City Council Special Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 9, 2026
5:45 PM

**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

New Business: New items requested for consideration.

1. Consideration and action on Resolution No. 1052-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

2. Consideration and action on appointing members to the Planning & Zoning Commission.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 S. Main St, Aubrey, Texas on the ______day of ____________, 2026.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

City Council Special Meeting
Staff Report
July 9, 2026

Agenda Item
Consideration and action on Resolution No. 1052-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

Staff Contact
Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary
The Palomino PID was created on 11/20/24 (Resolution 990-24). The property in the PID is proposed to be developed in one individual phase and the PID will finance public improvements as the property is developed. The PID is located within the corporate limits of the City and contains approximately 40 acres. At completion, the PID is expected to consist of approximately 300 single family residential units on 30 foot lots, landscaping, roadways, drainage, and utilities.

Financial Summary
Total initial budgeted costs of the authorized improvements are $9.4m consisting of Roads ($2.3m), Water and Sewer ($3.5m), Drainage ($1.3m), and Landscaping ($0.9m). The remaining amount ($1.4m) includes engineering, surveying, project management, contingency, PID set up costs and other soft costs. The average annual assessment per home is $1,650.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny or table)the resolution for the Palomino public improvement district and setting a public hearing for 6:00 p.m. on June 25, 2026.

RESOLUTION NO. 1052-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE PALOMINO PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; ENACTING OTHER PROVISIONS RELATING THERETO; AND PROVIDING FOR THE EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “PID Act”) authorizes the City of Aubrey, Texas (the "City") to create a public improvement district (a “PID”) within the corporate boundaries and the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council (the "City Council") of the City, received a Petition requesting the establishment of a PID (to be known as the "Palomino Public Improvement District") (the "District") within the corporate limits of the City which was signed by the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment and the record owners of more than fifty percent (50%) of the area of all taxable real property within the proposed boundaries of the District that was liable for assessment, and as such, the Petition complied with the Act; and

WHEREAS, on November 20, 2024, after publication and notification as required by the PID Act, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on November 20, 2024, the City Council adopted Resolution No. 990-24 (the "Authorization Resolution"), authorizing, establishing, and creating the “Palomino Public Improvement District” (the “District”); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a preliminary service and assessment plan for the financing of certain public improvements within the District (the "Authorized Improvements"); and

WHEREAS, the preliminary service and assessment plan, which is attached hereto as Exhibit "B" and incorporated herein for all intents and purposes, (the "Preliminary Plan") covers a period of at least five years and defines the annual indebtedness and the projected costs of the Authorized Improvements within the District; and

WHEREAS, the Preliminary Plan also includes assessment plans that apportion the cost of the Authorized Improvements to be assessed against property within the District, and such apportionment is made on the basis of special benefits accruing to the assessed property within the District because of the Authorized Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for the District that states the assessment against each parcel of land within the District (the "Proposed Assessment Roll") and such Proposed Assessment Roll is attached to and a part of the Preliminary Plan; and

WHEREAS, the PID Act requires that the Proposed Assessment Roll be filed with the municipal secretary of the City (the “City Secretary”), and be subject to public inspection; and

WHEREAS, after determining the total costs of the Authorized Improvements for the District, the City Council notes that the Preliminary Plan and Proposed Assessment Roll may be changed as the City Council deems appropriate before such Preliminary Plan and Proposed Assessment Roll are adopted as final by the City Council; and

WHEREAS, the City has determined to call a public hearing regarding the proposed levy of assessments pursuant to the Preliminary Plan and the Proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to publish and mail notice of such public hearing in order to provide notice to all interested parties of the City's proposed levy of assessments against such property in the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to file the Preliminary Plan and Proposed Assessment Roll with the City Secretary such that they are available for public inspection pursuant to Section 372.016 of the Act; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, STATE OF TEXAS:

Section 1. Findings. The findings and determinations set forth in the preamble hereto are hereby incorporated by reference for all purposes.

(a) The City Council does hereby accept the Preliminary Plan for the District, including the Proposed Assessment Roll, in a form substantially similar to the attached Exhibit B and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Plan.

(b) The City Council hereby determines that the total costs of the Authorized Improvements to be financed by the District are as set forth in the Preliminary Plan.

(c) The City Council’s final determination and approval of the costs of the Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held an assessment hearing.

(d) The Proposed Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in the District that benefits from the

Authorized Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Plan.

(e) The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

Section 2. Calling Public Hearing. The City Council hereby calls a public hearing (the "Public Hearing") for 6:00 p.m. on July 23, 2026, at the regular meeting place of the City, the City Council Chamber at 226 Countryside Drive, Aubrey, Texas 76227 to consider approving the Preliminary Plan, with such changes and amendments as the City Council deems necessary, and the Proposed Assessment Roll with such amendments to the assessments on any parcel as the City Council deems necessary, as the final Service and Assessment Plan (the "Final Plan") and final Assessment Roll (the "Final Roll") for the District. After all objections made at such hearing have been heard, the City Council may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan, including the Final Roll; (ii) specify the method of payment of the assessments; and (iii) provide that assessments be paid in periodic installments.

