80,000
PAVEMENT HEADER	EA	\$15.00	124	\$1,860	-	\$0	-	\$0	\$1,860
TYPE III BARRICADE	EA	\$1,200.00	4	\$4,800	-	\$0	-	\$0	\$4,800
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	\$500.00	1	\$500	-	\$0	-	\$0	\$500
CONNECT TO EXISTING PAVEMENT	EA	\$500.00	2	\$1,000	-	\$0	-	\$0	\$1,000
BARRIER FREE RAMP	EA	\$1,400.00	5	\$7,000	-	\$0	-	\$0	\$7,000
STREET SIGN	EA	\$500.00	7	\$3,500	-	\$0	-	\$0	\$3,500
STOP SIGN	EA	\$600.00	10	\$6,000	-	\$0	-	\$0	\$6,000
TESTING (GEOTECH)	SY	\$1.00	24,020	\$24,020	12,412	\$12,412	-	\$0	\$36,432
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,241,435	\$24,829	3,705,390	\$74,108	-	\$0	\$98,937
INSPECTION FEE	PERCENT	4.0%	1,241,435	\$49,657	3,705,390	\$148,216	-	\$0	\$197,873
<b>SUB - STREET PAVING</b>				<b>\$1,315,920.87</b>	<b>\$3,927,713.82</b>	<b>\$0.00</b>	<b>\$5,243,634.69</b>		
<b>PER LOT</b>				<b>\$5,393.12</b>	<b>\$16,097.19</b>	<b>\$0.00</b>	<b>\$21,490.31</b>		

<b>F. RETAINING WALLS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
RETAINING WALL ALLOWANCE	LOT	\$2,500.00	-	\$0.00	-	\$0.00	244	\$610,000	\$610,000
<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$610,000</b>	<b>\$610,000</b>		
<b>PER LOT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
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NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 5	244	<b>Phase 5 - 9,233 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	54.2				
		GROSS ACRES	54.2				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
STREET LIGHT	EA	\$4,000.00	20	\$80,000	-	\$0	-	\$0	\$80,000
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	244	\$122,000	-	\$0	-	\$0	\$122,000
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	1	\$150,000	\$150,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	50,000	\$75,000	\$75,000
AMPHITHEATRE	LS	\$400,000.00	-	\$0	-	\$0	1	\$400,000	\$400,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$5,130.00	1	\$5,130	-	\$0	-	\$0	\$5,130
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$5,130.00	1	\$5,130	-	\$0	-	\$0	\$5,130
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0	-	\$0	244	\$183,000	\$183,000
FRANCHISE (GAS)	LOT	\$750.00	-	\$0	-	\$0	244	\$183,000	\$183,000
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$212,260.00</b>		<b>\$0.00</b>		<b>\$991,000.00</b>	<b>\$1,203,260.00</b>
<b>PER LOT</b>				<b>\$869.92</b>		<b>\$0.00</b>		<b>\$4,061.48</b>	<b>\$4,931.39</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 5</b>	<b>\$3,902,732.98</b>	
<b>COST PER LOT</b>	<b>\$15,994.81</b>	
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 5</b>		<b>\$6,781,668.47</b>
<b>COST PER LOT</b>		<b>\$27,793.72</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 5</b>		<b>\$3,121,228.46</b>
<b>COST PER LOT</b>		<b>\$12,791.92</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 5</b>		<b>\$13,805,629.91</b>
<b>COST PER LOT</b>		<b>\$56,580.45</b>

THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 4	142	<b>Phase 6 - 6,323 LF Street</b>
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	39	
		GROSS ACRES	39	
<b>JOB NUMBER:</b>	063451304			
	<b>DIRECT PID IMPROVEMENTS</b>		<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	
	<b>PRIVATE IMPROVEMENTS</b>		<b>OVERALL DEV. COST</b>	

<b>A. EXCAVATION</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	TOTAL COST
CLEARING AND GRUBBING	ACRE	\$1,500.00	8	\$11,712	-	\$0	31	\$46,848	\$58,560
REMOVE EXISTING FENCING	LS	\$2,000.00	1	\$2,000	-	\$0	-	\$0	\$2,000
LOT EXCAVATION (1.7 VF)	CY	\$2.25	-	\$0	-	\$0	85,700	\$192,825	\$192,825
STREET EXCAVATION (1.7 VF)	CY	\$2.25	21,500	\$48,375	-	\$0	-	\$0	\$48,375
FLOODPLAIN GRADING/RECLAMATION	CY	\$2.50	-	\$0	-	\$0	50,000	\$125,000	\$125,000
MOISTURE CONDITIONING (7" DEEP)	CY	\$3.25	-	\$0	-	\$0	140,907	\$457,949	\$457,949
STOCKPILE TOPSOIL & RESPREAD PARKWAYS	CY	\$2.00	2,500	\$5,000	-	\$0	-	\$0	\$5,000
10 MIL POLY PADS	SF	\$0.10	-	\$0	-	\$0	639,000	\$63,900	\$63,900
ROUGH LOT GRADING	LOT	\$250.00	-	\$0	-	\$0	142	\$35,500	\$35,500
FINAL LOT GRADING	LOT	\$150.00	-	\$0	-	\$0	142	\$21,300	\$21,300
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	-	\$0	142	\$56,800	\$56,800
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0	-	\$0	1,500	\$22,500	\$22,500
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	-	\$0	1	\$2,500	\$2,500
POWER POLE RELOCATION ALLOWANCE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
TESTING	CY	\$0.10	21,500	\$2,150	-	\$0	276,607	\$27,661	\$29,811
INSPECTION FEE		1%	21,500	\$215	-	\$0	276,607	\$2,766	\$2,981
<b>SUB - EXCAVATION COST</b>				<b>\$69,452</b>		<b>\$0</b>		<b>\$1,105,549</b>	<b>\$1,175,001</b>
				<b>PER LOT \$489</b>		<b>\$0</b>		<b>\$7,786</b>	<b>\$8,275</b>

<b>B. SANITARY SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" SDR-35 PVC PIPE (0'-12' DEEP)	LF	\$40.00	3,573	\$142,920	-	\$0	-	\$0	\$142,920
8" SDR-35 PVC PIPE - PARALLEL PIPE	LF	\$40.00	1,562	\$62,480	-	\$0	-	\$0	\$62,480
8" PLUG	EA	\$450.00	2	\$900	-	\$0	-	\$0	\$900
4' DIAMETER MANHOLE	EA	\$6,000.00	16	\$96,000	-	\$0	-	\$0	\$96,000
CEMENT STABILIZED SAND	LF	\$60.00	260	\$15,600	-	\$0	-	\$0	\$15,600
CONNECT TO EXISTING	EA	\$750.00	6	\$4,500	-	\$0	-	\$0	\$4,500
4" SERVICE LINES	EA	\$650.00	-	\$0	-	\$0	142	\$92,300	\$92,300
VACUUM TESTING	LF	\$1.00	5,135	\$5,135	-	\$0	-	\$0	\$5,135
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	2	\$1,500	-	\$0	-	\$0	\$1,500
TRENCH SAFETY	LF	\$1.00	5,135	\$5,135	-	\$0	-	\$0	\$5,135
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	5,135	\$7,703	-	\$0	-	\$0	\$7,703
TESTING (GEOTECH)	LF	\$1.25	5,135	\$6,419	-	\$0	-	\$0	\$6,419
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	348,291	\$6,966	-	\$0	92,300	\$1,846	\$8,812
INSPECTION FEE	PERCENT	4.0%	348,291	\$13,932	-	\$0	92,300	\$3,692	\$17,624
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$369,188.73</b>		<b>\$0.00</b>		<b>\$97,838.00</b>	<b>\$467,026.73</b>
				<b>PER LOT \$2,599.92</b>		<b>\$0.00</b>		<b>\$689.00</b>	<b>\$3,288.92</b>

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	142	<b>Phase 6 - 6,323 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	39				
		GROSS ACRES	39				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>C. STORM SEWER SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
STORM SEWER (PERCENTAGE OF PAVING)	%	60%	\$1,302,233.30	\$781,340	\$13,250.00	\$7,950	\$0	\$0	\$789,290
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	781,340	\$15,627	7,950	\$159	-	\$0	\$15,786
INSPECTION FEE	PERCENT	4.0%	781,340	\$31,254	7,950	\$318	-	\$0	\$31,572
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$828,220.38</b>	<b>\$8,427.00</b>	<b>\$0.00</b>	<b>\$836,647.38</b>		
<b>PER LOT</b>				<b>\$5,832.54</b>	<b>\$59.35</b>	<b>\$0.00</b>	<b>\$5,891.88</b>		

<b>D. WATER DISTRIBUTION SYSTEM</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$35.00	6,900	\$241,500	-	\$0	-	\$0	\$241,500
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$50.00	-	\$0	241	\$12,050	-	\$0	\$12,050
8" GATE VALVE & BOX	EA	\$1,500.00	31	\$46,500	-	\$0	-	\$0	\$46,500
12" GATE VALVE & BOX	EA	\$2,500.00	-	\$0	1	\$2,500	-	\$0	\$2,500
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$4,600.00	17	\$78,200	-	\$0	-	\$0	\$78,200
1" SINGLE WATER SERVICE	EA	\$750.00	-	\$0	-	\$0	142	\$106,500	\$106,500
1.5" IRRIGATION SERVICE & METER	EA	\$2,800.00	-	\$0	-	\$0	3	\$8,400	\$8,400
4" IRRIGATION SLEEVES	EA	\$740.00	-	\$0	-	\$0	9	\$6,660	\$6,660
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	3	\$2,250	-	\$0	-	\$0	\$2,250
CONNECT TO EXISTING STUB	EA	\$750.00	2	\$1,500	-	\$0	-	\$0	\$1,500
TRENCH SAFETY	LF	\$0.50	6,900	\$3,450	241	\$121	-	\$0	\$3,571
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	6,900	\$10,350	241	\$362	-	\$0	\$10,712
TESTING (GEOTECH)	LF	\$1.25	6,900	\$8,625	241	\$301	-	\$0	\$8,926
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	392,375	\$7,848	15,333	\$307	121,560	\$2,431	\$10,585
INSPECTION FEE	PERCENT	4.0%	392,375	\$15,695	15,333	\$613	121,560	\$4,862	\$21,171
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$415,917.50</b>	<b>\$16,253.25</b>	<b>\$128,853.60</b>	<b>\$561,024.35</b>		
<b>PER LOT</b>				<b>\$ 2,929.00</b>	<b>\$ 114.46</b>	<b>\$ 907.42</b>	<b>\$ 3,950.88</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	142	<b>Phase 6 - 6,323 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	39				
		GROSS ACRES	39				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

**E. STREET PAVING**

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$38.50	22,820	\$878,570	-	\$0	-	\$0	\$878,570
6" SUBGRADE PREP	SY	\$3.50	24,417	\$85,461	-	\$0	-	\$0	\$85,461
7" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	\$42.00	-	\$0	-	\$0	-	\$0	\$0
8" SUBGRADE PREP	SY	\$4.00	-	\$0	-	\$0	-	\$0	\$0
HYDRATED LIME (48#/SY)	TON	\$175.00	586.02	\$102,553	-	\$0	-	\$0	\$102,553
ROUNDBOUT	EA	\$250,000.00	-	\$0	-	\$0	-	\$0	\$0
LEFT TURN LANE IMPROVEMENTS (FM 2931)	LS	\$100,000.00	-	\$0	-	\$0	-	\$0	\$0
BRIDGE	LF	\$5,000.00	-	\$0	-	\$0	-	\$0	\$0
TEMPORARY TURN AROUND	SY	\$30.00	-	\$0	-	\$0	-	\$0	\$0
5' CONCRETE SIDEWALK	LF	\$28.00	3,871	\$108,388	-	\$0	-	\$0	\$108,388
10' TRAIL	LF	\$50.00	-	\$0	250	\$12,500	-	\$0	\$12,500
STREET BARRICADE	EA	\$1,920.00	-	\$0	-	\$0	-	\$0	\$0
PAVEMENT HEADER	EA	\$15.00	62	\$930	-	\$0	-	\$0	\$930
TYPE III BARRICADE	EA	\$1,200.00	2	\$2,400	-	\$0	-	\$0	\$2,400
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	\$500.00	1	\$500	-	\$0	-	\$0	\$500
CONNECT TO EXISTING PAVEMENT	EA	\$500.00	1	\$500	-	\$0	-	\$0	\$500
BARRIER FREE RAMP	EA	\$1,400.00	11	\$15,400	-	\$0	-	\$0	\$15,400
STREET SIGN	EA	\$500.00	10	\$5,000	-	\$0	-	\$0	\$5,000
STOP SIGN	EA	\$600.00	10	\$6,000	-	\$0	-	\$0	\$6,000
TESTING (GEOTECH)	SY	\$1.00	22,820	\$22,820	-	\$0	-	\$0	\$22,820
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	1,228,522	\$24,570	12,500	\$250	-	\$0	\$24,820
INSPECTION FEE	PERCENT	4.0%	1,228,522	\$49,141	12,500	\$500	-	\$0	\$49,641

<b>SUB - STREET PAVING</b>				<b>\$1,302,233.30</b>		<b>\$13,250.00</b>		<b>\$0.00</b>	<b>\$1,315,483.30</b>
	<b>PER LOT</b>			<b>\$9,170.88</b>		<b>\$93.31</b>		<b>\$0.00</b>	<b>\$9,263.97</b>

**F. RETAINING WALLS**

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
RETAINING WALL ALLOWANCE	LOT	\$2,500.00	-	\$0.00	-	\$0.00	142	\$355,000.00	\$355,000.00

<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>		<b>\$0.00</b>		<b>\$355,000.00</b>	<b>\$355,000.00</b>
	<b>PER LOT</b>			<b>\$0.00</b>		<b>\$0.00</b>		<b>\$2,500.00</b>	<b>\$2,500.00</b>



**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY**  
**PROVIDENCE VILLAGE, TEXAS**  
**OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.**  
**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	142	<b>Phase 6 - 6,323 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	39				
		GROSS ACRES	39				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
STREET LIGHT	EA	\$4,000.00	16	\$64,000	-	\$0	-	\$0	\$64,000
SCREENING FENCE	LF	\$120.00	1,000	\$120,000	-	\$0	-	\$0	\$120,000
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	142	\$71,000	-	\$0	-	\$0	\$71,000
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	1	\$150,000	\$150,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	50,000	\$75,000	\$75,000
SPORT COURT	LS	\$250,000.00	-	\$0	-	\$0	1	\$250,000	\$250,000
SECONDARY ENTRY FEATURE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$3,090.00	1	\$3,090	-	\$0	-	\$0	\$3,090
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$3,090.00	1	\$3,090	-	\$0	-	\$0	\$3,090
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0	-	\$0	142	\$106,500	\$106,500
FRANCHISE (GAS)	LOT	\$750.00	-	\$0	-	\$0	142	\$106,500	\$106,500
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$261,180.00</b>		<b>\$0.00</b>		<b>\$738,000.00</b>	<b>\$999,180.00</b>
				<b>PER LOT</b>	<b>\$1,839.30</b>	<b>\$0.00</b>		<b>\$5,197.18</b>	<b>\$7,036.48</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 6</b>	<b>\$3,246,191.90</b>	
<b>COST PER LOT</b>	<b>\$22,860.51</b>	
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 6</b>		<b>\$37,930.25</b>
<b>COST PER LOT</b>		<b>\$267.11</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 6</b>		<b>\$2,425,240.49</b>
<b>COST PER LOT</b>		<b>\$17,079.16</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 6</b>		<b>\$5,709,362.64</b>
<b>COST PER LOT</b>		<b>\$40,206.78</b>

THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 4	118	<b>Phase 7 - 5,946 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	47				
		GROSS ACRES	47				
<b>JOB NUMBER:</b>	063451304						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>A. EXCAVATION</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	TOTAL COST
CLEARING AND GRUBBING	ACRE	\$2,000.00	9	\$18,668	-	\$0	37	\$74,672	\$93,340
REMOVE EXISTING FENCING	LS	\$2,000.00	-	\$0	-	\$0	1	\$2,000	\$2,000
LOT EXCAVATION (1.7 VF)	CY	\$2.25	-	\$0	-	\$0	102,500	\$230,625	\$230,625
STREET EXCAVATION (1.7 VF)	CY	\$2.25	25,700	\$57,825	-	\$0	-	\$0	\$57,825
MOISTURE CONDITIONING (7" DEEP)	CY	\$3.25	-	\$0	-	\$0	122,500	\$398,125	\$398,125
STOCKPILE TOPSOIL & RESPREAD PARKWAYS	CY	\$2.00	2,500.00	\$5,000	-	\$0	-	\$0	\$5,000
10 MIL POLY PADS	SF	\$0.10	-	\$0	-	\$0	531,000	\$53,100	\$53,100
ROUGH LOT GRADING	LOT	\$250.00	-	\$0	-	\$0	118	\$29,500	\$29,500
FINAL LOT GRADING	LOT	\$150.00	-	\$0	-	\$0	118	\$17,700	\$17,700
DETENTION POND	EA	\$50,000.00	2	\$100,000	-	\$0	-	\$0	\$100,000
DRAIN & DEMUCK POND	LS	\$15,000.00	-	\$0	-	\$0	1	\$15,000	\$15,000
MISC EROSION CONTROL	LOT	\$400.00	-	\$0	-	\$0	118	\$47,200	\$47,200
EROSION CONTROL BLANKET	SY	\$15.00	-	\$0	-	\$0	1,500	\$22,500	\$22,500
CONSTRUCTION ENTRANCE	EA	\$2,500.00	-	\$0	-	\$0	1	\$2,500	\$2,500
POWER POLE RELOCATION ALLOWANCE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
TESTING	CY	\$0.10	25,700	\$2,570	-	\$0	225,000	\$22,500	\$25,070
INSPECTION FEE		1%	25,700	\$257	-	\$0	225,000	\$2,250	\$2,507
<b>SUB - EXCAVATION COST</b>				<b>\$184,320.00</b>		<b>\$0.00</b>		<b>\$967,672</b>	<b>\$1,151,992</b>
				<b>PER LOT</b>	<b>\$1,562.03</b>	<b>\$0.00</b>		<b>\$8,200.61</b>	<b>\$9,762.64</b>

