Denton County
Juli Luke
County Clerk

Instrument Number: 80728

Real Property Recordings

ORDINANCE

Recorded On: July 29, 2024 02:34 PM   Number of Pages: 44

" Examined and Charged as Follows: "

Total Recording: $197.00

File Information:

Document Number:	80728
Receipt Number:	20240729000468
Recorded Date/Time:	July 29, 2024 02:34 PM
User:	Kraig T
Station:	Station 21

Record and Return To:

CITY OF AUBREY

CITY OF AUBREY, TEXAS

ORDINANCE NO. 858-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY PUBLIC IMPROVEMENT DISTRICT NO 1 ("KEENELAND") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR KEENELAND ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on January 25, 2022, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 881-22, as amended to correct the name of the District by that resolution No. 887-22 approved on April 26, 2022, adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 24, 2023, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 797-23 adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance"); and

WHEREAS, the City issued City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "2023 PID Bonds") in the aggregate principal amount of $14,541,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the Annual Service Plan Update and Updated Assessment Roll for Assessment Year 9/1/24 to 8/31/25 attached as Exhibit "A" (Fiscal Year 2024-2025), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original

Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, inconformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY

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

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for PID No. 1 (Keeneland) for 2024-2025 (**Exhibit "A"**) with the Denton County Clerk.
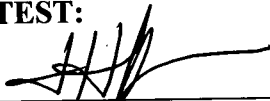
DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 25th day of July 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary
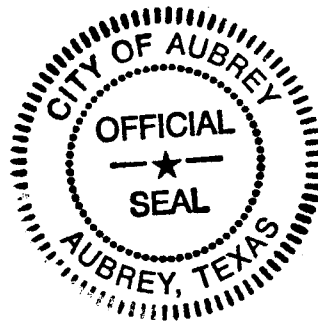
APPROVED AS TO FORM:
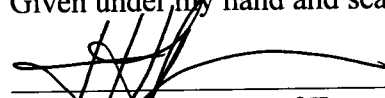
Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _25th day of July, 2024_.

Notary Public, State of Texas

JENNIFER HICKS
Notary Public, State of Texas
Comm. Expires 07-05-2028
Notary ID 129043943
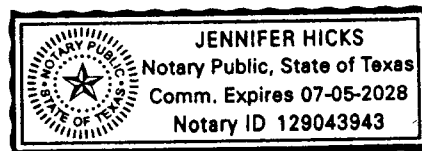
Exhibit "A"

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/24 to
8/31/25 attached as Exhibit "A" (Fiscal Year 2024-2025)
(PID No. 1 "Keeneland")

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(KEENELAND)

CITY OF AUBREY, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 - 8/31/25)

AS APPROVED BY CITY COUNCIL ON:
JULY 25, 2024

PREPARED BY:

MUNICAP, INC.
—— PUBLIC FINANCE ——

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/24 – 8/31/25)

TABLE OF CONTENTS

I. INTRODUCTION

The Aubrey Public Improvement District No. 1 (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 26, 2022, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "2023 PID Bonds") in the aggregate principal amount of $14,541,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements

According to the Service and Assessment Plan, the original estimated costs of the Authorized Improvements, including costs of issuance of the 2023 PID Bonds, were equal to $18,779,658. According to Requisition #1 approved by the City on September 28, 2023, the actual costs of the Authorized Improvements are equal to $18,779,658.

Authorized Improvement Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements; (2) establish the PID; and (3) issue the 2023 PID Bonds.