Section 3. Notice of Public Hearing. Notice of the Public Hearing setting out the matters required by Section 372.016 of the Act and substantially in the form, which is attached as Exhibit A, and incorporated herein for all intents and purposes, shall be given by publication at least eleven (11) days before the date of the hearing, in a newspaper of general circulation in the City. Notice of such hearing shall also be given by the City Secretary, by mailing a copy of the notice containing the information required by Section 372.016(b) of the Act to the last known address of each owner of property liable for an assessment in the proposed Final Roll as reflected on the tax rolls of the Denton County Appraisal District.

Section 4. Participation at Public Hearing. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and contend for or contest the Preliminary Plan and the Final Roll and the proposed assessments and offer testimony pertinent to any issue presented on the amount of the assessments, purpose of the assessments, special benefit of the assessments, and the costs of collection and the penalties and interest on delinquent assessments. At or on the adjournment of the hearing conducted pursuant to Section 372.016 on the proposed assessments, the City Council must hear and pass on any objection to a proposed assessment. The City Council may amend a proposed assessment on any parcel in the District. The failure of a property owner to receive notice does not invalidate the proceeding.

Section 5. Conducting the Public Hearing. The City Council shall convene at the location and at the time specified in the notice described above for the Public Hearing and shall conduct the Public Hearing in connection with its consideration of the Final Plan, including the Final Roll, for the District and the levy of the proposed assessments, including costs of collection, penalties and interest on delinquent assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Preliminary Plan and the Proposed Assessment Roll and the levy of the proposed assessments (which objections may be written or oral). At or on the adjournment of the Public Hearing, the City Council may amend a proposed assessment on any parcel in the

District. After all objections, if any, have been heard and passed upon, the City may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan and Final Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the assessments be paid in periodic installments.

Section 6. Filing of Proposed Assessment Roll. The proposed Final Roll shall be filed in the office of the City Secretary and be made available to any member of the public who wishes to inspect the same.

Section 7. Further Action. The City Secretary is hereby authorized and directed to take such other actions as are required, including providing notice of the Public Hearing as required by the Texas Open Meetings Act and placing the Public Hearing on the agenda for the July 23, 2026, meeting of the City Council.

Section 8. Effective Date. This resolution shall be effective immediately upon its passage and approval.

[Signature Page Follows]

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Aubrey on this the 9th day of July, 2026.

____

CHRIS RICH, Mayor

ATTEST:

____

JENNY HICKS, City Secretary

EXHIBIT "A"
CITY OF AUBREY
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Aubrey, Texas, at 6:00 p.m. on July 23, 2026, at the regular meeting place of the City, the City Council Chamber at 226 Countryside Drive, Aubrey, Texas 76227. The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Palomino Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in sections (i) – (vi) above; and (viii)payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the District is $15,000,000 plus the annual cost of operation and maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

The boundaries of the District include approximately 39.993 acres of land located within the City of Aubrey, Texas. Said Property being generally located on the west side of F.M. 2931 and east of Silverado Parkway, out of the J. Bridges Survey, Abstract No. 36, Denton County, Texas and identified as the Palomino Development. as more particularly described by a metes and bounds description available at Aubrey City Hall located at 107 S. Main Street, Aubrey, TX 76227 and available for public inspection.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary, located at 107 S. Main Street, Aubrey, TX 76227.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 9th day of July, 2026.

/s/ Jenny Hicks
City Secretary

EXHIBIT "B"
PRELIMINARY SERVICE AND ASSESSMENT PLAN

PALOMINO PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

July 9, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PALOMINO

PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

TABLE OF CONTENTS

APPENDIX C - LEGAL DESCRIPTION

APPENDIX D - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX E - PID ASSESSMENT NOTICE

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

APPENDIX G – PROPOSED ASSESSMENT ROLL

I. *PLAN DESCRIPTION AND DEFINED TERMS*

A. INTRODUCTION

On November 20, 2024 the City Council of the City of Aubrey, Texas (the "City") passed and approved Resolution No. 990-24 approving and authorizing the creation of the Palomino 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 City at the time the PID was created.

The property in the PID is proposed to be developed in one individual phase, and the PID will finance public improvements as the property within the PID is developed. Assessments are being 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 Palomino 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 City. 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, City 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 City 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 City. 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.

"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 City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) if and when Bonds are issued, 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. Assessed Property is shown on the map attached as Appendix A.

"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 City 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 City from the collection of Assessments.

"Assessment Roll" means the Assessment Roll for the property 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 City in one or more series and secured in whole or in part by the Assessment Revenues.

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

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

"County" means Denton County, Texas.

"Delinquency and Prepayment Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

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

"Developer" means Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, its successors and assigns.

"Development Agreement" means that certain "First Amended and Restated Development Agreement" by and between the Developer and the City, related to the property within the PID, and effective as of October 9, 2024, and recorded as Document Number 110919 in the Real Property Records of Denton County, and as the same has been or may be amended or assigned from time to time.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

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

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of 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 City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Maximum Assessment Per Unit” means the maximum Assessment per unit of $18,179.72.

“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.

“Reimbursement Agreement” means that certain Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances, dated as of June 25, 2026, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City 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 City 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.

“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 City as a result of any prepayment of an Assessment.

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

"Service and Assessment Plan" 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.

"City" means the City of Aubrey, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Denton County, Texas.

"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.