<b>B. SANITARY SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" SDR-35 PVC PIPE (0'-12' DEEP)	LF	\$40.00	4,712	\$188,480	-	\$0	-	\$0	\$188,480
8" SDR-35 PVC PIPE - PARALLEL PIPE	LF	\$40.00	481	\$19,240	-	\$0	-	\$0	\$19,240
8" SDR-26 PVC PIPE (12'-20' DEEP)	LF	\$45.00	126	\$5,670	-	\$0	-	\$0	\$5,670
4' DIAMETER MANHOLE	EA	\$6,000.00	17	\$102,000	-	\$0	-	\$0	\$102,000
5' DIAMETER MANHOLE	EA	\$7,500.00	1	\$7,500	-	\$0	-	\$0	\$7,500
CEMENT STABILIZED SAND	LF	\$60.00	120	\$7,200	-	\$0	-	\$0	\$7,200
ADDITIONAL 4' MANHOLE DEPTH (> 8' DEEP)	VF	\$195.00	32	\$6,240	-	\$0	-	\$0	\$6,240
ADDITIONAL 5' MANHOLE DEPTH (> 8' DEEP)	VF	\$225.00	4	\$900	-	\$0	-	\$0	\$900
CONNECT TO EXISTING	EA	\$750.00	2	\$1,500	-	\$0	-	\$0	\$1,500
4" SERVICE LINES	EA	\$650.00	-	\$0	-	\$0	118	\$76,700	\$76,700
VACUUM TESTING	LF	\$1.00	5,319	\$5,319	-	\$0	-	\$0	\$5,319
TRENCH SAFETY	LF	\$1.00	5,319	\$5,319	-	\$0	-	\$0	\$5,319
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	5,319	\$7,979	-	\$0	-	\$0	\$7,979
TESTING (GEOTECH)	LF	\$1.25	5,319	\$6,649	-	\$0	-	\$0	\$6,649
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	363,995	\$7,280	-	\$0	76,700	\$1,534	\$8,814
INSPECTION FEE	PERCENT	4.0%	363,995	\$14,560	-	\$0	76,700	\$3,068	\$17,628
<b>SUB - SANITARY SEWER SYSTEM</b>				<b>\$385,835</b>		<b>\$0.00</b>		<b>\$81,302</b>	<b>\$467,137</b>
				<b>PER LOT</b>	<b>\$3,269.79</b>	<b>\$0.00</b>		<b>\$689.00</b>	<b>\$3,958.79</b>

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NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	118	<b>Phase 7 - 5,946 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	47				
		GROSS ACRES	47				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>C. STORM SEWER SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
STORM SEWER (PERCENTAGE OF PAVING)	%	60%	\$945,045.29	\$567,027.18	\$93,810.00	\$56,286.00	\$0.00	\$0.00	\$623,313.18
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	567,027	\$11,340.54	56,286	\$1,125.72	-	\$0.00	\$12,466.26
INSPECTION FEE	PERCENT	4.0%	567,027	\$22,681.09	56,286	\$2,251.44	-	\$0.00	\$24,932.53
<b>SUB - STORM SEWER SYSTEM</b>				<b>\$601,048.81</b>	<b>\$59,663.16</b>	<b>\$0.00</b>	<b>\$660,711.97</b>	<b>PER LOT</b>	
				<b>\$5,093.63</b>	<b>\$505.62</b>	<b>\$0.00</b>	<b>\$5,599.25</b>		

<b>D. WATER DISTRIBUTION SYSTEM</b>									
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	QUANTITY	ITEM COST	ITEM COST
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$35.00	6,278	\$219,730	-	\$0	-	\$0	\$219,730
12" DR-14 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$50.00	-	\$0	1,223	\$61,150	-	\$0	\$61,150
8" GATE VALVE & BOX	EA	\$1,500.00	20	\$30,000	3	\$4,500	-	\$0	\$34,500
12" GATE VALVE & BOX	EA	\$2,500.00	-	\$0	3	\$7,500	-	\$0	\$7,500
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	\$4,600.00	15	\$69,000	-	\$0	-	\$0	\$69,000
1" SINGLE WATER SERVICE	EA	\$750.00	-	\$0	-	\$0	118	\$88,500	\$88,500
1.5" IRRIGATION SERVICE & METER	EA	\$2,800.00	-	\$0	-	\$0	2	\$5,600	\$5,600
4" IRRIGATION SLEEVES	EA	\$740.00	-	\$0	-	\$0	6	\$4,440	\$4,440
END & PLUG FOR FUTURE DEVELOPMENT	EA	\$750.00	1	\$750	1	\$750	-	\$0	\$1,500
CONNECT TO EXISTING STUB	EA	\$750.00	2	\$1,500	-	\$0	-	\$0	\$1,500
TRENCH SAFETY	LF	\$0.50	6,278	\$3,139	1,223	\$612	-	\$0	\$3,751
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	6,278	\$9,417	1,223	\$1,835	-	\$0	\$11,252
TESTING (GEOTECH)	LF	\$1.25	6,278	\$7,848	1,223	\$1,529	-	\$0	\$9,376
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	341,384	\$6,828	77,875	\$1,557	98,540	\$1,971	\$10,356
INSPECTION FEE	PERCENT	4.0%	341,384	\$13,655	77,875	\$3,115	98,540	\$3,942	\$20,712
<b>SUB - WATER DISTRIBUTION SYSTEM</b>				<b>\$361,866.51</b>	<b>\$82,547.24</b>	<b>\$104,452.40</b>	<b>\$548,866.15</b>	<b>PER LOT</b>	
				<b>\$ 3,066.67</b>	<b>\$ 699.55</b>	<b>\$ 885.19</b>	<b>\$ 4,651.41</b>		

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**NOVEMBER 20, 2023**

<b>COST DESC:</b>	<b>Foree Ranch</b>	LOT CT PH 4	118	<b>Phase 7 - 5,946 LF Street</b>			
<b>LOCATION:</b>	<b>Providence Village, TX</b>	NET ACRES	47				
		GROSS ACRES	47				
<b>JOB NUMBER:</b>	<b>063451304</b>						
				<b>DIRECT</b>	<b>ONSITE/OFFSITE</b>	<b>PRIVATE</b>	<b>OVERALL DEV.</b>
				<b>PID IMPROVEMENTS</b>	<b>MAJOR PID IMPROVEMENTS</b>	<b>IMPROVEMENTS</b>	<b>COST</b>

<b>E. STREET PAVING</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
6" REINF. CONCRETE STREET PAVEMENT (31' B-B)	SY	\$38.50	16,076	\$618,926	-	\$0	-	\$0	\$618,926
6" SUBGRADE PREP	SY	\$3.50	17,201	\$60,205	-	\$0	-	\$0	\$60,205
HYDRATED LIME (48#/SY)	TON	\$175.00	412.83	\$72,246	-	\$0	-	\$0	\$72,246
5' CONCRETE SIDEWALK	LF	\$28.00	3,425	\$95,900	-	\$0	-	\$0	\$95,900
8' TRAIL	LF	\$40.00	-	\$0	1,650	\$66,000	-	\$0	\$66,000
10' TRAIL	LF	\$50.00	-	\$0	450	\$22,500	-	\$0	\$22,500
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	\$500.00	1	\$500	-	\$0	-	\$0	\$500
CONNECT TO EXISTING PAVEMENT	EA	\$500.00	2	\$1,000	-	\$0	-	\$0	\$1,000
BARRIER FREE RAMP	EA	\$1,400.00	12	\$16,800	-	\$0	-	\$0	\$16,800
STREET SIGN	EA	\$500.00	9	\$4,500	-	\$0	-	\$0	\$4,500
STOP SIGN	EA	\$600.00	9	\$5,400	-	\$0	-	\$0	\$5,400
TESTING (GEOTECH)	SY	\$1.00	16,076	\$16,076	-	\$0	-	\$0	\$16,076
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	891,552	\$17,831	88,500	\$1,770	-	\$0	\$19,601
INSPECTION FEE	PERCENT	4.0%	891,552	\$35,662	88,500	\$3,540	-	\$0	\$39,202
<b>SUB - STREET PAVING</b>				<b>\$945,045.29</b>	<b>\$93,810.00</b>	<b>\$0.00</b>	<b>\$1,038,855.29</b>		
<b>PER LOT</b>				<b>\$8,008.86</b>	<b>\$795.00</b>	<b>\$0.00</b>	<b>\$8,803.86</b>		

<b>F. RETAINING WALLS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
RETAINING WALL ALLOWANCE	LOT	\$2,500.00	-	\$0.00	-	\$0.00	118	\$295,000	\$295,000
<b>SUB - RETAINING WALLS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$295,000</b>	<b>\$295,000</b>		
<b>PER LOT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>		

**THE RANCH - PUBLIC IMPROVEMENT DISTRICT - IMPORTANT NOTES APPLY  
PROVIDENCE VILLAGE, TEXAS  
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.  
NOVEMBER 20, 2023**

<b>COST DESC:</b>	Foree Ranch	LOT CT PH 4	118	<b>Phase 7 - 5,946 LF Street</b>			
<b>LOCATION:</b>	Providence Village, TX	NET ACRES	47				
		GROSS ACRES	47				
<b>JOB NUMBER:</b>	063451304						
				<b>DIRECT PID IMPROVEMENTS</b>	<b>ONSITE/OFFSITE MAJOR PID IMPROVEMENTS</b>	<b>PRIVATE IMPROVEMENTS</b>	<b>OVERALL DEV. COST</b>

<b>G. MISCELLANEOUS ITEMS</b>									
<i>ITEM DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>QUANTITY</i>	<i>ITEM COST</i>	<i>ITEM COST</i>
STREET LIGHT	EA	\$4,000.00	16	\$64,000	-	\$0	-	\$0	\$64,000
FINAL GEOTECH REPORT & TESTING	LOT	\$500.00	118	\$59,000	-	\$0	-	\$0	\$59,000
LANDSCAPING	LS	\$150,000.00	-	\$0	-	\$0	2	\$300,000	\$300,000
SOD & IRRIGATE (OPEN SPACES)	SF	\$1.50	-	\$0	-	\$0	800,000	\$1,200,000	\$1,200,000
SECONDARY ENTRY FEATURE	LS	\$50,000.00	-	\$0	-	\$0	1	\$50,000	\$50,000
PRELIMINARY PLAT FEE (\$250 plus \$20 per lot)	LS	\$2,610.00	1	\$2,610	-	\$0	-	\$0	\$2,610
FINAL PLAT REVIEW FEE (\$250 plus \$20 per lot)	LS	\$2,610.00	1	\$2,610	-	\$0	-	\$0	\$2,610
FRANCHISE (ELECTRIC)	LOT	\$750.00	-	\$0	-	\$0	118	\$88,500	\$88,500
FRANCHISE (GAS)	LOT	\$750.00	-	\$0	-	\$0	118	\$88,500	\$88,500
<b>SUB - MISCELLANEOUS ITEMS</b>				<b>\$128,220</b>		<b>\$0.00</b>		<b>\$1,727,000.00</b>	<b>\$1,855,220</b>
				<b>PER LOT</b>	<b>\$1,086.61</b>	<b>\$0.00</b>		<b>\$14,635.59</b>	<b>\$15,722.20</b>

<b>GRAND TOTAL DIRECT PID COSTS - PHASE 7</b>	<b>\$2,606,335.58</b>	
<b>COST PER LOT</b>	<b>\$22,087.59</b>	
<b>GRAND TOTAL ONSITE/OFFSITE MAJOR PID COSTS - PHASE 7</b>		<b>\$236,020.40</b>
<b>COST PER LOT</b>		<b>\$2,000.17</b>
<b>GRAND TOTAL DEVELOPER COSTS - PHASE 7</b>		<b>\$3,175,426.40</b>
<b>COST PER LOT</b>		<b>\$26,910.39</b>
<b>OVERALL DEVELOPMENT COSTS - PHASE 7</b>		<b>\$6,017,782.37</b>
<b>COST PER LOT</b>		<b>\$50,998.16</b>

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

PID  
Metes and Bounds Description

**BEING** a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being all of a called 395.406 acre tract described in the Special Warranty Deed to Brown Development I, LTD., recorded in Document No. 2011-123204, Official Records, Denton County, Texas (O.R.D.C.T.), all of a 3.634 acre tract of land described in the Special Warranty Deed to Connie L. Brown, recorded in Document No. 2012-31199, O.R.D.C.T., all of a called 2.895 acre tract of land described in the Special Warranty Deed to Teddy C. Johnson, recorded in Volume 4003, Page 251, Deed Records, Denton County, Texas, (D.R.D.C.T.), and all of a called 17.206 acre tract described in the Special Warranty Deed to QT Properties, LLC, recorded in Document No. 2018-94381, O.R.D.C.T. and being more particularly described as follows:

**BEGINNING** at a northeast corner of Creek Village at Providence, an addition to the County of Denton, Texas, according to the plat thereof recorded in Cabinet V, Page 683, Plat Records, Denton County, Texas, Plat Records, Denton County, Texas (P.R.D.C.T.);

**THENCE** North 88°12'34" West, with the north line of said Creek Village at Providence, passing at a distance of 1186.39 feet the southeast corner of said 2.895 acre tract, continuing with said north line, a total distance of 1562.71 feet to the southwest corner of said 2.895 acre tract and being in the east right-of-way line of Farm to Market Road 2931 (a variable width right-of-way);

**THENCE** with said east right-of-way line of Farm to Market Road 2931, the following courses and distances:

North 33°21'53" East, a distance of 251.58 feet to the beginning of a non-tangent curve to the left having a central angle of 18°21'51", a radius of 1960.01 feet, a chord bearing and distance of North 24°10'04" East, 625.53 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 628.22 feet to the north corner of said 2.895 acre tract;

**THENCE** South 88°55'28" East, with a north line of said 395.406 acre tract and the south line of a called 73.81 acre tract of land described in the Warranty Deed with Vendor's Lien to North Texas Natural Select Material, LLC, recorded in Document No. 2018-106981, O.R.D.C.T., a distance of 2248.10 feet to the southeast corner of said 73.81 acre tract;

**THENCE** with the east line of said 73.81 acre tract and west line of said 395.406 acre tract, the following courses and distances:

North 1°02'40" East, a distance of 1185.99 feet to a point for corner;

South 89°28'39" East, a distance of 475.31 feet to a point for corner;

North 0°49'07" East, passing at a distance of 474.42 feet the northeast corner of said 73.81 acre tract and being the southeast corner of a called 3.11 acre tract of land described in the General Warranty Deed to North Texas Natural Select Materials, LLC, recorded in Document No. 2020-114723, O.R.D.C.T., continuing with the east line of said 3.11 acre tract a total distance of 1124.47 feet to the northeast corner of said 3.11

acre tract and being the southeast corner of a called 1.00 acre tract of land described in the Deed to Bethel Methodist Church of Denton County, Inc., recorded in Document No 2019-49725, O.R.D.C.T.;

**THENCE** North 0°54'15" East, with the east line of said 1.00 acre tract, distance of 140.40 feet to the northwest corner of said 395.406 acre tract, and being in the south right-of-way line of said F.M. 2931;

**THENCE** North 89°53'44" East, with said south right-of-way line, a distance of 625.29 feet to the northwest corner of a called 0.999 acre tract of land described in the Warranty Deed with Vendor's Lien, to Kelby Trusty and Shari Trusty, recorded in Document No. 2019-147429, O.R.D.C.T.;

**THENCE** South 0°46'43" West, with the west line of said 0.999 acre tract, passing at a distance of 208.56, the southwest corner of said 0.999 acre tract, continuing with the west line of the remainder of a called 20 acre tract of land described in the Warranty Deed to J. D. Arrington, recorded in Volume 515, Page 595, D.R.D.C.T., a total distance of 852.65 feet to a the southwest corner of said J.D. Arrington tract;

**THENCE** North 89°55'35" East, with the common line of said 395.406 acre tract and said 20 acre tract, a distance of 1039.63 feet to an interior el corner of said 395.406 acre tract;

**THENCE** North 1°00'57" East, with a common line of said 395.406 acre tract and said 20 acre tract, passing at a distance of 630.18, the south east corner of Lot 1, Block A, of Kyle Arnold Addition, an addition to Denton County, Texas, according to the plat thereof recorded in Document No. 2016-261, P.R.D.C.T., continuing with the east line of said Lot 1, Block A, a total distance of 844.00 feet to a point for corner in said south right-of-way line of F.M. 2931;

**THENCE** with said south right-of-way line, the following courses and distances:

South 87°51'15" East, a distance of 507.33 feet to a point at the beginning of a tangent curve to the left having a central angle of 15°38'23", a radius of 1195.92 feet, a chord bearing and distance of North 84°19'33" East, 325.43 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 326.44 feet to a point for corner;

**THENCE** South 89°05'42" East, with the north line of said 395.406 acre tract, a distance of 95.51 feet to a point for corner in the west line of a called 3.05 acre tract described in the Warranty Deed to Dan Wilson, recorded Volume 4515, Page 1133, D.R.D.C.T.;

**THENCE** South 1°25'48" West, with said west line, a distance of 171.76 feet to the southwest corner of said 3.05 acre tract;

**THENCE** South 89°14'14" East, with the south line of said 3.05 acre tract, a distance of 688.68 feet to the southeast corner of said 3.05 acre tract and being in the west right-of-way of Brewer Road (a variable width right-of-way);

**THENCE** South 2°04'00" West, with said west right-of-way line, a distance of 1143.48 feet to a point for corner;



**THENCE** North 89°09'57" West, with the occupied north line of a called 55 acre tract of land described in the Special Warranty Deed to L.D. Aaron and Naomi R. Aaron, recorded in Document No. 97-R0067763, O.R.D.C.T., a distance of 1379.87 feet to a point for corner;