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Table II-A-1
Updated Sources and Uses – Authorized Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date[1]	Remaining to be Funded
Par amount	$14,541,000	$0	$14,541,000	$14,541,000	$0
Original Issue Discount	($55,433)	$0	($55,433)	($55,433)	$0
Other funding sources	$4,294,091	$0	$4,294,091	$4,294,091	$0
Total Sources	$18,779,658	$0	$18,779,658	$18,779,658	$0
Uses of Funds					
Improvements					
Road Improvements	$4,487,859	$0	$4,487,859	$4,487,859	$0
Water Improvements	$2,366,462	$150,000	$2,516,462	$2,516,462	$0
Sanitary Sewer Improvements	$3,002,637	$0	$3,002,637	$3,002,637	$0
Storm Drainage Improvements	$1,949,831	$0	$1,949,831	$1,949,831	$0
Landscaping	$969,383	$0	$969,383	$969,383	$0
Other Soft and Miscellaneous Costs	$3,567,919	$0	$3,567,919	$3,567,919	$0
Contingency	$150,000	($150,000)	$0	$0	$0
Subtotal: Improvements	*$16,494,091*	*$0*	*$16,494,091*	*$16,494,091*	*$0*
Bond Issuance Costs					
Cost of Issuance	$735,885	$0	$735,885	$735,885	$0
Capitalized interest	$0	$0	$0	$0	$0
Reserve Fund	$1,058,452	$0	$1,058,452	$1,058,452	$0
Administrative Expense Fund	$55,000	$0	$55,000	$55,000	$0
Underwriters Discount	$436,230	$0	$436,230	$436,230	$0
Subtotal: Bond Issuance Costs	*$2,285,567*	*$0*	*$2,285,567*	*$2,285,567*	*$0*
Total Uses	$18,779,658	$0	$18,779,658	$18,779,658	$0

1 – According to Requisition #1 approved by the City on September 28, 2023.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, there are no Authorized Improvement cost variances to the original estimates.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs &
Annual Projected Indebtedness (2023-2030)

Assessment Year ending September 1	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2023-2024	$18,779,658	$14,541,000	$4,238,658	$1,172,287
2025	$0	$0	$0	$1,146,452
2026	$0	$0	$0	$1,172,232
2027	$0	$0	$0	$1,172,667
2028	$0	$0	$0	$1,172,640
2029	$0	$0	$0	$1,172,152
2030	$0	$0	$0	$1,172,203
Total	**$18,779,658**	**$14,541,000**	**$4,238,658**	**$8,180,632**

1 – Assessment Years ending 2023-2024 represent actual Annual Installments billed. Assessment Year ending 2025 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2026-2030 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2024, there are no completed homes within the PID as of March 31, 2024.

See Table II-C-1 below for the status of completed homes within the PID as of March 31, 2024.

Table II-C-1
Completed Homes

Completed as of September 30, 2023[1]	Completed as of March 31, 2024[1]	Total Homes Projected to be Developed	Percentage of Completed Homes
0	0	279	0.00%

1 – According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2024.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning

with the tax year following the issuance of the 2023 PID Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the 2023 PID Bonds commencing with the issuance of the 2023 PID Bonds. The effective interest rate on the 2023 PID Bonds is 5.87 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the 2023 PID Bonds (5.87 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2024 and will be delinquent on February 1, 2025.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2024-25, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 2 (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the 2023 PID Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2024-25

	2023 PID Bonds
Interest payment on March 1, 2025	$420,580
Interest payment on September 1, 2025	$420,580
Principal payment on September 1, 2025	$178,000
Subtotal debt service on bonds	*$1,019,160*
Administrative Expenses	$71,500
Excess interest for prepayment and delinquency reserves	$71,630
Subtotal Expenses	*$1,162,290*
Available TIRZ revenues	($838)
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($15,838)*
Annual Installments	**$1,146,452**

1 – Amounts in the table above are calculated to the cent, whereas, the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include 2023 PID Bond interest due on March 1, 2025 in the amount of $420,580 and on September 1, 2025 in the amount of $420,580, which equal interest on the outstanding Assessments balance of $14,326,000 for six months each and an effective interest rate of 5.87 percent. Annual Installments to be collected include a principal amount of $178,000 due on September 1, 2025. As a result, the total gross principal and interest due for the Assessments in 2024-25 is estimated to be equal to $1,019,160.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, Trustee, dissemination agent, and TIRZ/Contingency fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2024-25 are estimated to be $71,500.