(remainder of this page is intentionally left blank)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 39.993 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 300 single family residential units, 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

Proposed Development	Quantity	Measurement
30 Ft Lot	300	Units
Total	**300**	

(remainder of this page is intentionally left blank)

III. Description of the Authorized Improvements

A. Authorized Improvement Overview

372.003. Authorized Improvements

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

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. 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 City 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 Authorized Improvements

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Lots. The Authorized Improvement costs are shown in Table III-A.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Authorized 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 Authorized Improvements follows:

Roadway Improvements

The roadway improvements portion of the Authorized Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways; 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 City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Authorized 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 in accordance with Mustang Special Utility District ("MSUD") standards and specifications and will be owned and operated by the MSUD.

Sanitary Sewer Improvements

The sanitary sewer portion of the Authorized Improvements consists of construction and installation of pipes, force main, service lines, manholes, lift station, lift station screening, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and will be owned and operated by MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Authorized Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, riprap, 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 City standards and specifications and will be owned and operated by the City.

Landscaping costs

The landscaping costs portion of the Authorized Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Authorized 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 – PID

Authorized Improvements	PID Improvements
Road Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	1,478,000
Total	**$9,447,638**

Note: The Budgeted Costs provided and certified by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

(remainder of this page is intentionally left blank)

IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City and MSUD in the third quarter of 2026.

The Budgeted Costs for the Authorized Improvements and the expenses incurred in the establishment, administration, and operation of the PID is $10,485,268 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."

Table IV-A shows the projected sources and uses for the Authorized Improvements allocable to the Assessed property. Tables included in this Section may be rounded to the nearest whole dollar.

(remainder of this page is intentionally left blank)

Table IV-A
Sources and Uses - PID

Sources of Funds	**PID**
Assessment Amount	$5,639,000
Other funding sources[1]	$4,846,268
Total Sources	**$10,485,268**
Uses of Funds	
Authorized Improvements	
Roadway Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	$1,478,000
Subtotal Authorized Improvements	*$9,447,638*
Estimated Bond Issuance Costs	
Issuance Costs[2]	*$382,340*
Administrative Expenses	*$60,000*
Underwriter's Discount	*$169,170*
Capitalized Interest	*$0*
Reserve Fund	*$426,120*
Subtotal Estimated Bond Issuance Costs	*$1,037,630*
Total Uses	**$10,485,268**

[1]Developer will fund or cause to be funded all costs not covered by the Bonds.

[2]Includes MuniCap's consulting fee.

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 Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Reimbursement Agreement as it relates to the PID. 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 financed by Bonds to be issued for the PID.

B. Projected Five-Year Service Plan

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

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – PID

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments
2025	$3,564,991	$0	$3,564,991	$0
2026	$6,920,277	$5,639,000	$1,281,277	$0
2027	$0	$0	$0	$494,535
2028	$0	$0	$0	$495,315
2029	$0	$0	$0	$494,859
2030	$0	$0	$0	$495,232
2031	$0	$0	$0	$495,371
Total	**$10,485,268**	**$5,639,000**	**$4,846,268**	**$2,475,312**

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements 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.

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.

(remainder of this page is intentionally left blank)

V. Assessment Plan

A. Introduction

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

The proposed Authorized Improvement program anticipates a Reimbursement Agreement potentially followed by a bond financing that is intended to finance the public infrastructure required for the development.

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

1. The costs of the Authorized Improvements shall be allocated on a per unit basis, 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.

Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Authorized Improvements, as applicable.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized 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 City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. Special Benefit

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized

Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

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

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

The Assessments will be 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 City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the

PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

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

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are 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. Assessment Methodology

For the purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be funded by the Developer and reimbursed pursuant to the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Lots anticipated to be developed on each Parcel.

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Lots 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 a per Lot basis at the time residential Lots are platted, as determined by the Administrator and confirmed by the City Council.

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

D. Assessments

The Assessments for the PID will be levied on each Parcel or Lot according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the 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.

E. Administrative Expenses

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

F. 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 "Delinquency and Prepayment Reserve"). If applicable, the Delinquency and Prepayment Reserve shall be funded as set forth in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

(remainder of this page is intentionally left blank)

VI. TERMS OF THE ASSESSMENTS

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

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

The Annual Installments shall be collected from Assessed Property in an amount sufficient to pay (i) principal and interest as set forth in the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. If and when 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. 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 units to be built on each new subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Lots 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.

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

2. Consolidation

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

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Maximum Assessment Per 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 City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds 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 are applied to redeem Bonds and/or the obligations under a reimbursement agreement are 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 City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs (plus interest, Administrative Expenses, and Additional Interest, if applicable). 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 City may reduce the Assessments in another method if

it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If 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 are 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 City 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 City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon, Additional Interest, if applicable, 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.

E. Payment of Assessments

1. Payment in Part or Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in any amount. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Additional Interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include principal, interest, Administrative Expenses, and Additional Interest **if and when** Bonds are issued. Payment of the first Annual Installments shall be due January 31, 2027.

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, plus Additional Interest if such Bonds are issued by the City, 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 City 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 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 6.00% for years 1 through 30. Unless and until the City issues Bonds secured by Assessments levied against the Assessed Property, the interest on the Reimbursement Agreement shall be paid based on an estimated interest rate of 6.00% per annum for years 1 through 30 in accordance with the Reimbursement Agreement. Upon the issuance of Bonds for the Authorized Improvements, the Reimbursement Agreement 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 Assessment Roll. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.18%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown in Appendix G, will be updated with the actual interest rates in the Reimbursement Agreement.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Reimbursement Agreement, 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 that the City determines to utilize, such as interest income on account balances.