**THENCE** South 0°51'51" West, with the occupied west line of said 55 acre tract, a distance of 1727.07 feet to the southwest corner of said 55 acre tract;

**THENCE** South 89°10'32" East, with the south line of said 55 acre tract, a distance of 1372.54 feet to a point for corner in the centerline of said Brewer Road;

**THENCE** South 2°03'30" West, with said centerline, a distance of 1681.20 feet to a point for corner;

**THENCE** North 87°33'21" West, crossing said Brewer Road, a distance of 24.76 feet to a point for corner;

**THENCE** South 2°04'42" West, the east line of said 395.406 acre tract, a distance of 81.26 feet to the northeast corner of a called 8.86 acre tract of land described in the General Warranty Deed to the United State of America, recorded in Volume 2565, Page 181, D.R.D.C.T.;

**THENCE** with the west line of said 8.86 acre tract, the following courses and distances;

North 82°17'39" West, a distance of 170.31 feet to a point for corner;

South 71°17'59" West, a distance of 277.48 feet to a point for corner;

South 6°46'23" West, a distance of 151.10 feet to a point for corner;

South 65°38'59" West, a distance of 82.00 feet to a point for corner;

South 25°10'53" West, a distance of 436.91 feet to a point for corner;

South 1°18'36" West, a distance of 19.84 feet to the most southerly southeast corner of said 395.406 acre tract and being in Fish Trap Road (a variable width right-of-way);

**THENCE** North 88°11'25" West, with the south line of said 395.406 acre tract and said Fish Trap Road, a distance of 662.85 feet to the southeast corner of said 17.206 acre tract;

**THENCE** North 87°26'52" West, with the south line of said 17.206 acre tract and with said Fish Trap Road, a distance of 462.18 feet to the southeast corner of a called 25.706 acre tract of land described in the General Warranty Deed with Vendor's Lien, to Allison Moody Sartin and Frank Rivera, recorded in Document No. 2017-109022, O.R.D.C.T

**THENCE** North 2°38'27" East, with the east line of said 25.706 acre tract, a distance of 1624.56 feet to the northeast corner of said 25.706 acre tract;

**THENCE** North 89°01'58" West, with the north line of sad 25.706 acre tract, a distance of 701.61 feet to the northwest corner of said 25.706 acre tract;

**THENCE** South 2°01'52" West, with the west line of said 25.706 acre tract, a distance of 1606.71 feet to the southwest corner of said 25.706 acre tract and being in Fish Trap Road and being the southeast corner of a called 15.27 acre tract of land described in the General Warranty Deed to the United State of America, recorded in Volume 2565, Page 185, D.R.D.C.T.;

**THENCE** with the easterly, northerly and westerly lines of said 15.27 acre tract, the following courses and distances:

North 55°17'55" West, a distance of 263.63 feet to a point for corner;

North 36°21'38" West, a distance of 177.81 feet to a point for corner;

North 18°49'01" West, a distance of 391.55 feet to a point for corner;

North 41°24'38" West, a distance of 178.85 feet to a point for corner;

North 7°53'14" West, a distance of 212.41 feet to a point for corner;

North 57°47'15" West, a distance of 190.44 feet to a point for corner;

North 75°08'30" West, a distance of 117.27 feet to a point for corner;

North 54°13'41" West, a distance of 158.00 feet to a point for corner;

North 88°42'28" West, a distance of 198.38 feet to a point for corner;

South 33°47'30" West, a distance of 188.88 feet to a point for corner;

South 62°31'05" East, a distance of 193.92 feet to a point for corner;

South 22°31'41" West, a distance of 138.63 feet to a point for corner;

South 8°18'55" East, a distance of 172.00 feet to a point for corner;

South 34°15'01" East, a distance of 160.42 feet to a point for corner;

South 69°26'08" East, a distance of 144.32 feet to a point for corner;

South 50°05'29" East, a distance of 133.38 feet to a point for corner;

South 21°16'04" East, a distance of 148.63 feet to a point for corner;

South 26°04'04" East, a distance of 104.35 feet to a point for corner;

South 11°06'18" East, a distance of 98.82 feet to a point for corner;

South 47°20'44" East, a distance of 116.06 feet to a point for corner in the south line of said 395.406 acre tract;

**THENCE** North 88°07'33" West, with the south line of said 395.406 acre tract and with said Fish Trap Road, a distance of 1614.61 feet to the southwest corner of said 395.406 acre tract;

**THENCE** North 1°16'28" East, with a west line of said 395.406 acre tract and the east line of said Creek Village at Providence, a distance of 2098.34 feet to the **POINT OF BEGINNING** and containing 419.04 acres of land more or less.

**Notes:**

Bearing system based on the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**Improvement Area #1**

**FOREE RANCH PHASE 1**

**WHEREAS KLLB AIV LLC** is the owner of a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being a portion of a called 419.1344-acre tract of land described in the Special Warranty Deed to KLLB AIV LLC, recorded in Document No. 2022-30170, Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northeast corner of the Creek Village at Providence, an addition to the Town of Providence Village, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 683, Public Records, Denton County, Texas (P.R.D.C.T.);

**THENCE** North 88°13'03" West, with the north boundary line of said Creek Village at Providence, at a distance of 270.46 feet passing a 5/8" iron rod with yellow plastic cap stamped "Petitt" found for the northwest corner of Lot 23, Block A, of said Creek Village at Providence, and continuing with the north boundary line of a 20 foot alley as dedicated in said Creek Village at Providence, a distance of 1,562.71 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said 419.1344 acre tract, in the east right-of-way line of F.M. Highway No. 2931, (a variable width right-of-way);

**THENCE** North 33°32'20" East, with the east right-of-way line of said F.M. Highway No. 2931, a distance of 241.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 1959.86 feet, a central angle of 19°15'41", and a chord bearing and distance of North 23°54'30" East, 655.76 feet;

**THENCE** in a northerly direction, continuing with said east right-of-way line and said curve to the left, an arc distance of 658.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the most westerly northwest corner of said 419.1344-acre tract;

**THENCE** South 01°29'43" West, with a north line of said 419.1344-acre tract, a distance of 18.05 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** South 88°52'20" East, with a northerly boundary line of said 419.1344 acre tract, a distance of 2168.43 feet to a 5/8-inch iron rod with plastic cap stamped KHA Set for corner, from which 1/2" iron rod found for an interior corner of said 419.1344 acre tract, and at the southeast corner of a called 73.81 acre tract of land described in the Warranty Deed with Vendor's Lien to North Texas Natural Select Materials, LLC, recorded in Document No. 2018-106981, O.R.D.C.T. bears South 88°52'20 " East, a distance of 75.43 feet;

**THENCE** over and across said 419.1344-acre tract, the following courses and distances:

South 03°45'37" East, a distance of 153.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°42'32" West, a distance of 151.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 08°17'50", a radius of 960.00 feet, a chord bearing and distance of North 73°01'21" West, 138.90 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 139.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°49'44" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°22'32", a radius of 900.00 feet, a chord bearing and distance of South 69°59'01" East, 225.22 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 225.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°47'45" East, a distance of 100.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°38'23" East, a distance of 395.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°44'52" West, a distance of 196.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°40'17" West, a distance of 205.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°28'23" West, a distance of 140.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°10'45" West, a distance of 217.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°16'59" East, a distance of 199.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°53'02" East, a distance of 175.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the north line of a called 15.27 acre tract of land described in a General Warranty Deed to the United States of America, recorded in Volume 2565, Page 185, Deed Records, Dallas County, Texas (D.R.D.C.T.);

**THENCE** with with the northerly, westerly and southwesterly boundary lines of said 15.27 acre tract, the following courses and distances:

North 88°42'28" West, a distance of 38.11 feet to a point for corner;

South 33°47'30" West, a distance of 188.88 feet to a point for corner;

South 62°31'05" East, a distance of 193.92 feet to a point for corner;

South 22°31'41" West, a distance of 138.63 feet to a point for corner;

South 08°18'55" East, a distance of 172.00 feet to a point for corner;

South 34°15'01" East, a distance of 160.42 feet to a point for corner;

South 69°26'08" East, a distance of 144.32 feet to a point for corner;

South 50°05'29" East, a distance of 133.38 feet to a point for corner;

South 21°16'04" East, a distance of 148.63 feet to a point for corner;

South 26°04'04" East, a distance of 104.35 feet to a point for corner;

South 11°06'18" East, a distance of 98.82 feet to a point for corner;

South 47°20'44" East, a distance of 116.06 feet to a PK nail found at the southwest corner of said 15.27-acre tract and being in Fish Trap Road (a variable width right-of-way);

**THENCE** North 88°07'05" West, with the south boundary line of said 419.1344-acre tract and with said Fish Trap Road, a distance of 1614.26 feet to a PK nail found for the southwest corner of said 419.1344 acre tract;

**THENCE** North 01°15'51" East, at a distance of 11.31 feet passing the southeast corner of said Creek Village at Providence, and continuing with the east boundary line of said Creek Village at Providence for a total distance of 2098.32 feet to the POINT OF BEGINNING and containing a computed area of 4,237,555 square feet or 97.281 acres of land;

## **FOREE RANCH PHASE 2**

**WHEREAS KLLB AIV LLC** is the owner of a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being a portion of a called 419.1344-acre tract of land described in the Special Warranty Deed to KLLB AIV LLC., recorded in Document No. 2022-30170, Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 60D nail found at the base of a fence post for the northeast corner of said 419.1344-acre tract, the southeast corner of a called 3.05 acre tract of land described in the Warranty Deed to Dan Wilson recorded in Volume 4515, Page 1133, Deed Records, Denton County, Texas (D.R.D.C.T.) and in the west right-of-way of Brewer Road (a variable width right-of-way);

**THENCE** South 02°04'15" West, with said west right-of-way line, a distance of 1,143.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 89°09'57" West, with the occupied north line of a called 55 acre tract of land described in the Special Warranty Deed to L.D. Aaron and Naomi R. Aaron, recorded in Document No. 97-R0067763, O.R.D.C.T., a distance of 1,377.00 feet to a fence post found for corner;

**THENCE** over and across said 419.1344-acre tract, the following courses and distances:

North 28°44'48" West, a distance of 129.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°15'12" West, a distance of 15.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°34'44" West, a distance of 278.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°02'18" East, passing at a distance of 97.22 feet, a fence post found for the southeast corner of the remainder of a called 20 acre tract of land described in a Deed to J.D. Arrington recorded in Volume 515, Page 595, D.R.D.C.T., and passing at a distance of 727.41 feet, a 1/2" iron rod with cap stamped "RPLS 4561" found for the southeast corner of Lot 1, Block A of Kyle Arnold Addition, an addition to the Town of Providence Village, Denton County, Texas, according to the plat thereof recorded in Document No. 2016-261 Plat Records, Denton County, Texas, and passing at a distance of 921.22 feet a 1/2" iron rod with cap stamped "RPLS 4561" found for the northeast corner of said Lot 1, Block A, and continuing for a total distance of 941.56 feet to a wooden TXDOT marker found in the south right-of-way line of F.M. Highway No. 2931 (a variable width right-of-way);

**THENCE** with said south right-of-way line, and the north line of said 419.1344-acre tract, the following courses and distances:

South 87°59'09" East, a distance of 506.38 feet to a point for corner from which a wooden TXDOT marker found bears North 01°59'39" East, a distance of 0.58 feet, said point being the beginning of a

tangent curve to the left with a radius of 1,195.92 feet, a central angle of 15°12'16", and a chord bearing and distance of North 84°24'43" East, 316.43 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 317.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the most northerly northeast corner of said 419.1344-acre tract;

**THENCE** South 88°55'25" East, with said north line of the 419.1344-acre tract, a distance of 103.61 feet to a point for corner on a water meter in the west line of said 3.05 acre tract;

**THENCE** with the common line of said 419.1344-acre tract and said 3.05 acre tract, the following courses and distances:

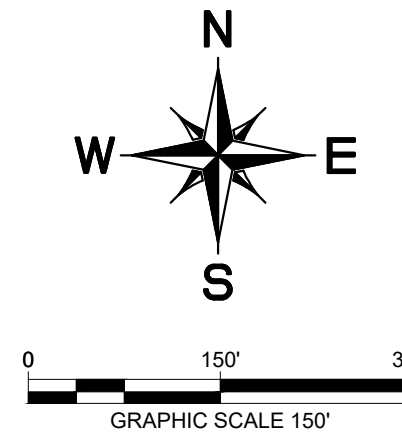
South 01°55'31" West, a distance of 171.47 feet to a fence post found for corner;

South 89°15'58" East, a distance of 691.63 feet to the **POINT OF BEGINNING** and containing a computed area of 1,930,796 square feet or 44.3250 acres of land.

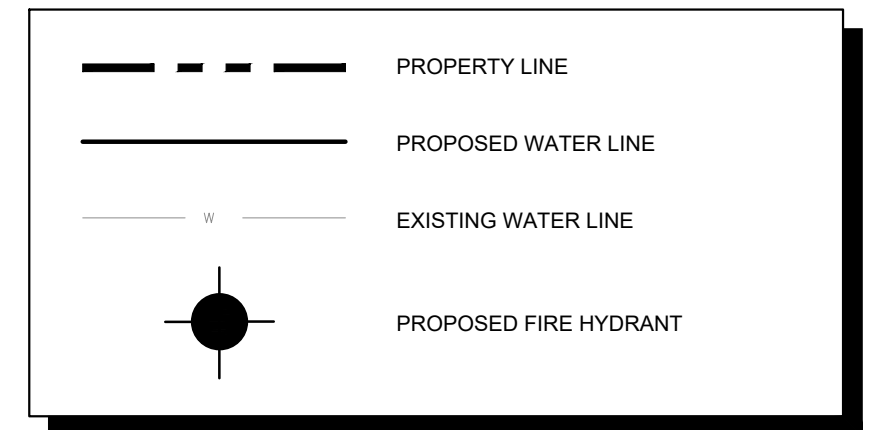


**APPENDIX D**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

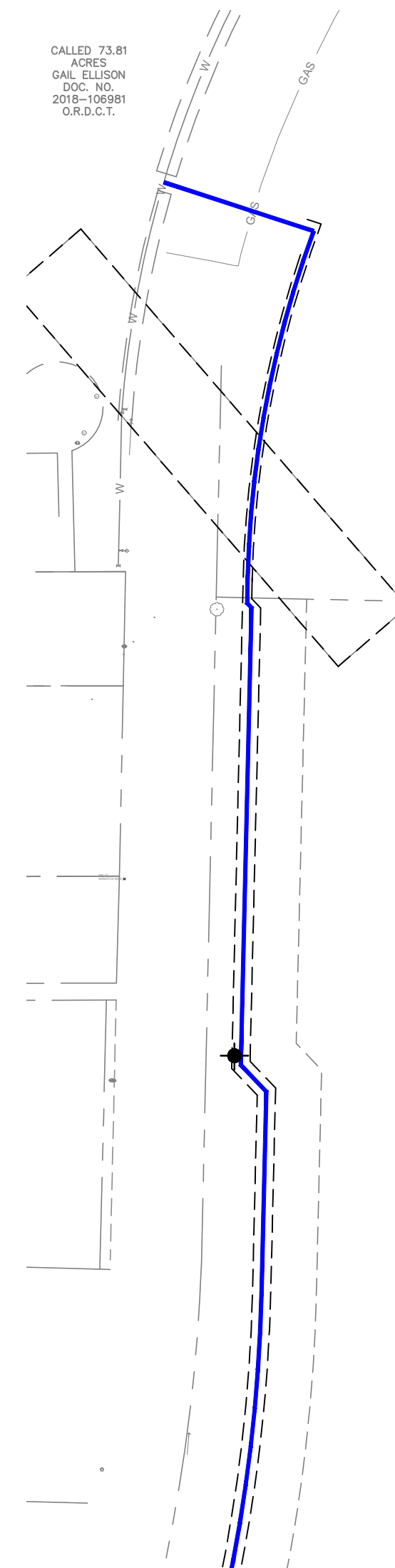
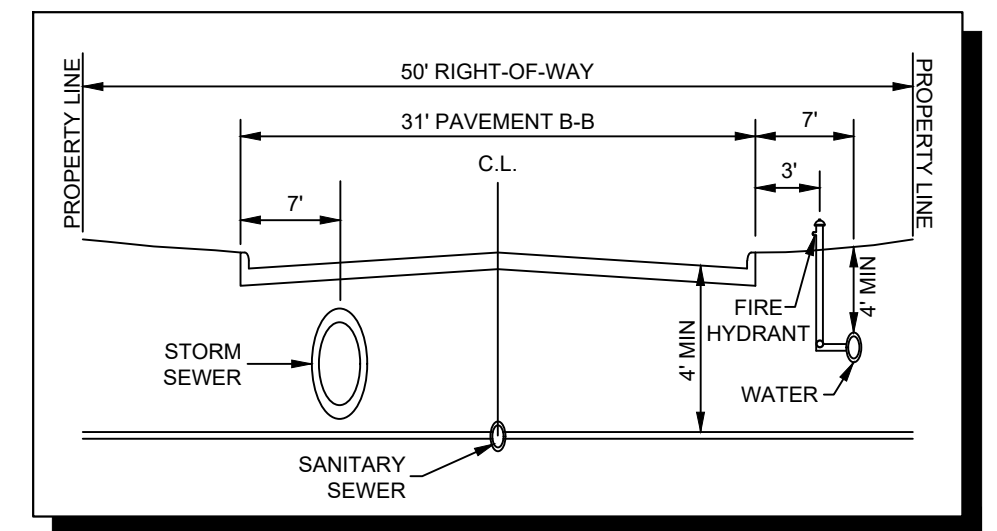
MATCH LINE SEE THIS SHEET