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Table II-D-2
Administrative Budget – 2024-25

Description	2024-25 Estimated Budget
City	$4,000
PID Administrator	$35,000
Trustee	$4,000
Dissemination Agent	$3,500
TIRZ/Contingency	$25,000
Total	**$71,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $71,630 which equals 0.5 percent interest on the outstanding Assessment balance of $14,326,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2023 in the total amount of $838 that are available to be used as TIRZ Credit in 2024-25 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2024 as shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2024, there has been approximately $32,394 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $10,000 is available to be applied as a credit to reduce the 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, there are no capitalized interest funds available. As a result, there is no credit to reduce the 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was $130,525, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are $5,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 279 units representing 269.13 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected from each Lot Type within the PID for 2024-25 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]	Lot Type 1 (50 Ft)[3] 1.00	Lot Type 2 (40 Ft)[3] 0.93
Principal	$178,000.00	$661.39	$661.39	$615.09
Interest	$831,160.00	$3,088.32	$3,088.32	$2,872.14
Administrative Expenses	$66,500.00	$247.09	$247.09	$229.80
Excess Interest for Reserves	$71,630.00	$266.15	$266.15	$247.52
Total	**$1,147,290.00**	**$4,262.96**	**$4,262.96**	**$3,964.55**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 269.13 Equivalent Units.
3 – Amounts shown above do not include applicable TIRZ Credits for each Parcel, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F.   BOND REDEMPTION RELATED UPDATES

The 2023 PID Bonds were issued in September 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the 2023 PID Bonds before their respective scheduled maturity dates, on **September 1, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the 2023 PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the 2023 PID Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the Equivalent Units of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the 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.H of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision 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 Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to Denton County Appraisal District ("DCAD") online records, two hundred seventy-nine (279) subdivided residential Parcels within the PID were officially recognized within the county's official roll in 2024. As a result, individual Parcels within the PID were individually billed Annual Installments beginning in tax year 2024.

The allocation of Assessments prior to and after subdivision of parent Parcels 52112, 668580, 283344, 182800, and 184729 are shown in Table IV-A-1 below.

Table IV-A-1
Parent Parcels Subdivision -2024

Parcel	Total EU	Projected Number of Units[1]	Outstanding Assessments	Parcel	Equivalent Units per Unit	Projected Number of Units[1]	Total EU	Assessment per Unit	Outstanding Assessments
52112				Various (50' Lot)	1.00	138	138.00	$53,230.78	$7,345,848
668580									
283344	269.13	279	$14,326,000						
182800				Various (40' Lot)	0.93	141	131.13	$49,504.63	$6,980,152
184729									
	269.13	**279**	**$14,326,000**			**279**	**269.13**		**$14,326,000**

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2024.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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APPENDIX A
PID MAP