The City 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.

F. Collection of Annual Installments

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include 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 and directed by the City to be used for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within the PID. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

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. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

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.

(remainder of this page is intentionally left blank)

VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

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

The Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the $10,485,268 in special benefit received by the Authorized Improvements. The Assessment amount of the Reimbursement Agreement is $5,639,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is $5,639,000, plus interest and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	**Total Cost**
Total Authorized Improvements[1]	$9,447,638
Assessment Levy Related Costs	
Estimated Bond Issuance Costs	$382,340
Administrative Expenses	$60,000
Underwriter's Discount	$169,170
Capitalized Interest	$0
Reserve Fund	$426,120
Subtotal Estimated Bond Issuance Costs	$1,037,630
Total Special Benefit	**$10,485,268**
Special Benefit:	
Total Special Benefit	$10,485,268
Projected Special Assessment	$5,639,000
Excess Benefit	**$4,846,268**

[1]See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan 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.

(remainder of this page is intentionally left blank)

VIII. Miscellaneous Provisions

A. Administrative Review

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

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

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

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

B. Termination of Assessments

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

C. Amendments

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

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. County Filing

Within seven days of its approval by the City council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in the entirety.

E. Administration and Interpretation of Provisions

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

F. Severability

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

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

(remainder of this page is intentionally left blank)

APPENDIX A
PID MAP

GRAPHIC SCALE IN FEET

0 50 100 200

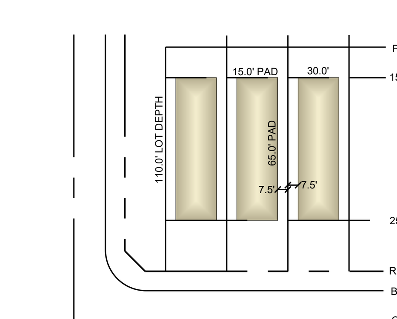
1"=100' @ 22x34

Land Use Acreage Summary

Single-Family Residential	35.5	75.3%
Commercial	4.2	8.8%
Open Space	3.1	6.6%
City Dedication	2.1	4.4%
Lift Station	0.1	0.3%
Retention	2.2	4.7%
Total	**47.2**	**100.0%**

Lot Type Summary

30'x110'	300	100.0%
Total	**300**	**100%**



STANDARD 30' x 110' LOT

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

EXHIBIT C

Loyd Property

Aubrey, Texas

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

June 2024

DWG NAME K:\FRI_CIVIL\063451312-LOYD TRACT\CAD\EXHIBITS\PLANSHEETS\20240406 - CONCEPT PLAN UPDATES\20240905_CONCEPT PLAN.DWG
LAST SAVED 6/4/2024 2:30 PM, BY: FRANKLIN, AARON

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

A. CLEARING & EXCAVATION								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
CLEARING / GRUBBING	AC	$ 3,300.00	8.21	$ 27,093.00	1.07	$ 3,531.00	39.7	$ 131,076.00
ONSITE CUT - DIRT ONLY	CY	$ 2.55	47,082	$ 120,058.68	6,136	$ 15,647.11	227,782	$ 580,844.20
OVER EXCAVATE & PROCESS UNCONTROLLED FILL	CY	$ 2.55	64,842	$ 165,347.72	8,451	$ 21,549.58	313,707	$ 799,952.69
DEMO EXISTING HOUSE/STRUCTURES	LS	$ 66,000.00	1	$ 66,000.00	0	$ -	0	$ -
INSTALL 6 MIL POLY ON PADS	EA	$ 350.00	0	$ -	0	$ -	242	$ 84,700.00
PROCESS UTILITY SPOILS	CY	$ 3.85	4,000	$ 15,400.00	0	$ -	0	$ -
ROUGH LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
FINAL LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
TOTAL CLEARING & EXCAVATION				**$ 393,899.41**		**$ 40,727.69**		**$ 1,716,572.90**