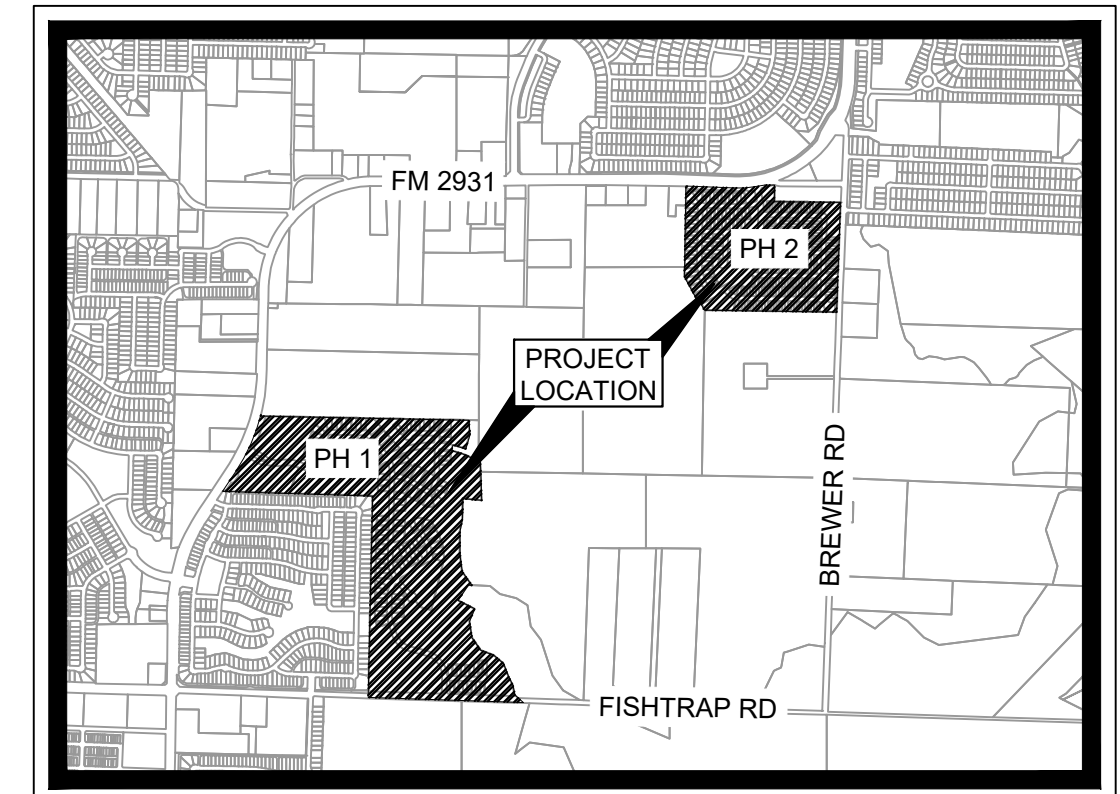
**WATER LEGEND**



**TYPICAL UTILITY LOCATION**



MATCH LINE  
SEE THIS SHEET



**VICINITY MAP**  
SCALE: 1" = 2,000'

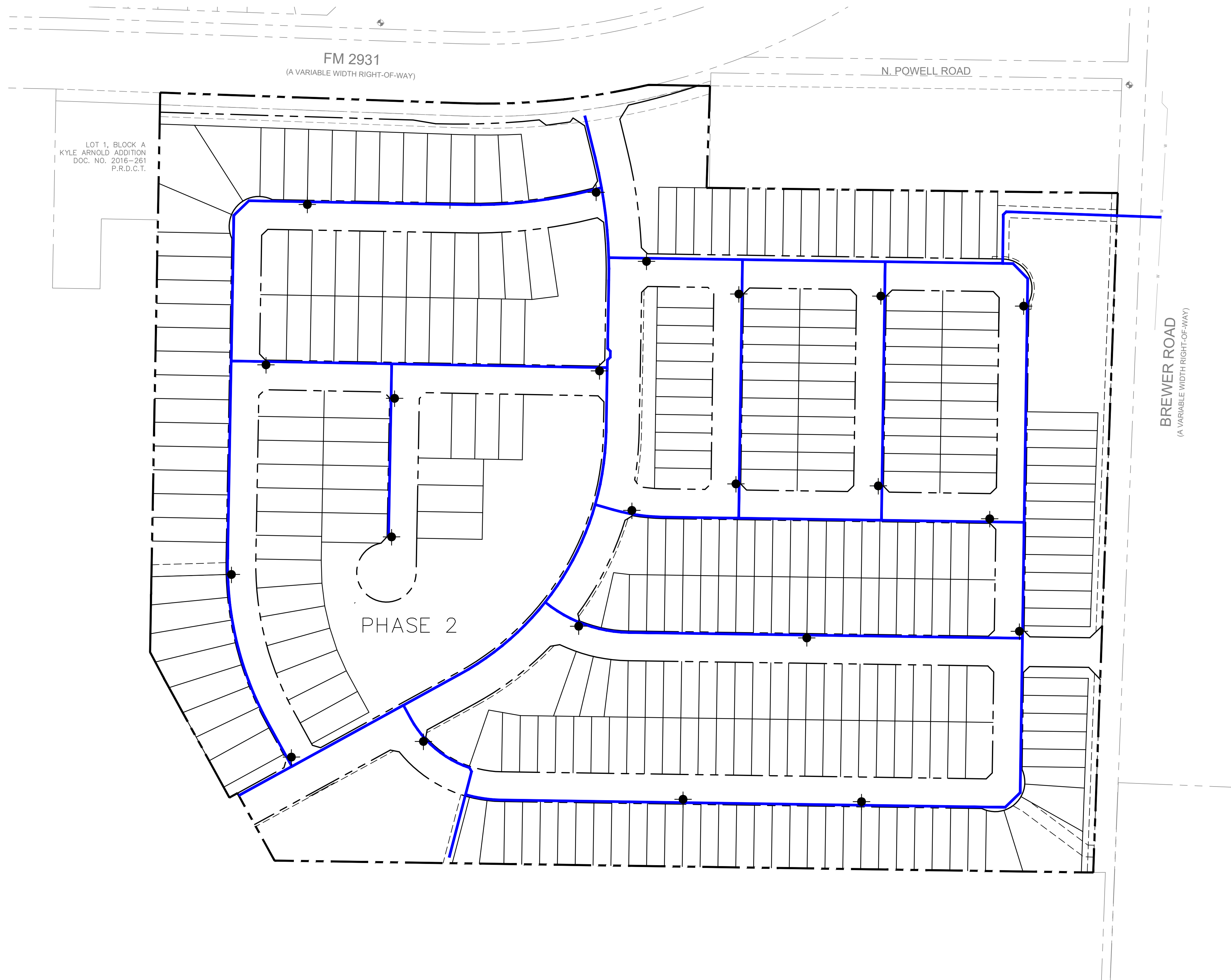
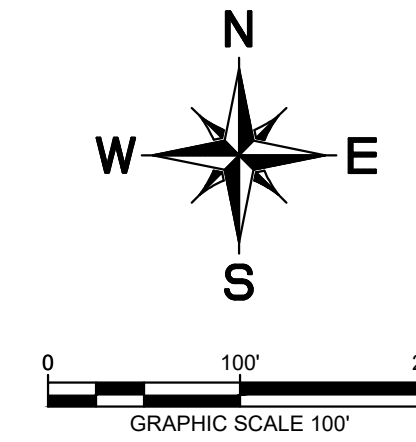
**WATER IMPROVEMENTS**

# FOREE RANCH PHASE 1 & 2

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



LOT 1, BLOCK A  
KYLE ARNOLD ADDITION  
DOC. NO. 2016-261  
P.R.D.C.T.

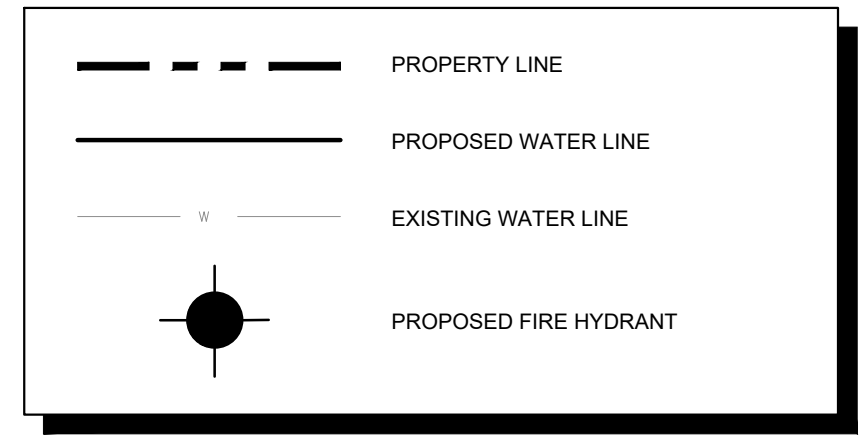
FM 2931  
(A VARIABLE WIDTH RIGHT-OF-WAY)

N. POWELL ROAD

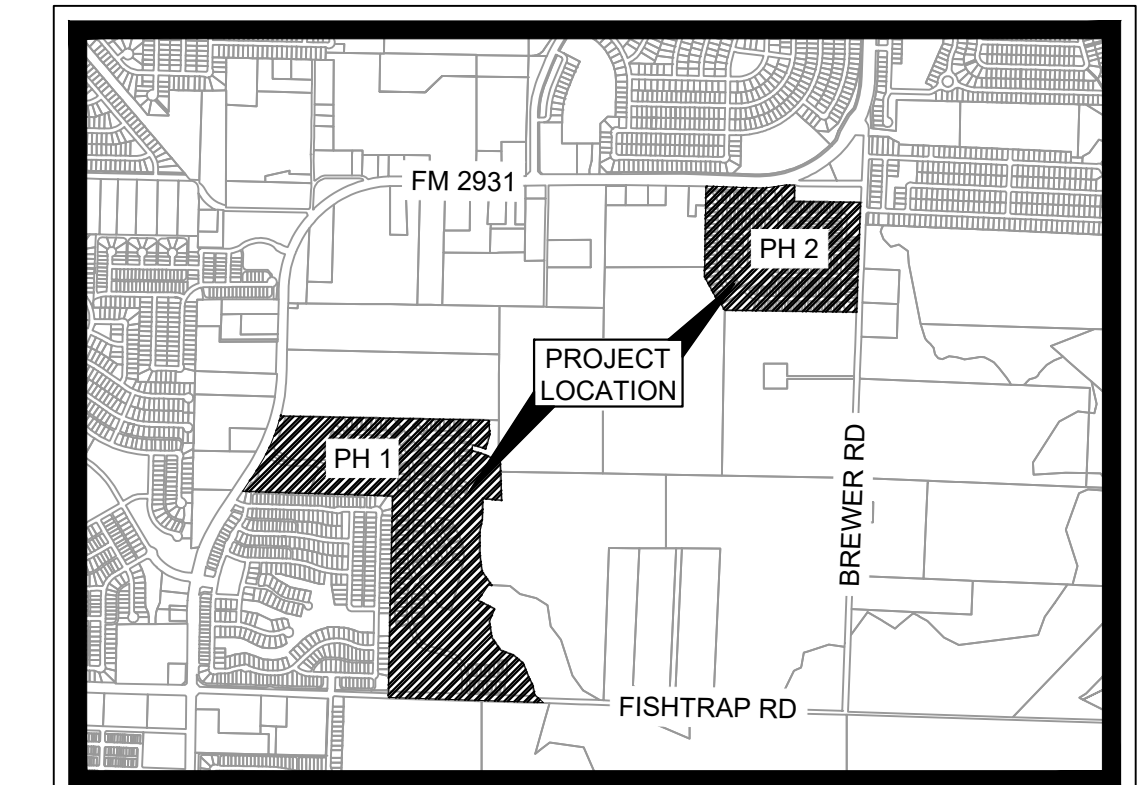
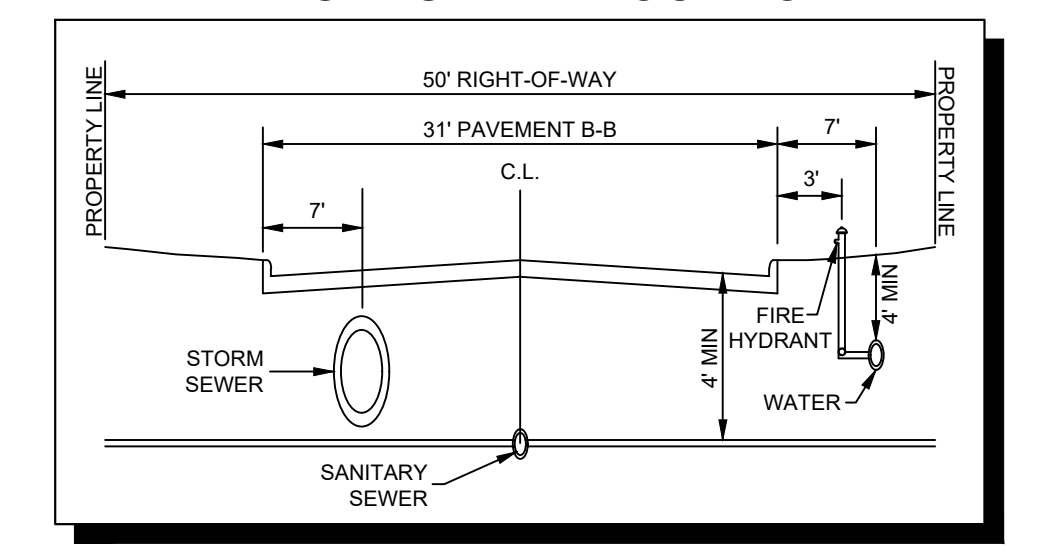
BREWER ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

PHASE 2

**WATER LEGEND**



**TYPICAL UTILITY LOCATION**



**VICINITY MAP**  
SCALE: 1" = 2,000'

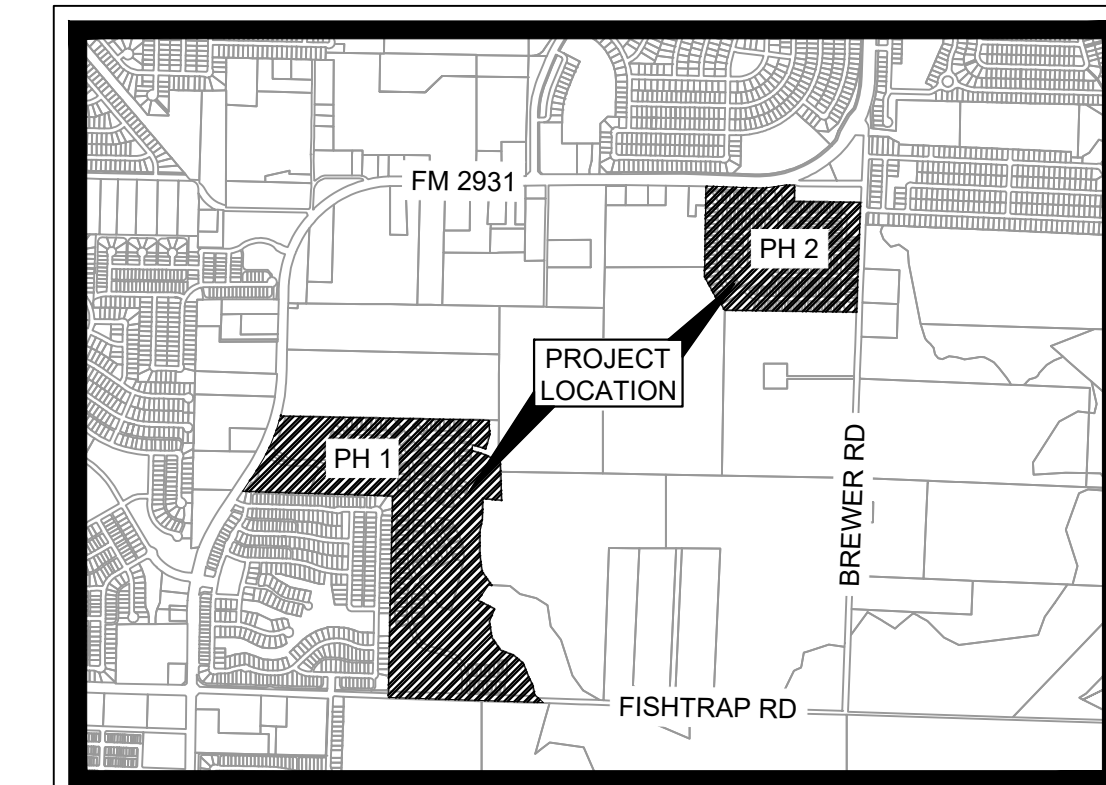
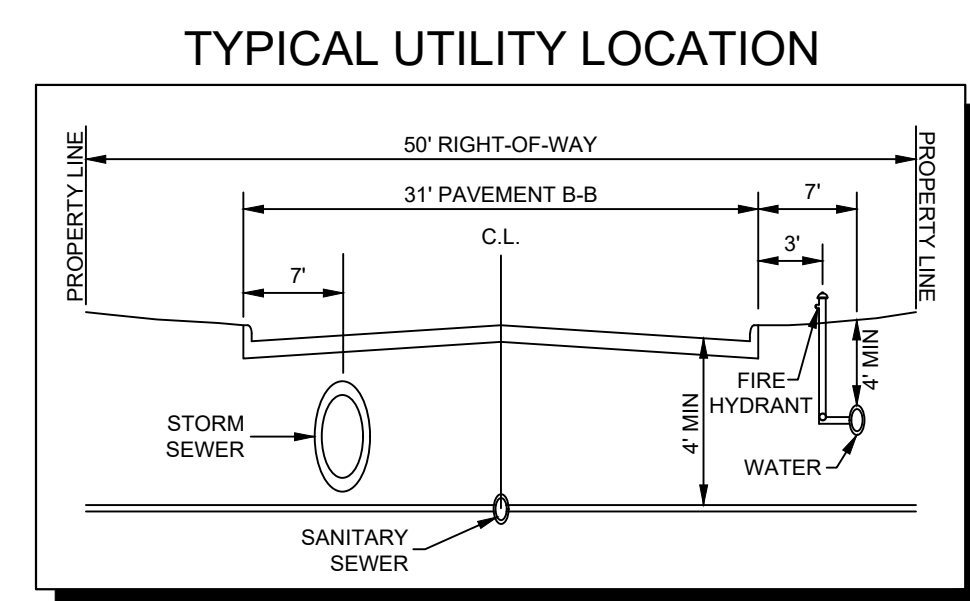
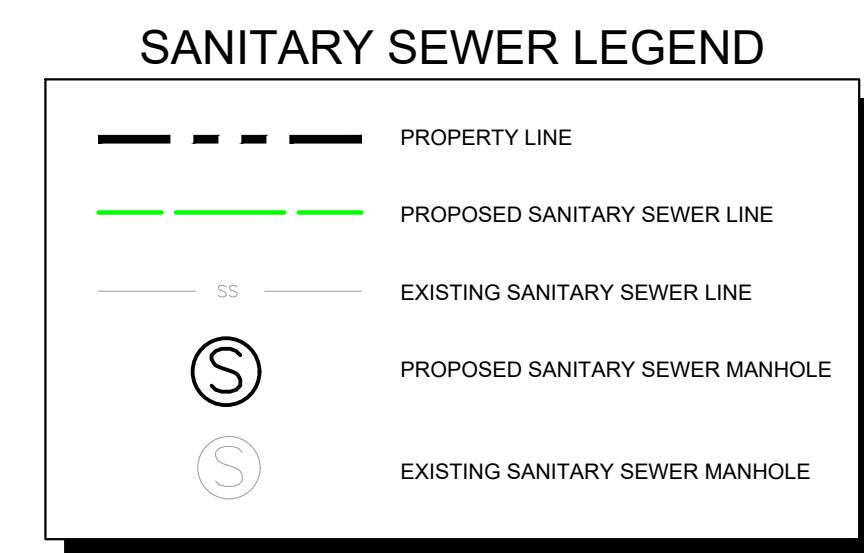
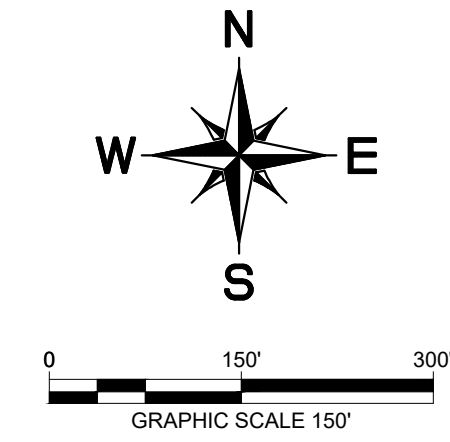
**WATER IMPROVEMENTS**