Keenland

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

— Streets

Parcels

1:4,614

| | 0 | 0.03 | 0.06 | 0.12 mi |
| 0 | 0.05 | 0.1 | 0.2 km |

5

KEENELAND
PAD MAP EXHIBIT
HASLET, TX
SEPTEMBER 2021

PELOTON
LAND SOLUTIONS
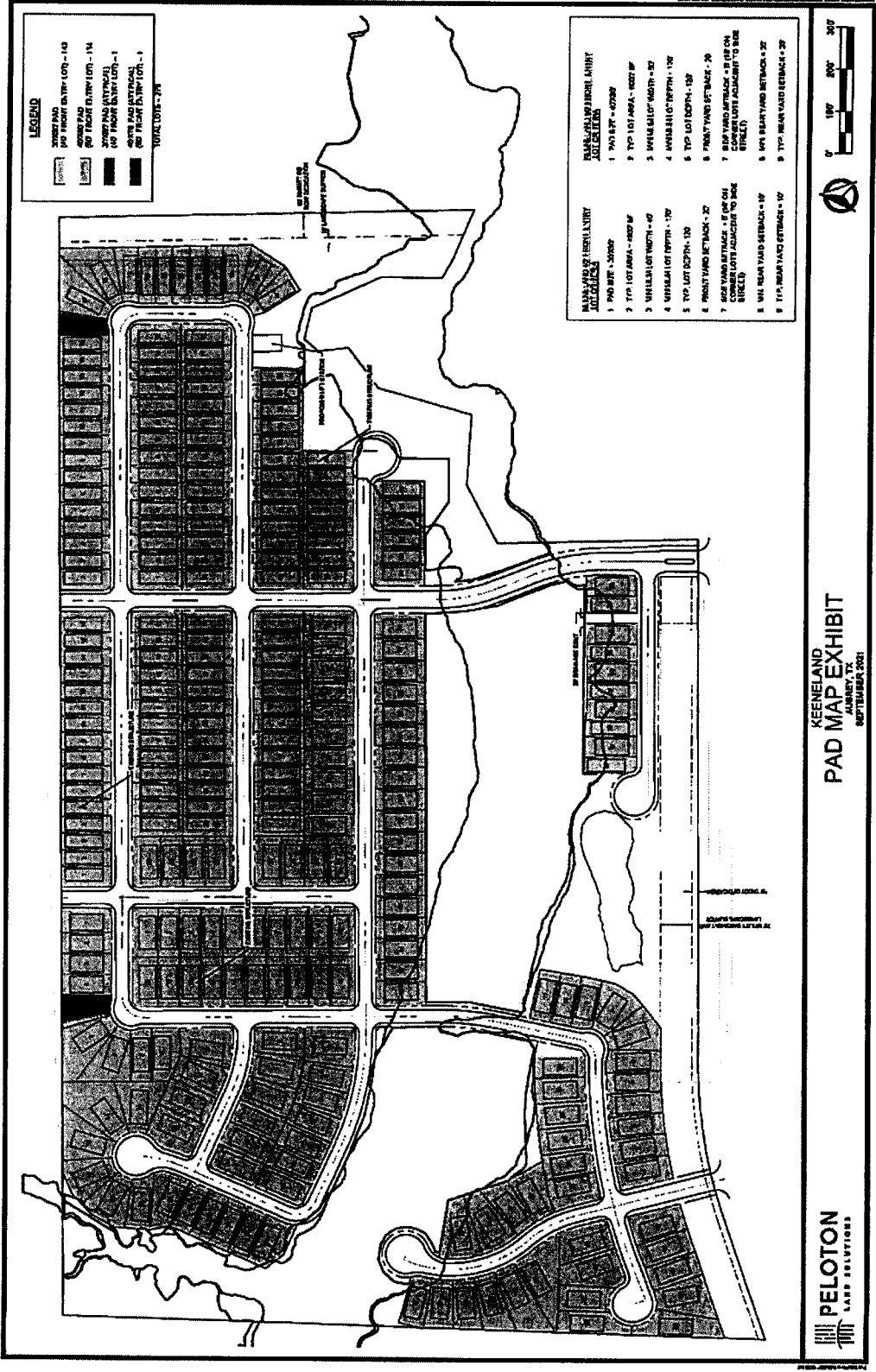
APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2024.

APPENDIX C
ASSESSED VALUE

Aubrey Public Improvement District No. 1
2024 Assessed Value

Phase	2024 Assessed Value[1]
All Parcels	$24,192,903
Total	$24,192,903

1 - Assessed values reflect preliminary 2024 values in accordance with the Denton Central Appraisal District online records.

Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035221	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035222	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035223	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035224	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035225	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035226	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035227	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035228	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035229	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035230	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035231	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035232	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035233	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035234	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035235	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035236	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035237	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035238	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035239	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035240	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035241	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035242	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035243	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035247	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035248	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035249	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035250	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035251	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035252	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035253	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035254	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035255	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035256	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035257	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035258	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035259	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035260	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035261	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035262	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035263	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035264	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035265	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035266	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035267	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035268	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035269	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85

Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035270	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035271	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035272	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035273	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035274	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035275	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035276	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035277	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035278	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035279	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035280	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035281	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035282	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035283	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035284	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035285	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035286	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035287	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035288	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035289	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035290	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035291	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035292	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035293	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035294	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035295	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035296	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035297	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035298	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035299	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035300	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035301	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035302	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035303	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035304	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035305	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035306	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035307	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035308	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035309	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035310	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035311	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035312	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035313	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035314	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035315	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035316	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035317	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035318	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035319	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035320	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035321	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035322	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035323	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035324	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035325	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035326	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035327	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035328	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035329	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035330	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035331	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035332	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035333	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035334	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035335	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035336	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035337	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035338	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035339	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035340	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035341	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035342	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035343	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035344	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035345	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035346	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035347	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035348	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035349	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035350	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035351	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035352	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035353	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035354	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035355	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035356	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035357	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035358	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035359	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035360	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035361	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035362	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035363	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035364	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035365	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035366	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035367	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035368	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035369	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035370	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035371	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035372	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035373	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035374	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035375	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035376	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035377	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035379	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035380	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035381	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035382	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035383	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035384	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035385	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035386	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035387	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035388	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035390	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035391	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035392	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035393	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035394	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035395	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035396	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035397	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035398	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035399	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035400	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035401	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035402	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035403	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035404	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035405	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035406	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035407	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035408	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035409	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035410	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035411	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035412	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035413	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035414	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035415	1	40	0.93	$49,504.63	$615.09	$2,872.14	$247.52	$229.80	($2.90)	$3,961.66
1035416	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035417	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035418	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035419	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035420	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035421	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035422	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035423	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035424	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035425	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035426	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035427	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035428	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035429	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035430	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035431	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035432	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035433	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035434	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035435	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035436	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035437	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035438	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035439	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035440	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035441	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035442	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035443	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035444	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035445	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035446	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035447	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035448	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035449	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035450	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035451	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035452	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035453	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035454	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035455	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035456	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035457	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035458	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035459	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035460	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035461	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035462	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035463	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035464	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035465	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035466	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035467	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035468	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035469	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035470	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035471	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035472	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035473	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035474	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035475	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035476	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035477	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035478	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035479	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035480	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035481	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035482	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035483	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035484	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035485	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035486	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035487	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035488	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035489	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035490	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035491	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035492	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035493	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035494	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035495	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035496	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85

Assessment Roll Summary
2024-25

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035497	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035498	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035499	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035500	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035501	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035502	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035503	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035504	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035505	1	50	1.00	$53,230.78	$661.39	$3,088.32	$266.15	$247.09	($3.11)	$4,259.85
1035506	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035507	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035508	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035509	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035803	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	279		269.13	$14,326,000.00	$178,000.00	$831,160.00	$71,630.00	$66,500.00	($837.83)	$1,146,452.17

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APPENDIX D-2
TIRZ CALCULATION

		City of Aubrey Incremental Taxes				TIRZ Credit		
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035221	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035222	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035223	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035224	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035225	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035226	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035227	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035228	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035229	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035230	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035231	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035232	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035233	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035234	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035235	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035236	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035237	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035238	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035239	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035240	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035241	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035242	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035243	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035247	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035248	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035249	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035250	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035251	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035252	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035253	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035254	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035255	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035256	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035257	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035258	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035259	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035260	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035261	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035262	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035263	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035264	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035265	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035266	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035267	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035268	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035269	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035270	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035271	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035272	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)