Kimley»Horn

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

B. WATER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 47.70	5,059	$ 241,314.30	0	$ -	0	$ -
12" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 75.59	3,261	$ 246,498.99	0	$ -	0	$ -
24" STEEL CASING BY BORE (FM2931)	LF	$ 573.26	152	$ 87,135.52	0	$ -	0	$ -
15" SDR-26 CASING PIPE	LF	$ 127.05	220	$ 27,951.00	0	$ -	0	$ -
24" SDR-26 CASING PIPE	LF	$ 305.89	20	$ 6,117.80	0	$ -	0	$ -
8" PLUG	EA	$ 271.83	4	$ 1,087.32	0	$ -	0	$ -
12" PLUG	EA	$ 430.95	1	$ 430.95	0	$ -	0	$ -
8" GATE VALVE & BOX	EA	$ 2,238.06	28	$ 62,665.68	0	$ -	0	$ -
12" GATE VALVE & BOX	EA	$ 4,116.52	11	$ 45,281.72	0	$ -	0	$ -
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS, & VALVES)	EA	$ 6,626.02	17	$ 112,642.34	0	$ -	0	$ -
1" SINGLE WATER SERVICE	EA	$ 907.88	28	$ 25,420.64	0	$ -	0	$ -
1" BULLHEAD WATER SERVICE	EA	$ 1,358.49	136	$ 184,754.64	0	$ -	0	$ -
12"X8" REDUCER	EA	$ 976.58	1	$ 976.58	0	$ -	0	$ -
12"X18" TAPPING SLEEVE AND VALVE	EA	$ 12,469.91	1	$ 12,469.91	0	$ -	0	$ -
AUTOMATIC FLUSH VALVE	EA	$ 8,341.20	1	$ 8,341.20	0	$ -	0	$ -
TEMPORARY FLUSH VALVE	EA	$ 4,200.00	1	$ 4,200.00	0	$ -	0	$ -
AIR RELEASE VALVE	EA	$ 12,190.00	1	$ 12,190.00	0	$ -	0	$ -
4" IRRIGATION SLEEVE	EA	$ 417.35	3	$ 1,252.05	0	$ -	0	$ -
3/4" IRRIGATION METER	EA	$ 922.54	3	$ 2,767.62	0	$ -	0	$ -
1" IRRIGATION METER	EA	$ 939.49	2	$ 1,878.98	0	$ -	0	$ -
1.5" IRRIGATION METER	EA	$ 2,167.70	2	$ 4,335.40	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.33	8,320	$ 2,745.60	0	$ -	0	$ -
PRESSURE TEST + CHLORINATION	LF	$ 1.61	8,320	$ 13,395.20	0	$ -	0	$ -
TOTAL WATER				**$ 1,105,853.44**		**$ -**		**$ -**

C. SANITARY SEWER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" SDR-26 P.V.C. SEWER LINE	LF	$ 54.30	8,178	$ 444,065.40	0	$ -	0	$ -
4" P.V.C. FORCE MAIN PIPE	LF	$ 47.12	1,500	$ 70,680.00	0	$ -	0	$ -
8" SDR-26 P.V.C. SEWER LINE (FOR FORCE MAIN)	LF	$ 91.71	80	$ 7,336.80	0	$ -	0	$ -
16" STEEL ENCASEMENT BY BORE	LF	$ 547.40	134	$ 73,351.60	0	$ -	0	$ -
CEMENT-STABILIZED SAND ENCASEMENT (PER MSUD DETAIL)	LF	$ 68.08	320	$ 21,785.60	0	$ -	0	$ -
4' DIAMETER MANHOLE (8' DEPTH)	EA	$ 8,887.56	22	$ 195,526.32	0	$ -	0	$ -
4' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 8,815.75	3	$ 26,447.25	0	$ -	0	$ -
4' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 522.34	45	$ 23,505.30	0	$ -	0	$ -
5' DIAMETER MANHOLE (8' DEPTH)	EA	$ 12,826.71	5	$ 64,133.55	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 13,109.10	1	$ 13,109.10	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 14,156.50	1	$ 14,156.50	0	$ -	0	$ -
5' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 692.44	34	$ 23,542.96	0	$ -	0	$ -
8" PLUG	EA	$ 40.89	3	$ 122.67	0	$ -	0	$ -
4" SERVICE	EA	$ 1,134.30	300	$ 340,290.00	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.77	9,678	$ 7,452.06	0	$ -	0	$ -
TESTING (EXCLUDING GEOTECH)	LF	$ 2.27	9,678	$ 21,969.06	0	$ -	0	$ -
TOTAL SANITARY SEWER				**$ 1,347,474.17**		**$ -**		**$ -**

Kimley»Horn

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

D. LIFT STATION								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
22' DEEP X 6' DIAMETER PRE-CAST CONCRETE WETWELL	LS	$ 118,000.00	1	$ 118,000.00	0	$ -	0	$ -
7' X 8' PRE-CAST CONCRETE VALVE VAULT	LS	$ 128,000.00	1	$ 128,000.00	0	$ -	0	$ -
NON-CLOG WASTEWATER PUMP & MOTOR	EA	$ 28,500.00	2	$ 57,000.00	0		0	
YARD PIPING	LF	$ 513.04	54	$ 27,704.16	0	$ -	0	$ -
ELECTRICAL, CONTROLS AND INSTRUMENTATION	LS	$ 459,500.00	1	$ 459,500.00	0	$ -	0	$ -
LINE WATER LINE (HOSE BIB)	LF	$ 50.29	74	$ 3,721.46	0	$ -	0	$ -
8' WOOD FENCE AND GATE PER DETAIL	LF	$ 132.94	248	$ 32,969.12		$ -		$ -
MISCELLANEOUS SITE WORK ITEMS	LS	$ 101,250.00	1	$ 101,250.00	0	$ -	0	$ -
ADDITIONAL COST FROM GLOBAL PUMP SOLUTIONS (TARIFF)	LS	$ 1,737.68	1	$ 1,737.68	0	$ -	0	$ -
ADDITIONAL COST FOR ARMOROCK WET WELL IN LIEU OF STD W/ EPOXY LINER	LS	$ 40,250.00	1	$ 40,250.00	0	$ -	0	$ -
ADDITIONAL COST FOR WATER SERVICE W/ RPZ	LS	$ 21,010.00	1	$ 21,010.00	0	$ -	0	$ -
VENT-O-MAX GRX ARV'S IN LIEU OF ARI D-020 (LS-03 NOTE #8)	LS	$ 6,556.00	1	$ 6,556.00	0	$ -	0	$ -
ADDITIONAL COST FOR EQUIPMENT SLAB REBAR (#5'S @ 12" OCEW)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
ADDITIONAL COST FOR GRADE BEAM CORNER REBAR UPSIZE (#7 BARS)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
TOTAL LIFT STATION				**$ 998,748.42**		**$ -**		**$ -**