**FOREE RANCH  
PHASE 1 & 2**

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SANITARY SEWER IMPROVEMENTS**

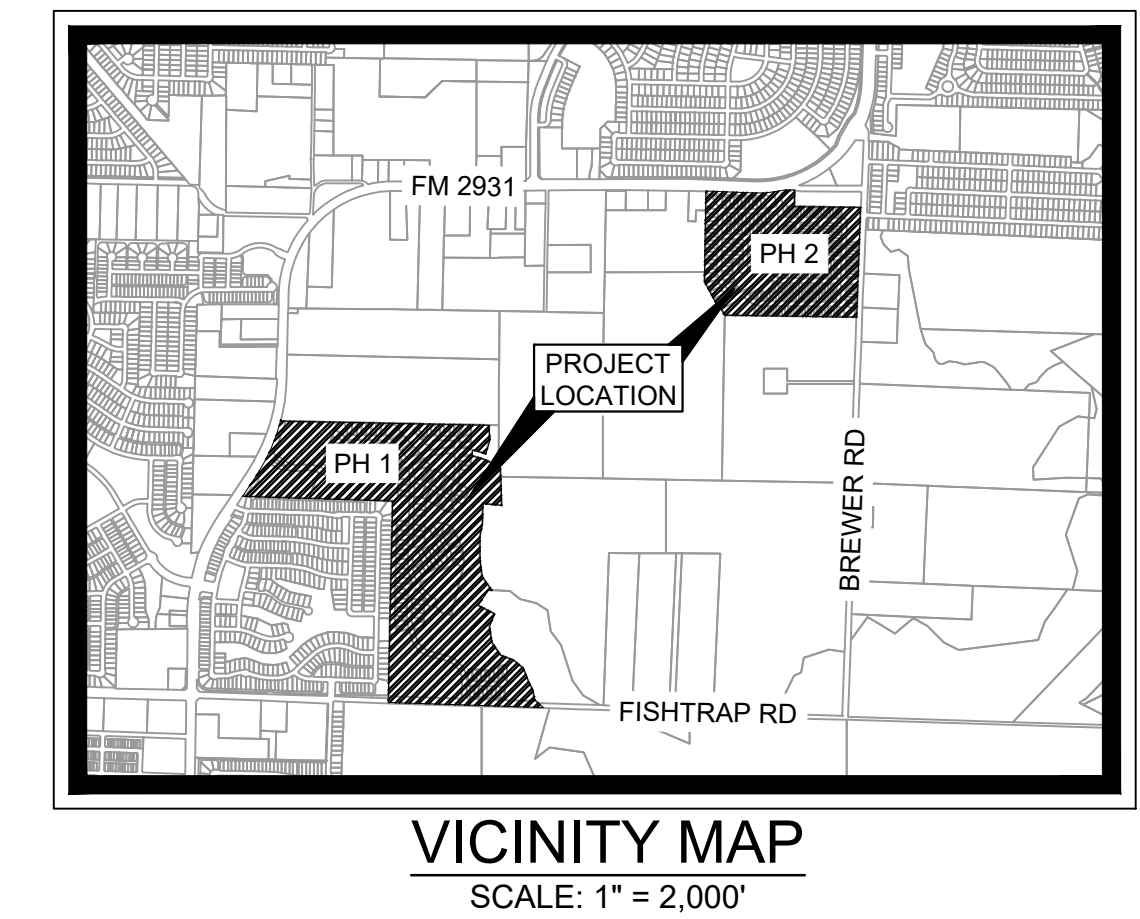
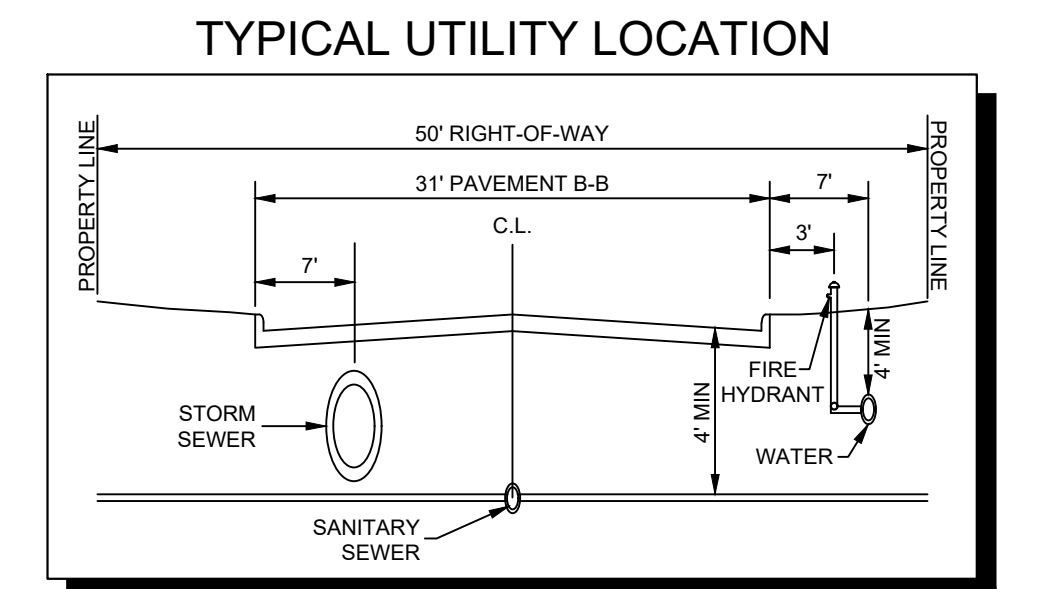
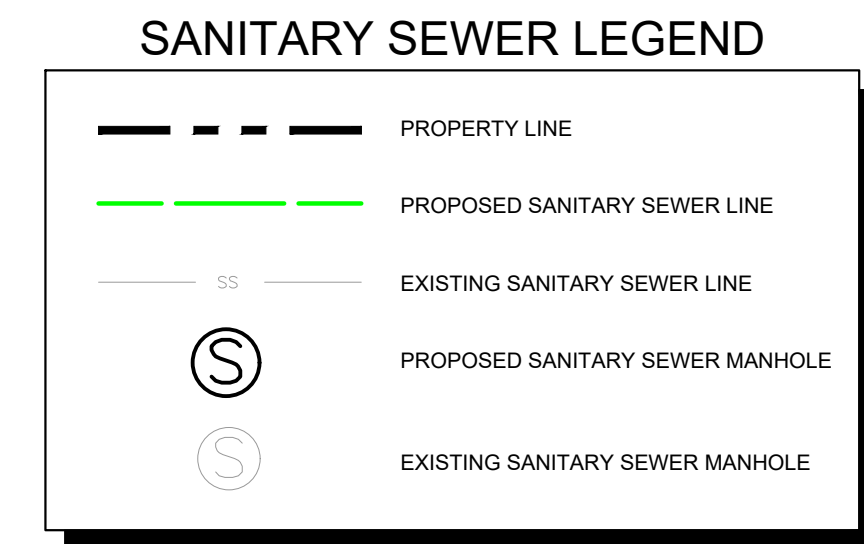
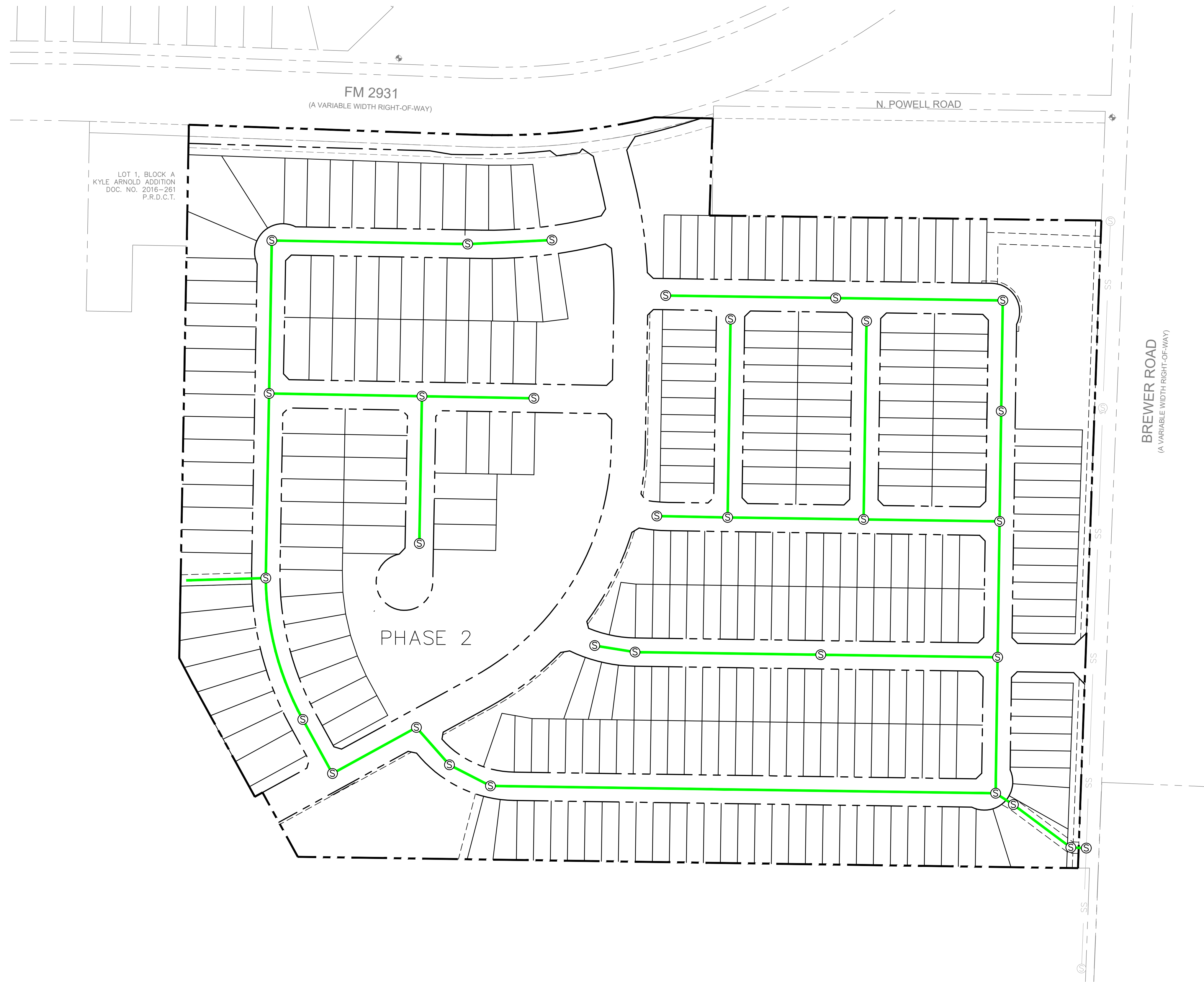
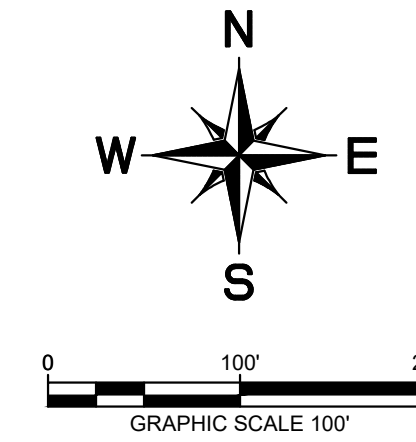
# FOREE RANCH

## PHASE 1 & 2

Providence Village, Texas  
February 2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



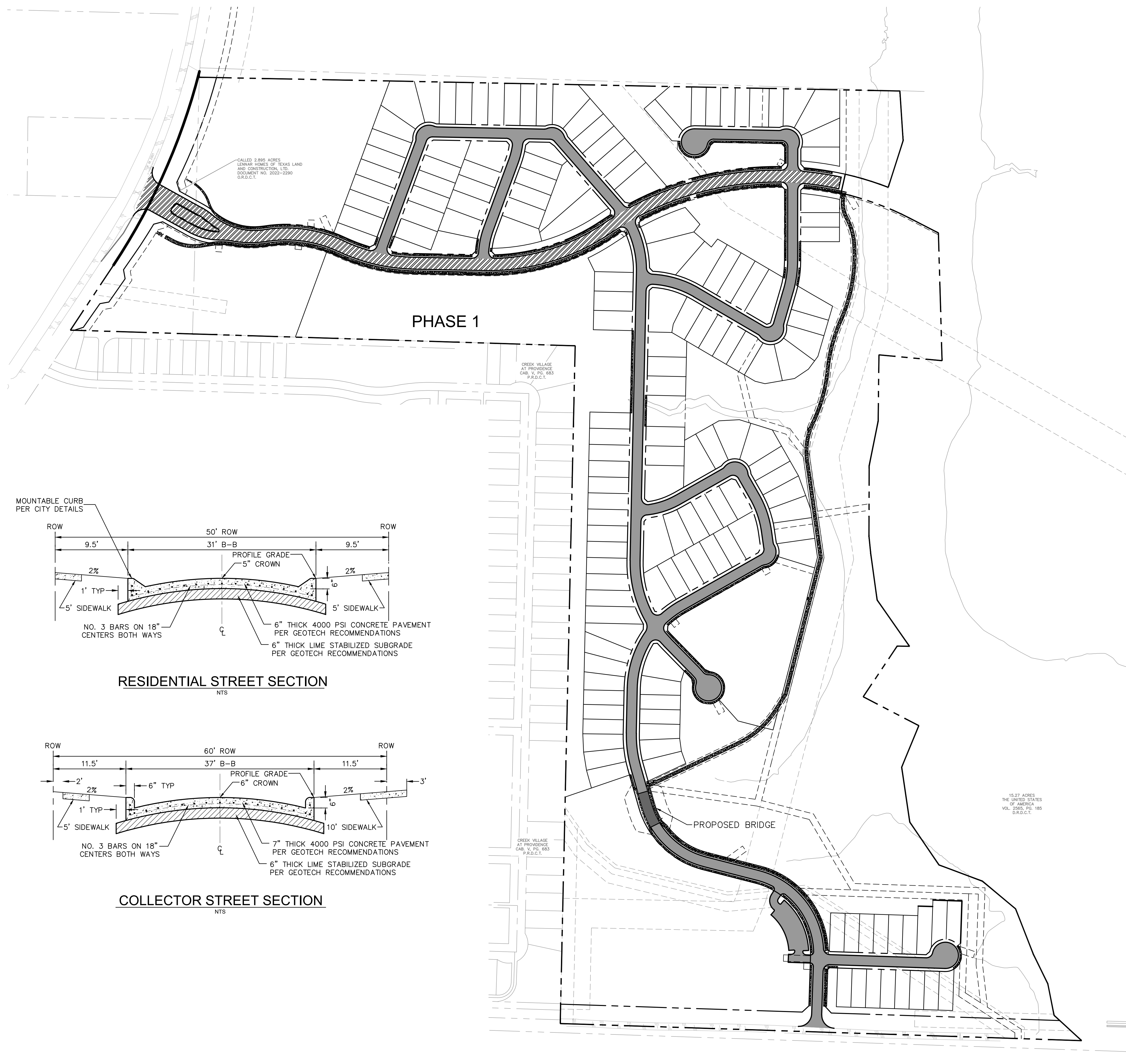
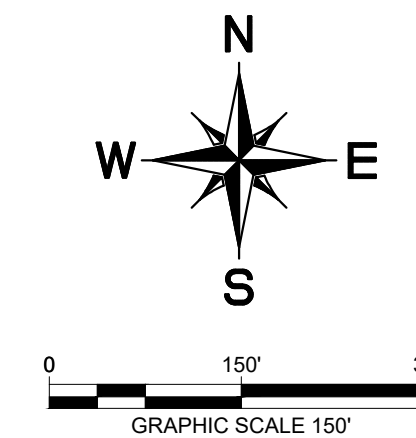
**SANITARY SEWER IMPROVEMENTS**

# FOREE RANCH PHASE 1 & 2

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



CALLER 9.895 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
DOCUMENT NO. 2022-2290  
D.R.D.C.T.