Appendix D-2
TIRZ Credit Calculation
2024-25

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035273	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035274	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035275	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035276	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035277	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035278	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035279	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035280	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035281	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035282	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035283	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035284	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035285	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035286	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035287	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035288	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035289	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035290	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035291	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035292	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035293	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035294	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035295	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035296	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035297	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035298	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035299	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035300	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035301	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035302	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035303	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035304	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035305	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035306	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035307	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035308	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035309	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035310	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035311	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035312	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035313	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035314	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035315	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035316	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035317	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035318	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035319	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035320	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035321	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)

Appendix D-2

TIRZ Credit Calculation

2024-25

| | | City of Aubrey Incremental Taxes | | | | | TIRZ Credit | |
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035322	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035323	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035324	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035325	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035326	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035327	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035328	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035329	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035330	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035331	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035332	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035333	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035334	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035335	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035336	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035337	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035338	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035339	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035340	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035341	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035342	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035343	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035344	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035345	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035346	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035347	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035348	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035349	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035350	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035351	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035352	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035353	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035354	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035355	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035356	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035357	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035358	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035359	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035360	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035361	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035362	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035363	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035364	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035365	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035366	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035367	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035368	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035369	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035370	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)

TIRZ Credit Calculation
2024-25

		City of Aubrey Incremental Taxes				TIRZ Credit		
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035371	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035372	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035373	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035374	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035375	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035376	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035377	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035379	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035380	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035381	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035382	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035383	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035384	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035385	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035386	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035387	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035388	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035390	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035391	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035392	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035393	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035394	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035395	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035396	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035397	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035398	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035399	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035400	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035401	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035402	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035403	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035404	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035405	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035406	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035407	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035408	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035409	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035410	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035411	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035412	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035413	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035414	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035415	0.93	$0.00	$1,642.01	$0.464000	$7.62	$2.90	($2.90)	($2.90)
1035416	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035417	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035418	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035419	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035420	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035421	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)

Appendix D-2
TIRZ Credit Calculation
2024-25

| Parcel ID | EU | City of Aubrey Incremental Taxes | | | | TIRZ Credit | | |
		Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035422	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035423	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035424	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035425	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035426	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035427	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035428	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035429	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035430	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035431	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035432	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035433	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035434	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035435	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035436	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035437	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035438	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035439	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035440	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035441	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035442	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035443	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035444	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035445	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035446	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035447	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035448	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035449	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035450	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035451	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035452	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035453	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035454	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035455	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035456	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035457	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035458	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035459	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035460	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035461	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035462	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035463	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035464	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035465	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035466	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035467	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035468	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035469	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035470	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)

TIRZ Credit Calculation
2024-25

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022)[1]	2023 Taxable Value[1]	2023 Tax Rate (per $100)[2]	2024-25 Incremental Taxes[3]	City (38%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit
1035471	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035472	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035473	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035474	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035475	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035476	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035477	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035478	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035479	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035480	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035481	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035482	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035483	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035484	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035485	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035486	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035487	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035488	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035489	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035490	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035491	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035492	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035493	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
1035494	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035495	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035496	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035497	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035498	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035499	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035500	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035501	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035502	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035503	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035504	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035505	1.00	$0.00	$1,765.60	$0.464000	$8.19	$3.11	($3.11)	($3.11)
1035506	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
1035507	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
1035508	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
1035509	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
1035803	0.00	$0.00	$0.00	$0.464000	$0.00	$0.00	$0.00	$0.00
Total		**$0.00**	**$475,176.00**		**$2,204.82**	**$837.83**	**($837.83)**	**($837.83)**

1 - According to Denton Central Appraisal District as of May 15, 2024.
2 - According to the Denton County Tax Office.
3 - According to the Project and Finance plan, the TIRZ base year is 2023.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

Date: _____

_____   _____
Signature of Seller   Signature of Seller

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: _____

_____   _____
Signature of Purchaser   Signature of Purchaser

STATE OF TEXAS   §
                                              §
COUNTY OF _____   §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__ .

_____
Notary Public, State of Texas