E. STORM SEWER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
18" R.C.P.	LF	$ 64.05	2,640	$ 169,092.00	372	$ 23,826.60	0	$ -
18" TEMPORARY R.C.P.	LF	$ 64.05	82	$ 5,252.10	0	$ -	0	$ -
21" R.C.P.	LF	$ 70.24	495	$ 34,768.80	362	$ 25,426.88	0	$ -
24" R.C.P.	LF	$ 81.06	278	$ 22,534.68	0	$ -	0	$ -
24" R.C.P. (FM 2931)	LF	$ 100.61	341	$ 34,308.01	0	$ -	0	$ -
27" R.C.P.	LF	$ 107.97	620	$ 66,941.40	237	$ 25,588.89	0	$ -
30" R.C.P.	LF	$ 107.50	817	$ 87,827.50	0	$ -	0	$ -
36" R.C.P.	LF	$ 139.81	770	$ 107,653.70	0	$ -	0	$ -
42" R.C.P.	LF	$ 185.54	1,190	$ 220,792.60	0	$ -	0	$ -
GASKETED 4'X4' R.C.B.	LF	$ 381.60	57	$ 21,751.20	0	$ -	0	$ -
STD 4' CURB INLET	EA	$ 5,525.00	13	$ 71,825.00	0	$ -	0	$ -
NON-STD 4' CURB INLET	EA	$ 5,525.00	3	$ 16,575.00	0	$ -	0	$ -
STD 6' CURB INLET	EA	$ 5,746.00	24	$ 137,904.00	0	$ -	0	$ -
STD 8' CURB INLET	EA	$ 6,050.00	2	$ 12,100.00	0	$ -	0	$ -
STD 10' CURB INLET	EA	$ 6,630.00	3	$ 19,890.00	3	$ 19,890.00	0	$ -
NON-STD 10' CURB INLET	EA	$ 7,200.00	1	$ 7,200.00	0	$ -	0	$ -
4' X 4' STD DROP INLET	EA	$ 6,630.00	2	$ 13,260.00	0	$ -	0	$ -
4' X 4' STD DROP INLET (FM 2931)	EA	$ 6,630.00	1	$ 6,630.00	0	$ -	0	$ -
TYPE A STORM MANHOLE	EA	$ 5,083.00	4	$ 20,332.00	2	$ 10,166.00	0	$ -
TYPE B STORM MANHOLE	EA	$ 6,270.88	8	$ 50,167.04	0	$ -	0	$ -
TEMPORARY 18" RCP SLOPED END HEADWALL	EA	$ 2,100.00	2	$ 4,200.00	0	$ -	0	$ -
24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 2,431.00	4	$ 9,724.00	0	$ -	0	$ -
27" R.C.P. SLOPED END HEADWALL (LINE SD-K)	EA	$ 2,652.00	0	$ -	1	$ 2,652.00	0	$ -
30" R.C.P. SLOPED END HEADWALL (LINE SD-L)	EA	$ 2,873.00	2	$ 5,746.00	0	$ -	0	$ -
42" R.C.P. SLOPED END HEADWALL (LINE SD-D)	EA	$ 3,867.50	1	$ 3,867.50	0	$ -	0	$ -
4' X 4' R.C.B. TxDOT SW-0 HEADWALL (LINE SD-B)	EA	$ 12,707.50	1	$ 12,707.50	0	$ -	0	
REMOVE EXISTING 24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 731.21	1	$ 731.21	0	$ -	0	
12" THICK GROUTED RIPRAP	SY	$ 154.70	104	$ 16,088.80	0	$ -	0	
TRENCH SAFETY	LF	$ 0.41	7,290	$ 2,988.90	971	$ 398.11	$ -	$ -
TV TESTING (X2)	LF	$ 3.32	7,290	$ 24,202.80	971	$ 3,223.72	$ -	$ -
TOTAL STORM SEWER				**$ 1,207,061.74**		**$ 87,345.60**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

Kimley»Horn

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

F1. ON SITE PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
6" REINF. CONCRETE STREET PAVEMENT 31' B-B	SY	$ 48.85	28,832	$ 1,408,443.20	0	$ -	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 4.00	30,692	$ 122,768.00	0	$ -	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 300.00	552	$ 165,600.00	0	$ -	0	$ -
5' CONCRETE SIDEWALK	LF	$ 35.00	2,570	$ 89,950.00	0	$ -	0	$ -
6' CONCRETE SIDEWALK	LF	$ 42.00	1,527	$ 64,134.00	0	$ -	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,500.00	26	$ 65,000.00	0	$ -	0	$ -
STREET NAME SIGN	EA	$ 500.00	3	$ 1,500.00	0	$ -	0	$ -
STOP SIGN WITH STREET NAMES	EA	$ 2,000.00	13	$ 26,000.00	0	$ -	0	$ -
4" PARKING STRIPE	LF	$ 4.35	612	$ 2,662.20	0	$ -	0	$ -
CROSSWALK STRIPING	LF	$ 50.55	25	$ 1,263.75	0	$ -	0	$ -
PEDESTRIAN CROSSING SIGN	EA	$ 2,280.00	4	$ 9,120.00	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 500.00	8	$ 4,000.00	0	$ -	0	$ -
TOTAL ON SITE PAVEMENT				**$ 1,960,441.15**		**$ -**		**$ -**