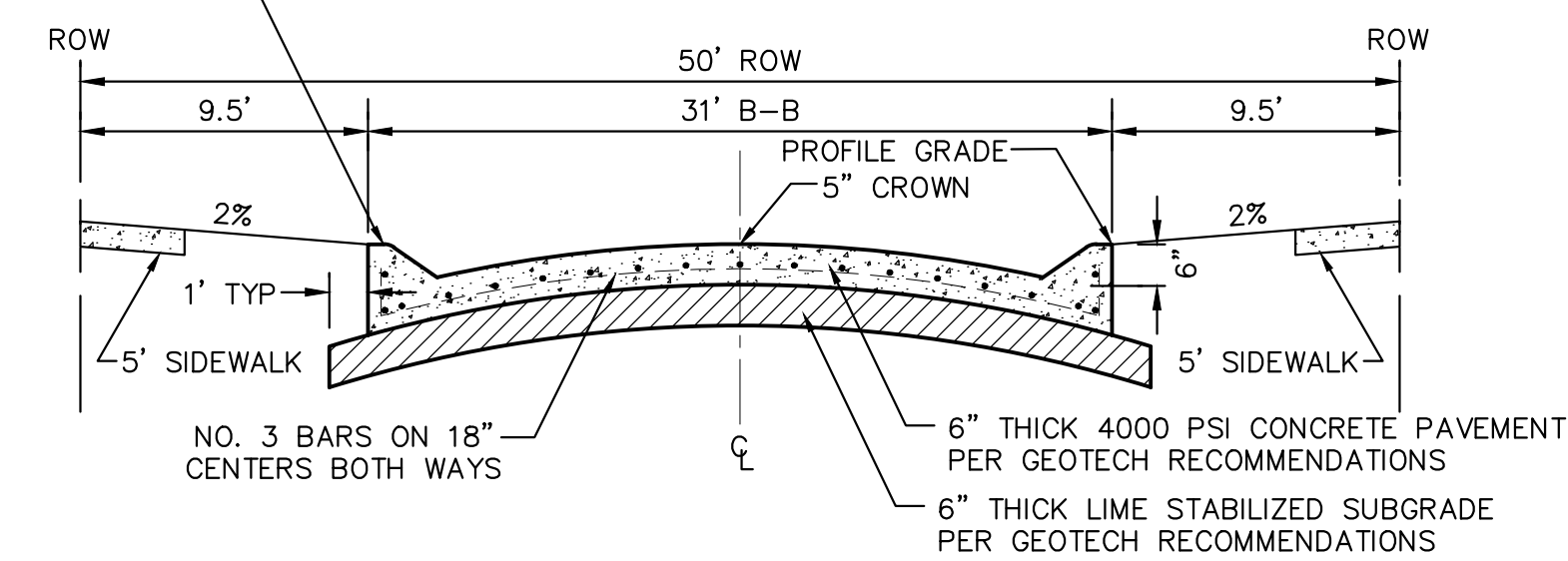
CREEK VILLAGE  
AT PROVIDENCE  
C.A.B. V. PG. 683  
P.D.C.T.

15.37 ACRES  
THE UNITED STATES  
OF AMERICA  
VOL. 2562, PG. 185  
D.R.D.C.T.

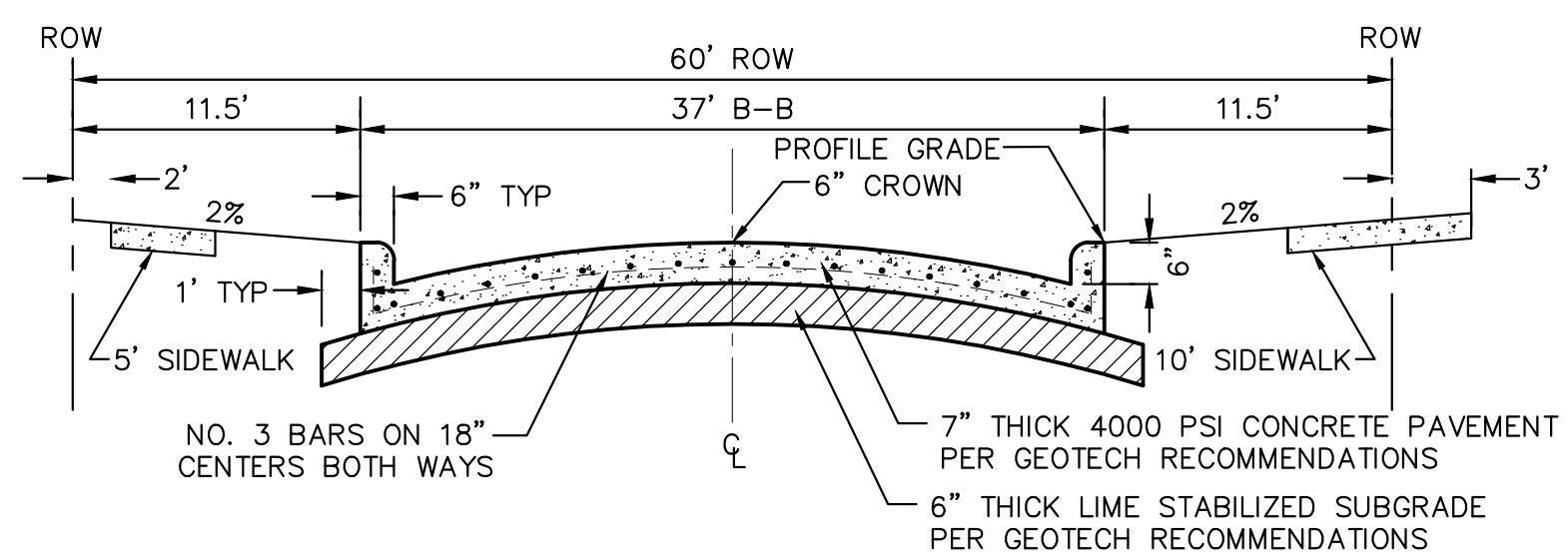
**PAVING LEGEND**

	COLLECTOR STREET (37' B-B, 60' ROW)
	RESIDENTIAL STREET (31' B-B, 50' ROW)
	PROPOSED CONCRETE SIDEWALK

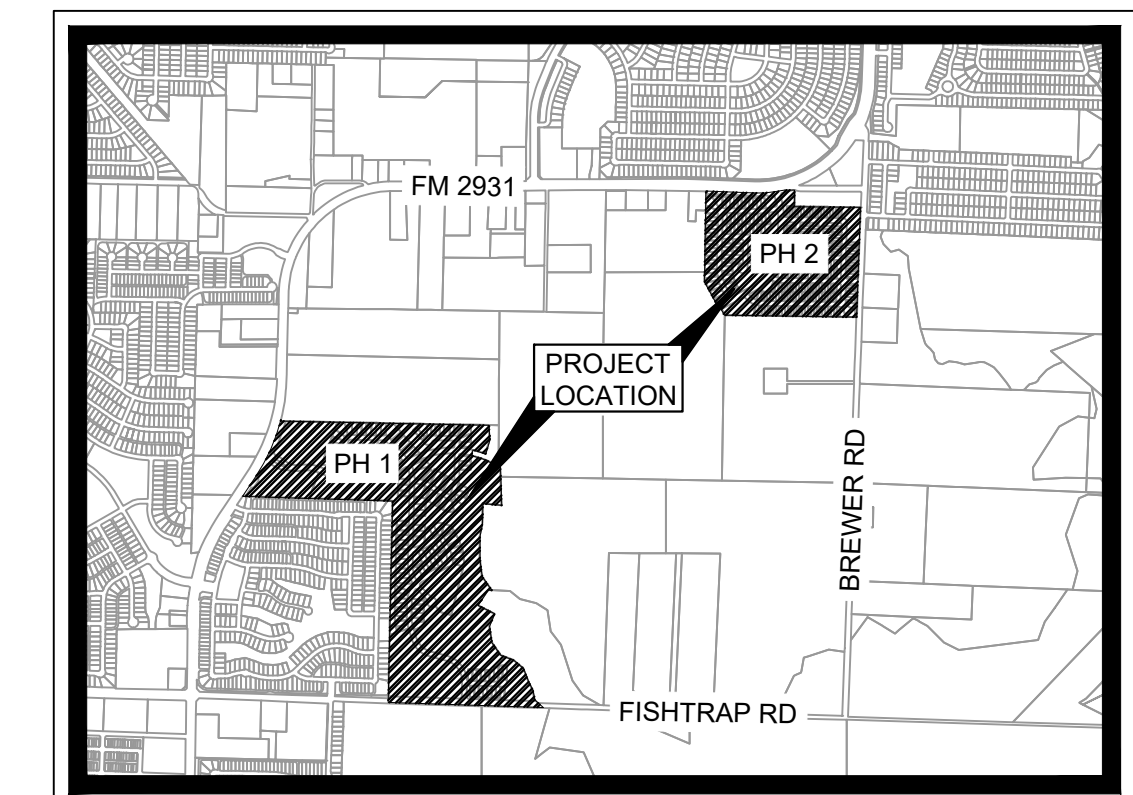
MOUNTABLE CURB  
PER CITY DETAILS



**RESIDENTIAL STREET SECTION**  
NTS



**COLLECTOR STREET SECTION**  
NTS



**VICINITY MAP**  
SCALE: 1" = 2,000'

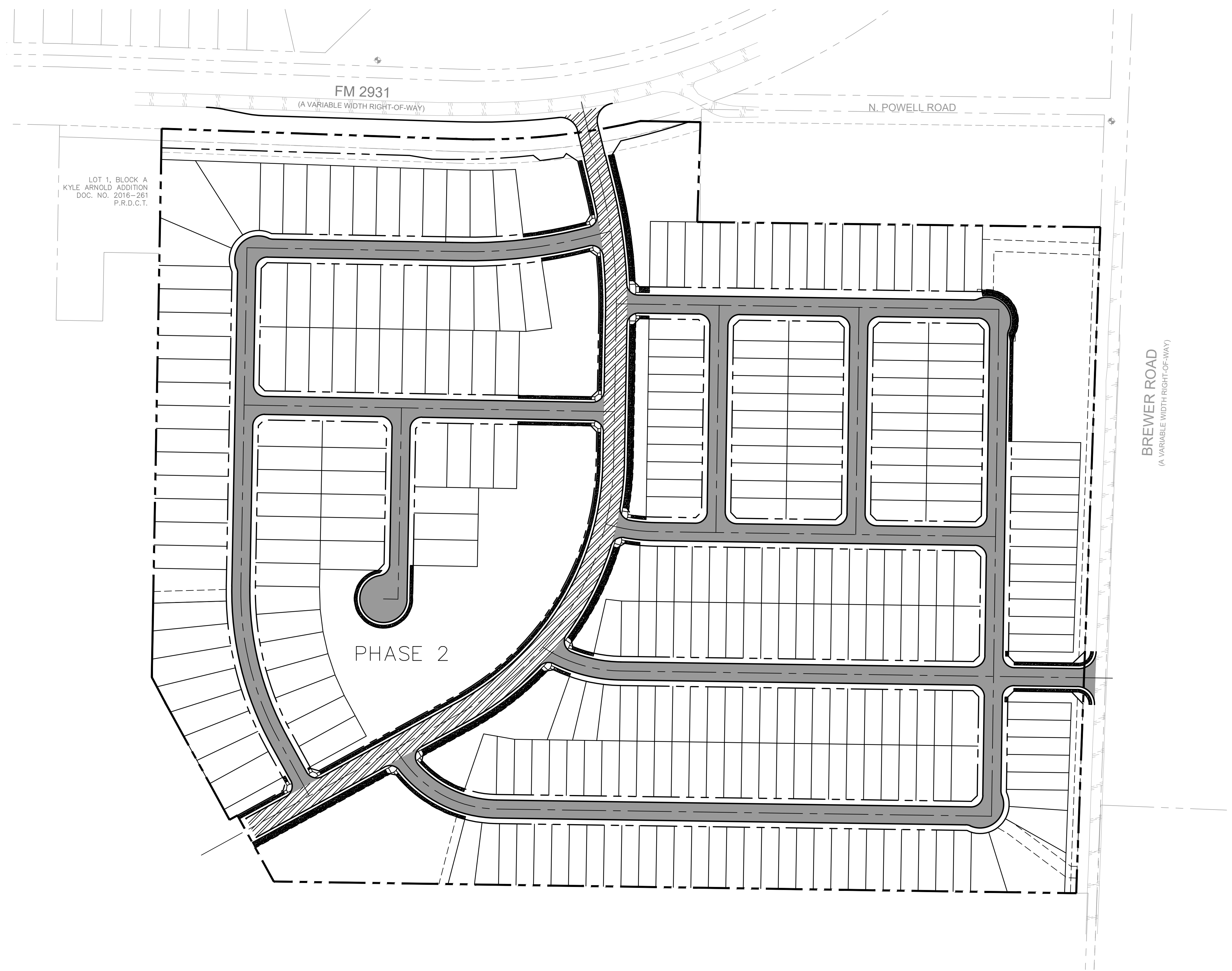
**ROADWAY IMPROVEMENTS**

**FOREE RANCH  
PHASE 1 & 2**

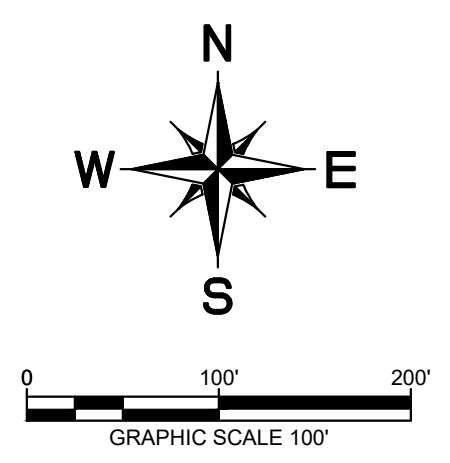
Providence Village, Texas  
February 2024



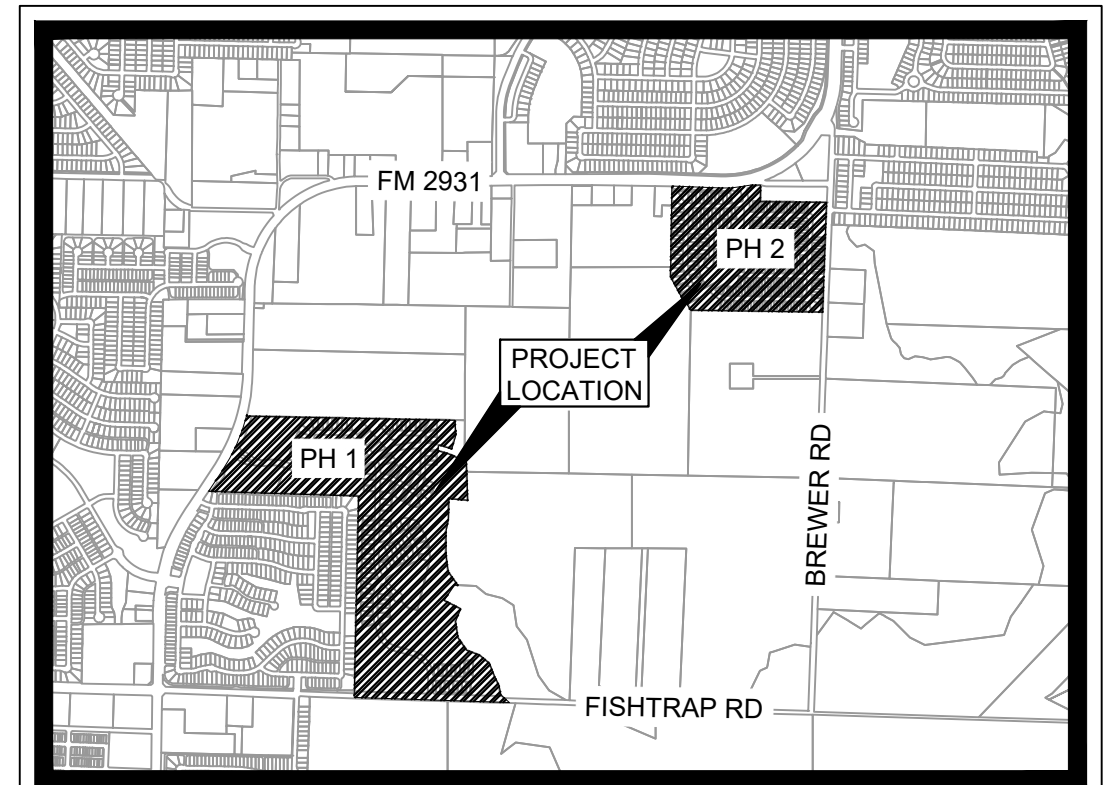
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



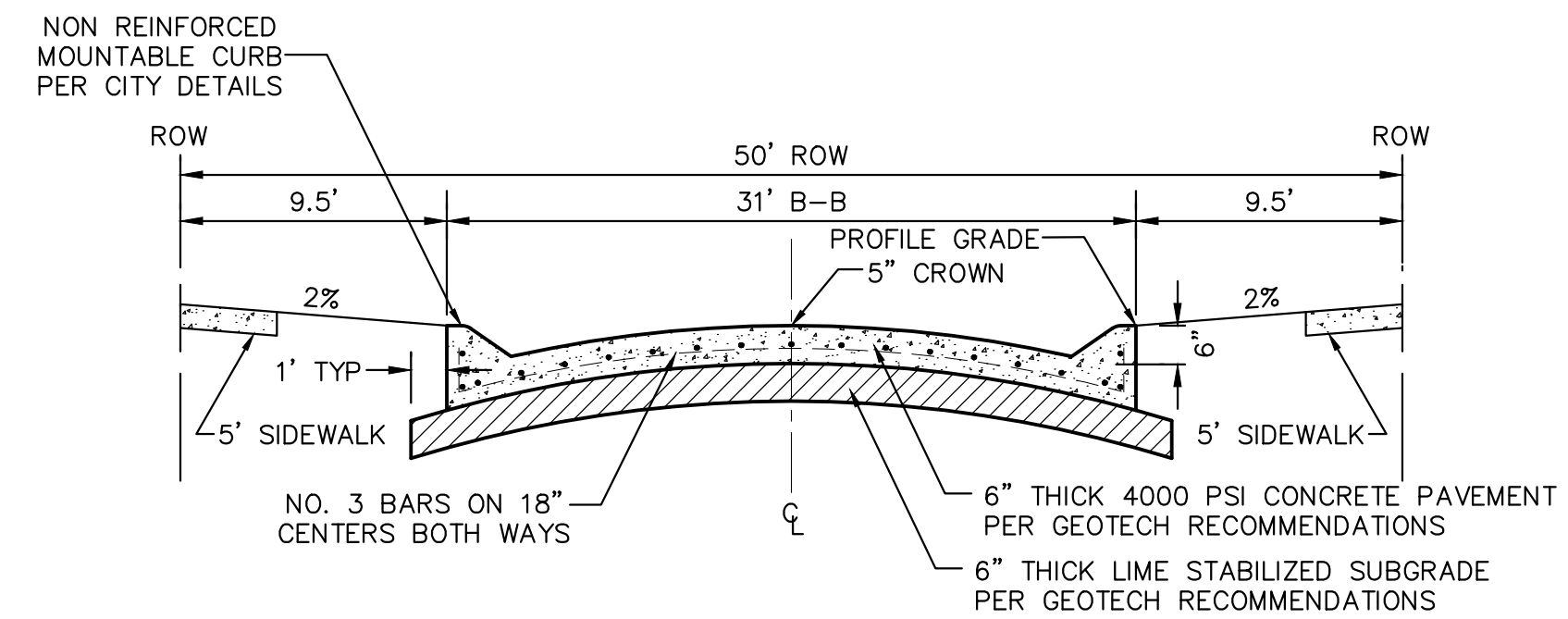
LOT 1, BLOCK A  
KYLE ARNOLD ADDITION  
DOC. NO. 2016-261  
P.R.D.C.T.



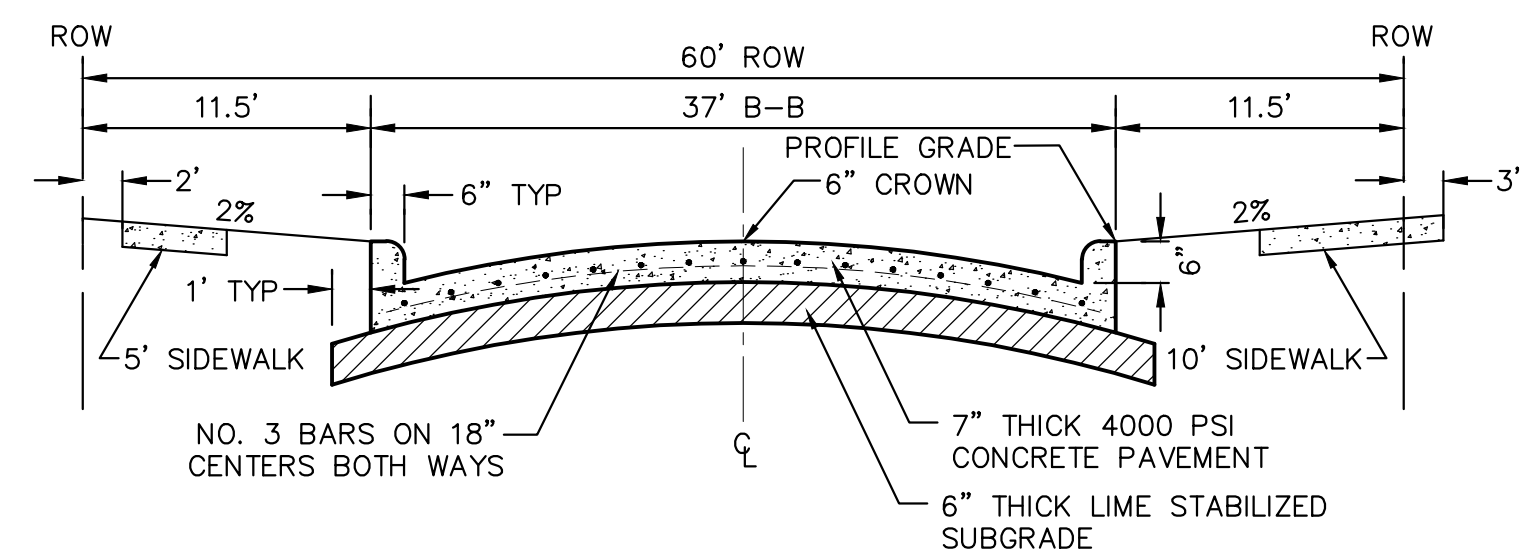
PAVING LEGEND	
	COLLECTOR STREET (37' B-B, 60' ROW)
	RESIDENTIAL STREET (31' B-B, 50' ROW)
	PROPOSED CONCRETE SIDEWALK



VICINITY MAP  
SCALE: 1" = 2,000'



RESIDENTIAL STREET SECTION  
NTS



COLLECTOR STREET SECTION  
NTS

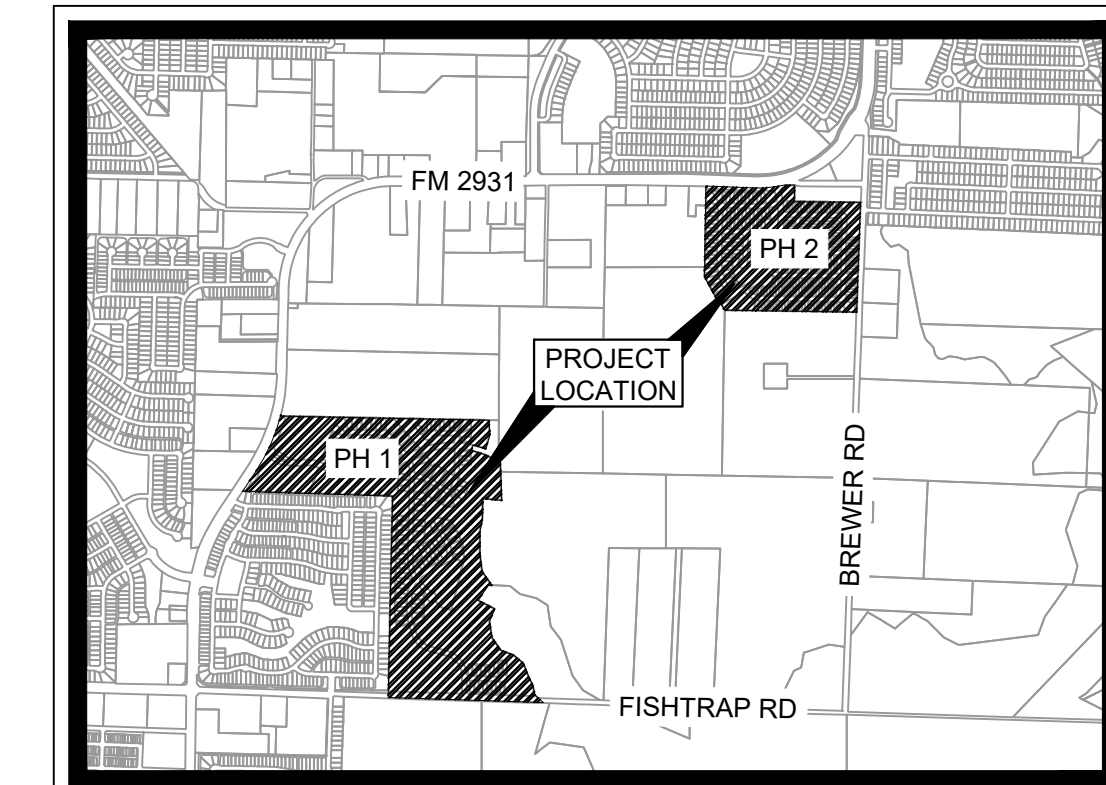
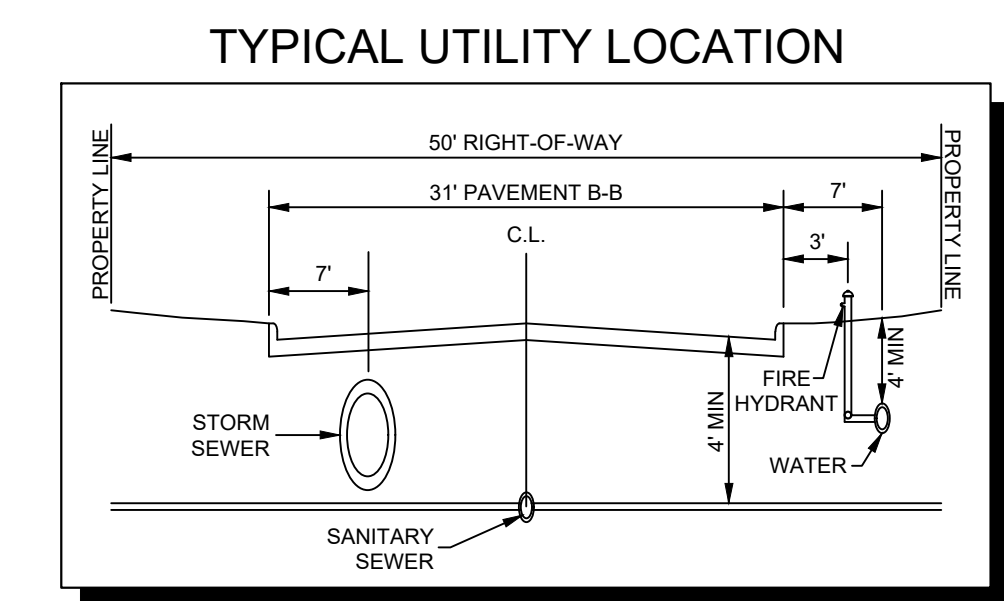
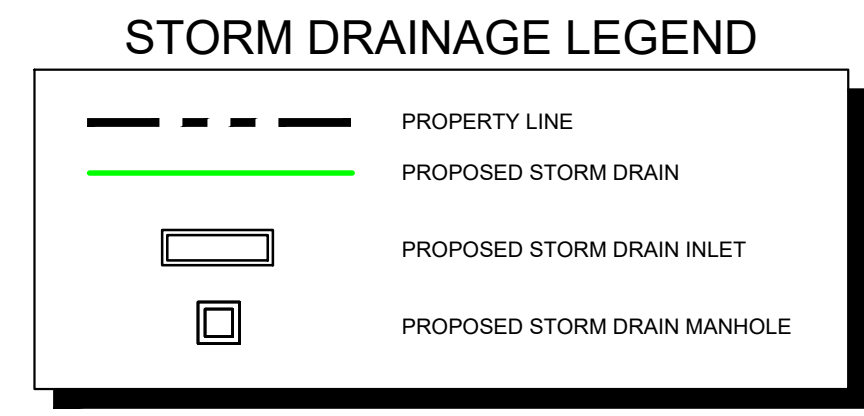
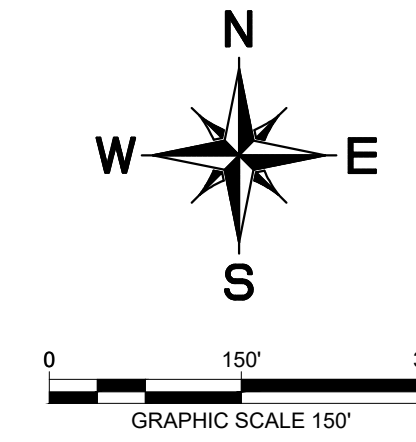
ROADWAY IMPROVEMENTS

# FOREE RANCH PHASE 1 & 2

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928



**VICINITY MAP**  
SCALE: 1" = 2,000'

**STORM DRAINAGE IMPROVEMENTS**

# FOREE RANCH

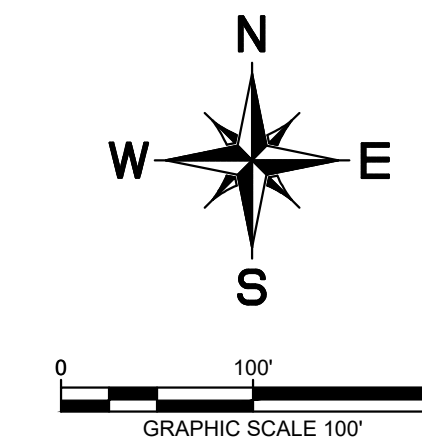
## PHASE 1 & 2

Providence Village, Texas  
February 2024

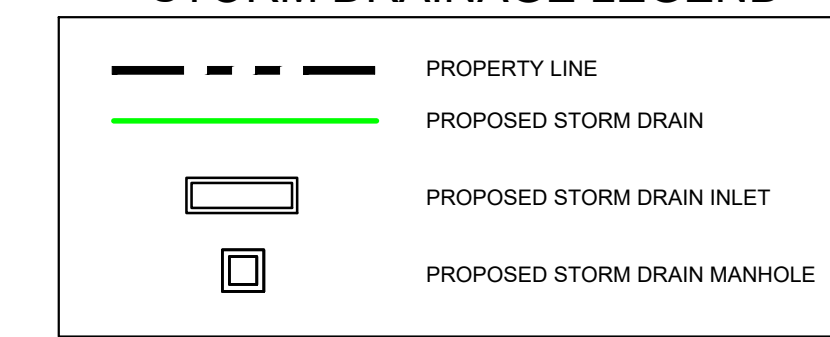


6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

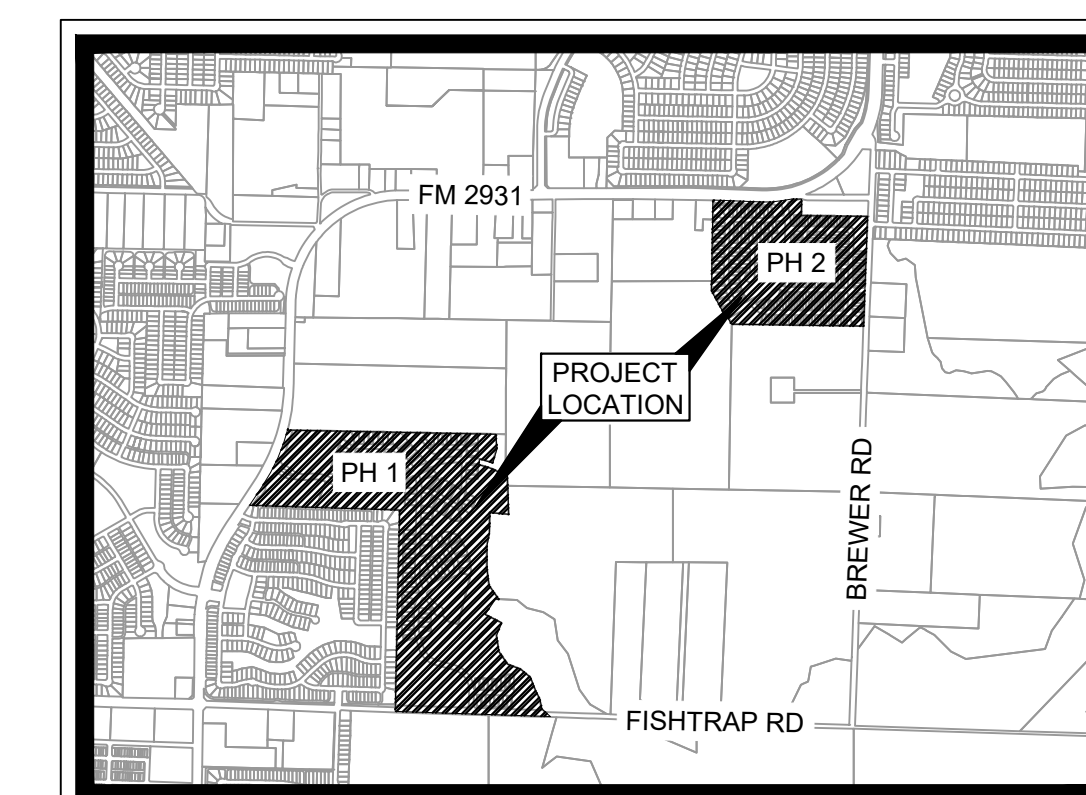
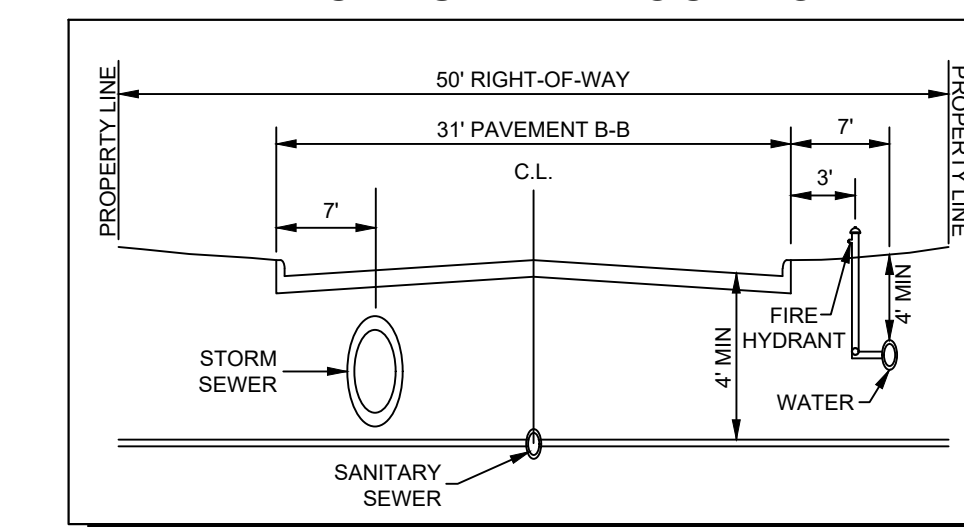




**STORM DRAINAGE LEGEND**



**TYPICAL UTILITY LOCATION**



**VICINITY MAP**  
SCALE: 1" = 2,000'

**STORM DRAINAGE IMPROVEMENTS**

**FOREE RANCH  
PHASE 1 & 2**

Providence Village, Texas  
February 2024



6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

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

AFTER RECORDING RETURN TO:

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

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
TOWN OF PROVIDENCE VILLAGE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS OF PROPERTY

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

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

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

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town 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 Town.