F2. SILVERADO PARKWAY

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" REINF. CONCRETE STREET PAVEMENT	SY	$ 56.45	0	$ -	2,538	$ 143,270.10	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 3.35	0	$ -	241	$ 807.35	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 310.00	0	$ -	49	$ 15,190.00	0	$ -
5' CONCRETE SIDEWALK	LF	$ 29.55	0	$ -	840	$ 24,822.00	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,235.00	0	$ -	2	$ 4,470.00	0	$ -
PAVEMENT HEADER	LF	$ 70.00	0	$ -	50	$ 3,500.00	0	$ -
TOTAL SILVERADO PARKWAY				**$ -**		**$ 192,059.45**		**$ -**

F3. FM 2931

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
SAWCUT EXISTING ASPHALT ROAD	LF	$ 10.00	930	$ 9,300.00	0	$ -	0	$ -
UNCLASSIFIED EXCAVATION	CY	$ 20.20	690	$ 13,938.00	0	$ -	0	$ -
2" SP-C PG64-22 (SAC-B)	SY	$ 26.40	1,244	$ 32,841.60	0	$ -	0	$ -
12" CEMENT STABILIZED SUBGRADE	SY	$ 15.75	1,306	$ 20,569.50	0	$ -	0	$ -
LEFT TURN ARROW MARKING	EA	$ 290.00	2	$ 580.00	0	$ -	0	$ -
4" SOLID YELLOW LINE MARKING	LF	$ 1.85	390	$ 721.50	0	$ -	0	$ -
4" SOLID YELLOW MADIAN STRIPING	LS	$ 14,275.00	1	$ 14,275.00	0	$ -	0	$ -
"ONLY" DETAIL MARKING	EA	$ 310.00	2	$ 620.00	0	$ -	0	$ -
8" SOLID WHITE LINE MARKING	LF	$ 4.15	390	$ 1,618.50	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 1,500.00	1	$ 1,500.00	0	$ -	0	$ -
PAVEMENT HEADER	LF	$ 20.00	87	$ 1,740.00	0	$ -	0	$ -
REMOVE EXISTING PAVEMENT MARKINGS	LS	$ 7,950.00	1	$ 7,950.00	0	$ -	0	$ -
TRAFFIC CONTROL	LS	$ 30,000.00	1	$ 30,000.00	0	$ -	0	$ -
TOTAL FM 2931				**$ 135,654.10**		**$ -**		**$ -**

Kimley»Horn

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

G. RETAINING WALLS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
2' RETAINING WALL	LF	$ 67.00	0	$ -	0	$ -	3,205	$ 214,735.00
3' RETAINING WALL	LF	$ 83.00	0	$ -	0	$ -	280	$ 23,240.00
4' RETAINING WALL	LF	$ 107.00	0	$ -	0	$ -	60	$ 6,420.00
5' RETAINING WALL	LF	$ 138.00	0	$ -	0	$ -	560	$ 77,280.00
6' RETAINING WALL	LF	$ 167.00	0	$ -	0	$ -	615	$ 102,705.00
7' RETAINING WALL	LF	$ 199.00	0	$ -	0	$ -	450	$ 89,550.00
8' RETAINING WALL	LF	$ 233.00	0	$ -	0	$ -	260	$ 60,580.00
9' RETAINING WALL	LF	$ 270.00	0	$ -	0	$ -	60	$ 16,200.00
2' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 267.00	0	$ -	0	$ -	320	$ 85,440.00
3' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 283.00	0	$ -	0	$ -	175	$ 49,525.00
4' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 307.00	0	$ -	0	$ -	110	$ 33,770.00
11' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 556.00	0	$ -	0	$ -	30	$ 16,680.00
12' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 601.00	0	$ -	0	$ -	180	$ 108,180.00
13' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 654.00	0	$ -	0	$ -	255	$ 166,770.00
14' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 704.00	0	$ -	0	$ -	275	$ 193,600.00
TOTAL RETAINING WALLS				**$ -**		**$ -**		**$ 1,244,675.00**

H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
STREET LIGHTS	EA	$ 3,500.00	20	$ 70,000.00	3	$ 10,500.00	0	$ -
PLAYGROUND	LS	$ 250,000.00	1	$ 250,000.00	0	$ -	0	$ -
DOG PARK	LS	$ 150,000.00	1	$ 150,000.00	0	$ -	0	$ -
IRRIGATION METER CONNECTION FEE	EA	$ 11,250.00	1	$ 11,250.00	0	$ -	0	$ -
WROUGHT IRON FENCE AROUND DETENTION POND	LF	$ 120.00	1,200	$ 144,000.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO COMMERCIAL)	LF	$ 150.00	470	$ 70,500.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO SILVERADO PARKWAY)	LF	$ 150.00	0	$ -	850	$ 127,500.00	0	$ -
MAJOR ENTRY FEATURE	LS	$ 150,000.00	0	$ -	0	$ -	1	$ 150,000.00
MINOR ENTRY FEATURE	LS	$ 40,000.00	0	$ -	0	$ -	1	$ 40,000.00
BUFFER LANDSCAPING	LF	$ 75.00	0	$ -	1,350	$ 101,250.00	0	$ -
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				**$ 695,750.00**		**$ 239,250.00**		**$ 190,000.00**