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, Texas.

[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, Texas.

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, Texas.

**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 four 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 45 feet.

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet.

“**Lot Type 4**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 30 feet.

### **A) Proposed Residential Development**

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

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

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (50 Ft)	398	Units
Lot Type 2 (45 Ft)	277	Units
Lot Type 3 (40 Ft)	560	Units
Lot Type 4 (30 Ft)	215	Units
<b>Total</b>	<b>1,450</b>	<b>Units</b>

Table F-A.2 shows the proposed residential units within Improvement Area #1.

**Table F-A.2**  
**Proposed Development – Improvement Area #1**

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (50 Ft)	105	Units
Lot Type 2 (45 Ft)	49	Units
Lot Type 3 (40 Ft)	86	Units
Lot Type 4 (30 Ft)	215	Units
<b>Total</b>	<b>455</b>	<b>Units</b>



Table F-A.3 shows the proposed residential Lot Types within Future Improvement Areas.

**Table F-A.3**  
**Proposed Development – Future Improvement Areas**

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (50 Ft)	293	Units
Lot Type 2 (45 Ft)	228	Units
Lot Type 3 (40 Ft)	474	Units
Lot Type 4 (30 Ft)	0	Units
<b>Total</b>	<b>995</b>	<b>Units</b>

**B) Calculation of Equivalent Units**

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the Town Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Reimbursement Agreement Obligation shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For the purposes of this Service and Assessment Plan, the Town Council has determined that the Assessments shall be allocated to the Improvement Area #1 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 Town Council has taken into consideration (i) the Lot Types (i.e., 50 Ft, 45 Ft, 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 Town 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 4 (30 Ft Lot) representing the lowest value for residential lots are set forth in Table F-B.1. Assessments are allocated to each Lot Type on the basis of the average home value for each class of Lot. 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-B.1**  
**Equivalent Unit Factors**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>	
Lot Type 1 (50 Ft)	\$382,000	1.00	Per dwelling unit
Lot Type 2 (45 Ft)	\$334,000	0.87	Per dwelling unit
Lot Type 3 (40 Ft)	\$320,000	0.84	Per dwelling unit
Lot Type 4 (30 Ft)	\$301,000	0.79	Per dwelling unit

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-B.2 as calculated based on the Equivalent Unit factors shown in Table F-B.1, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

**Table F-B.2**  
**Estimated Equivalent Units - Improvement Area #1**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (50 Ft)	105	1.00	105.00
Lot Type 2 (45 Ft)	49	0.87	42.63
Lot Type 3 (40 Ft)	86	0.84	72.24
Lot Type 4 (30 Ft)	215	0.79	169.85
<b>Total</b>	<b>455</b>		<b>389.72</b>

The total estimated Equivalent Units for the Future Improvement Areas is shown in Table F-B.3 as calculated based on the Equivalent Unit factors shown in Table F-B.1, estimated Lot Types and number of units estimated to be built within the Future Improvement Areas.

**Table F-B.3**  
**Estimated Equivalent Units - Future Improvement Areas**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (50 Ft)	293	1.00	293.00
Lot Type 2 (45 Ft)	228	0.87	198.36
Lot Type 3 (40 Ft)	474	0.84	398.16
Lot Type 4 (30 Ft)	0	0.79	0.00
<b>Total</b>	<b>995</b>		<b>889.52</b>

**C) Allocation of Assessments to Lots within Improvement Area #1**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Reimbursement Agreement Obligation, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$7,085,000. As shown in Table F-5, there are a total of 389.72 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of \$18,179.72.

The Assessment per dwelling unit is calculated as the product of (i) \$18,179.72 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$18,179.72 (i.e. \$18,179.72 × 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$15,816.36 (i.e. \$18,179.72 × 0.84), and so on. Table F-C.1 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

**Table F-C.1**  
**Assessment Per Unit – Improvement Area #1**

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (50 Ft)	105	\$18,179.72	1.00	\$18,179.72 Per dwelling unit	\$1,908,870
Lot Type 2 (45 Ft)	49	\$18,179.72	0.87	\$15,816.36 Per dwelling unit	\$775,001
Lot Type 3 (40 Ft)	86	\$18,179.72	0.84	\$15,270.96 Per dwelling unit	\$1,313,303
Lot Type 4 (30 Ft)	215	\$18,179.72	0.79	\$14,361.98 Per dwelling unit	\$3,087,825
<b>Total</b>	<b>455</b>				<b>\$7,085,000</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-C.2.

**Table F-C.2**  
**Projected Leverage – Improvement Area #1**

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft)	105	\$76,400	\$382,000	\$18,179.72	4.20	21.01
Lot Type 2 (45 Ft)	49	\$66,800	\$334,000	\$15,816.36	4.22	21.12
Lot Type 3 (40 Ft)	86	\$64,000	\$320,000	\$15,270.96	4.19	20.95
Lot Type 4 (30 Ft)	215	\$60,200	\$301,000	\$14,361.98	4.19	20.96

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-C.3.

**Table F-C.3**  
**Estimated Tax Rate Equivalent per unit – Improvement Area #1**

<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)	105	\$76,400	\$382,000	\$1,413.21	\$1.8497	\$0.3699
Lot Type 2 (45 Ft)	49	\$66,800	\$334,000	\$1,229.49	\$1.8406	\$0.3681
Lot Type 3 (40 Ft)	86	\$64,000	\$320,000	\$1,187.09	\$1.8548	\$0.3710
Lot Type 4 (30 Ft)	215	\$60,200	\$301,000	\$1,116.43	\$1.8545	\$0.3709

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 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**  
**IMPROVEMENT AREA #1 ASSESSMENT ROLL**

**Appendix G-1**  
**Improvement Area #1 Assessment Roll**

<b>Parcels</b>	<b>132742, 52277, 52663, 52678, 52728, 76773</b>
<b>Assessment</b>	<b>\$7,085,000</b>
<b>Total Equivalent Units</b>	<b>389.72</b>

Year	Principal	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$198,026	\$30,000	\$228,026
2	\$96,000	\$396,052	\$60,000	\$552,052
3	\$100,000	\$390,685	\$61,200	\$551,885
4	\$104,000	\$385,095	\$62,424	\$551,519
5	\$108,000	\$379,282	\$63,672	\$550,954
6	\$113,000	\$373,244	\$64,946	\$551,190
7	\$118,000	\$366,928	\$66,245	\$551,172
8	\$123,000	\$360,331	\$67,570	\$550,901
9	\$128,000	\$353,456	\$68,921	\$550,377
10	\$155,000	\$346,301	\$50,000	\$551,301
11	\$163,000	\$337,636	\$50,500	\$551,136
12	\$172,000	\$328,524	\$51,005	\$551,529
13	\$181,000	\$318,910	\$51,515	\$551,425
14	\$190,000	\$308,792	\$52,030	\$550,822
15	\$200,000	\$298,171	\$52,551	\$550,721
16	\$211,000	\$286,991	\$53,076	\$551,067
17	\$222,000	\$275,196	\$53,607	\$550,802
18	\$234,000	\$262,786	\$54,143	\$550,929
19	\$246,000	\$249,705	\$54,684	\$550,390
20	\$259,000	\$235,954	\$55,231	\$550,185
21	\$273,000	\$221,476	\$55,783	\$550,259
22	\$288,000	\$206,215	\$56,341	\$550,556
23	\$303,000	\$190,116	\$56,905	\$550,021
24	\$320,000	\$173,178	\$57,474	\$550,652
25	\$337,000	\$155,290	\$58,048	\$550,339
26	\$355,000	\$136,452	\$58,629	\$550,081
27	\$374,000	\$116,607	\$59,215	\$549,823
28	\$394,000	\$95,701	\$59,807	\$549,508
29	\$416,000	\$73,676	\$60,405	\$550,082
30	\$438,000	\$50,422	\$61,010	\$549,431
31	\$464,000	\$25,938	\$61,620	\$551,557
<b>Total</b>	<b>\$7,085,000</b>	<b>\$7,897,133</b>	<b>\$1,768,557</b>	<b>\$16,750,690</b>

<sup>1</sup>The interest is calculated using an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter.

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2 through 8, and a 1% increase per year thereafter.

**Appendix G-2**  
**Improvement Area #1 Assessment Roll by Lot Type**

**Parcel  
Assessment  
Equivalent Units**

**Lot Type 1 (50 Ft)  
\$18,179.72  
1.00**

<b>Year</b>	<b>Principal</b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment<sup>3</sup></b>
1	\$0	\$508	\$77	\$585
2	\$246	\$1,016	\$154	\$1,417
3	\$257	\$1,002	\$157	\$1,416
4	\$267	\$988	\$160	\$1,415
5	\$277	\$973	\$163	\$1,414
6	\$290	\$958	\$167	\$1,414
7	\$303	\$942	\$170	\$1,414
8	\$316	\$925	\$173	\$1,414
9	\$328	\$907	\$177	\$1,412
10	\$398	\$889	\$128	\$1,415
11	\$418	\$866	\$130	\$1,414
12	\$441	\$843	\$131	\$1,415
13	\$464	\$818	\$132	\$1,415
14	\$488	\$792	\$134	\$1,413
15	\$513	\$765	\$135	\$1,413
16	\$541	\$736	\$136	\$1,414
17	\$570	\$706	\$138	\$1,413
18	\$600	\$674	\$139	\$1,414
19	\$631	\$641	\$140	\$1,412
20	\$665	\$605	\$142	\$1,412
21	\$701	\$568	\$143	\$1,412
22	\$739	\$529	\$145	\$1,413
23	\$777	\$488	\$146	\$1,411
24	\$821	\$444	\$147	\$1,413
25	\$865	\$398	\$149	\$1,412
26	\$911	\$350	\$150	\$1,411
27	\$960	\$299	\$152	\$1,411
28	\$1,011	\$246	\$153	\$1,410
29	\$1,067	\$189	\$155	\$1,411
30	\$1,124	\$129	\$157	\$1,410
31	\$1,191	\$67	\$158	\$1,415
<b>Total</b>	<b>\$18,180</b>	<b>\$20,264</b>	<b>\$4,538</b>	<b>\$42,981</b>

<sup>1</sup>The interest is calculated using an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter.

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2 through 8, and a 1% increase per year thereafter.

**Appendix G-3**  
**Improvement Area #1 Assessment Roll by Lot Type**

<b>Lot Type</b>	<b>Lot Type 2 (45 Ft)</b>
<b>Assessment</b>	<b>\$15,816.36</b>
<b>Equivalent Units</b>	<b>0.84</b>

Year	Principal	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$442	\$67	\$509
2	\$214	\$884	\$134	\$1,232
3	\$223	\$872	\$137	\$1,232
4	\$232	\$860	\$139	\$1,231
5	\$241	\$847	\$142	\$1,230
6	\$252	\$833	\$145	\$1,230
7	\$263	\$819	\$148	\$1,230
8	\$275	\$804	\$151	\$1,230
9	\$286	\$789	\$154	\$1,229
10	\$346	\$773	\$112	\$1,231
11	\$364	\$754	\$113	\$1,230
12	\$384	\$733	\$114	\$1,231
13	\$404	\$712	\$115	\$1,231
14	\$424	\$689	\$116	\$1,230
15	\$446	\$666	\$117	\$1,229
16	\$471	\$641	\$118	\$1,230
17	\$496	\$614	\$120	\$1,230
18	\$522	\$587	\$121	\$1,230
19	\$549	\$557	\$122	\$1,229
20	\$578	\$527	\$123	\$1,228
21	\$609	\$494	\$125	\$1,228
22	\$643	\$460	\$126	\$1,229
23	\$676	\$424	\$127	\$1,228
24	\$714	\$387	\$128	\$1,229
25	\$752	\$347	\$130	\$1,229
26	\$792	\$305	\$131	\$1,228
27	\$835	\$260	\$132	\$1,227
28	\$880	\$214	\$134	\$1,227
29	\$929	\$164	\$135	\$1,228
30	\$978	\$113	\$136	\$1,227
31	\$1,036	\$58	\$138	\$1,231
<b>Total</b>	<b>\$15,816</b>	<b>\$17,629</b>	<b>\$3,948</b>	<b>\$37,394</b>

<sup>1</sup>The interest is calculated using an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter.

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2 through 8, and a 1% increase per year thereafter.



**Appendix G-4**  
**Improvement Area #1 Assessment Roll by Lot Type**

<b>Lot Type</b>	<b>Lot Type 3 (40 Ft)</b>
<b>Assessment</b>	<b>\$15,270.96</b>
<b>Equivalent Units</b>	<b>0.79</b>

Year	Principal	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$427	\$65	\$491
2	\$207	\$854	\$129	\$1,190
3	\$216	\$842	\$132	\$1,190
4	\$224	\$830	\$135	\$1,189
5	\$233	\$818	\$137	\$1,188
6	\$244	\$804	\$140	\$1,188
7	\$254	\$791	\$143	\$1,188
8	\$265	\$777	\$146	\$1,187
9	\$276	\$762	\$149	\$1,186
10	\$334	\$746	\$108	\$1,188
11	\$351	\$728	\$109	\$1,188
12	\$371	\$708	\$110	\$1,189
13	\$390	\$687	\$111	\$1,189
14	\$410	\$666	\$112	\$1,187
15	\$431	\$643	\$113	\$1,187
16	\$455	\$619	\$114	\$1,188
17	\$478	\$593	\$116	\$1,187
18	\$504	\$566	\$117	\$1,187
19	\$530	\$538	\$118	\$1,186
20	\$558	\$509	\$119	\$1,186
21	\$588	\$477	\$120	\$1,186
22	\$621	\$444	\$121	\$1,187
23	\$653	\$410	\$123	\$1,186
24	\$690	\$373	\$124	\$1,187
25	\$726	\$335	\$125	\$1,186
26	\$765	\$294	\$126	\$1,186
27	\$806	\$251	\$128	\$1,185
28	\$849	\$206	\$129	\$1,184
29	\$897	\$159	\$130	\$1,186
30	\$944	\$109	\$131	\$1,184
31	\$1,000	\$56	\$133	\$1,189
<b>Total</b>	<b>\$15,271</b>	<b>\$17,021</b>	<b>\$3,812</b>	<b>\$36,104</b>

<sup>1</sup>The interest is calculated using an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter.

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2 through 8, and a 1% increase per year thereafter.

**Appendix G-5**  
**Improvement Area #1 Assessment Roll by Lot Type**

<b>Lot Type Assessment Equivalent Units</b>	<b>Lot Type 4 (30 Ft) 0.73 \$14,361.98</b>
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Year	Principal	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$401	\$61	\$428
2	\$195	\$803	\$122	\$1,035
3	\$203	\$792	\$124	\$1,035
4	\$211	\$781	\$127	\$1,034
5	\$219	\$769	\$129	\$1,033
6	\$229	\$757	\$132	\$1,034
7	\$239	\$744	\$134	\$1,034
8	\$249	\$730	\$137	\$1,033
9	\$259	\$716	\$140	\$1,032
10	\$314	\$702	\$101	\$1,034
11	\$330	\$684	\$102	\$1,033
12	\$349	\$666	\$103	\$1,034
13	\$367	\$646	\$104	\$1,034
14	\$385	\$626	\$105	\$1,033
15	\$405	\$604	\$107	\$1,033
16	\$428	\$582	\$108	\$1,033
17	\$450	\$558	\$109	\$1,033
18	\$474	\$533	\$110	\$1,033
19	\$499	\$506	\$111	\$1,032
20	\$525	\$478	\$112	\$1,032
21	\$553	\$449	\$113	\$1,032
22	\$584	\$418	\$114	\$1,032
23	\$614	\$385	\$115	\$1,031
24	\$649	\$351	\$117	\$1,033
25	\$683	\$315	\$118	\$1,032
26	\$720	\$277	\$119	\$1,032
27	\$758	\$236	\$120	\$1,031
28	\$799	\$194	\$121	\$1,030
29	\$843	\$149	\$122	\$1,032
30	\$888	\$102	\$124	\$1,030
31	\$941	\$53	\$125	\$1,034
<b>Total</b>	<b>\$14,362</b>	<b>\$15,607</b>	<b>\$3,524</b>	<b>\$30,983</b>

<sup>1</sup>The interest is calculated using an interest rate of 5.59% for years 1 through 5 and an interest rate of 5.59% thereafter.

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 2 through 8, and a 1% increase per year thereafter.