I. CITY FEES AND OTHER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
FRANCHISE ELECTRIC SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FRANCHISE GAS SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FINAL GEOTECHNICAL REPORT	LOT	$ 350.00	300	$ 105,000.00	0	$ -	0	$ -
PARK DEDICATION FEE	LOT	$ 2,500.00	300	$ 750,000.00	0	$ -	0	$ -
SWPPP	LS	$ 3,000.00	1	$ 3,000.00	0	$ -	0	$ -
MUNICIPAL APPLICATION/REVIEW FEES	LS	$ 20,000.00	1	$ 20,000.00	0	$ -	0	$ -
TOTAL CITY FEES & OTHER				**$ 1,478,000.00**		**$ -**		**$ -**

Kimley»Horn

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

SUMMARY	DIRECT PER LOT	DIRECT TOTAL	COMMON PER LOT	COMMON TOTAL	PRIVATE PER LOT	PRIVATE TOTAL
	PER LOT	TOTAL	PER LOT	TOTAL	PER LOT	TOTAL
A. CLEARING & EXCAVATION	$ 1,313.00	$ 393,899.41	$ 135.76	$ 40,727.69	$ 5,721.91	$ 1,716,572.90
B. WATER	$ 3,686.18	$ 1,105,853.44	$ -	$ -	$ -	$ -
C. SANITARY SEWER	$ 4,491.58	$ 1,347,474.17	$ -	$ -	$ -	$ -
D. LIFT STATION	$ 3,329.16	$ 998,748.42	$ -	$ -	$ -	$ -
E. STORM SEWER	$ 4,023.54	$ 1,207,061.74	$ 291.15	$ 87,345.60	$ -	$ -
F1. ON SITE PAVEMENT	$ 6,534.80	$ 1,960,441.15	$ -	$ -	$ -	$ -
F2. SILVERADO PARKWAY	$ -	$ -	$ 640.20	$ 192,059.45	$ -	$ -
F3. FM 2931	$ 452.18	$ 135,654.10	$ -	$ -	$ -	$ -
G. RETAINING WALLS	$ -	$ -	$ -	$ -	$ 4,148.92	$ 1,244,675.00
H. LARDSCAPE/HANDSCAPE & MISCELLANEOUS	$ 2,319.17	$ 695,750.00	$ 797.50	$ 239,250.00	$ 633.33	$ 190,000.00
I. CITY FEES & OTHER	$ 4,926.67	$ 1,478,000.00	$ -	$ -	$ -	$ -
SUB-TOTAL		**$ 9,322,882.43**		**$ 559,382.74**		**$ 3,151,247.90**

APPENDIX C
LEGAL DESCRIPTION

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly northeast corner of said 46.974 acre tract, common to the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the easterly line of said 46.974 acre tract and the westerly line of said 5.725 acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of said 5.725 acre tract, common to an ell corner of said 5.725 acre tract;

THENCE South 86°08'34" East, along the northerly line of said 46.974 acre tract and the southerly line of said 5.725 acre tract, a distance of 423.36 feet to a point for corner;

THENCE South 01°03'39" West, departing the southerly line of said 5.725 acre tract and the northerly line of said 46.974 acre tract and crossing said 46.974 acre tract, a distance of 648.76 feet to a point for corner on the southerly line of said 46.974 acre tract and the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, along the southerly line of said 46.974 acre tract, the northerly line of said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,046.91 feet to the southwest corner of said 46.974 acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02’ East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974 acre tract and the easterly line of said Parcel 2, Tract 3, a distance of 933.89 feet to the northwest corner of said 46.974 acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for witness bears North 73°40’ West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3, along the northerly line of said 46.974 acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the

POINT OF BEGINNING and containing 41.248 acres (1,796,748 square feet) of land, more or less, save and except the following described tract:

SAVE AND EXCEPT TRACT:

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to an ell corner of said 46.974 acre tract;

THENCE South 06°12’45” West, crossing said 46.974 acre tract, a distance of 190.62 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said 46.974 acre tract, the following courses and distances:

South 41°54'56" East, a distance of 14.63 feet to a point for corner;

South 01°03'39" West, a distance of 178.86 feet to a point for corner;

North 88°56'21" West, a distance of 283.87 feet to a point at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 29°02'47", and a chord bearing and distance of North 17°34'49" East, 188.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 190.11 feet to a point for corner;

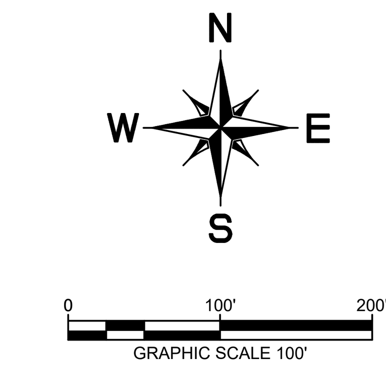
North 32°06'12" East, a distance of 67.55 feet to a point for corner;

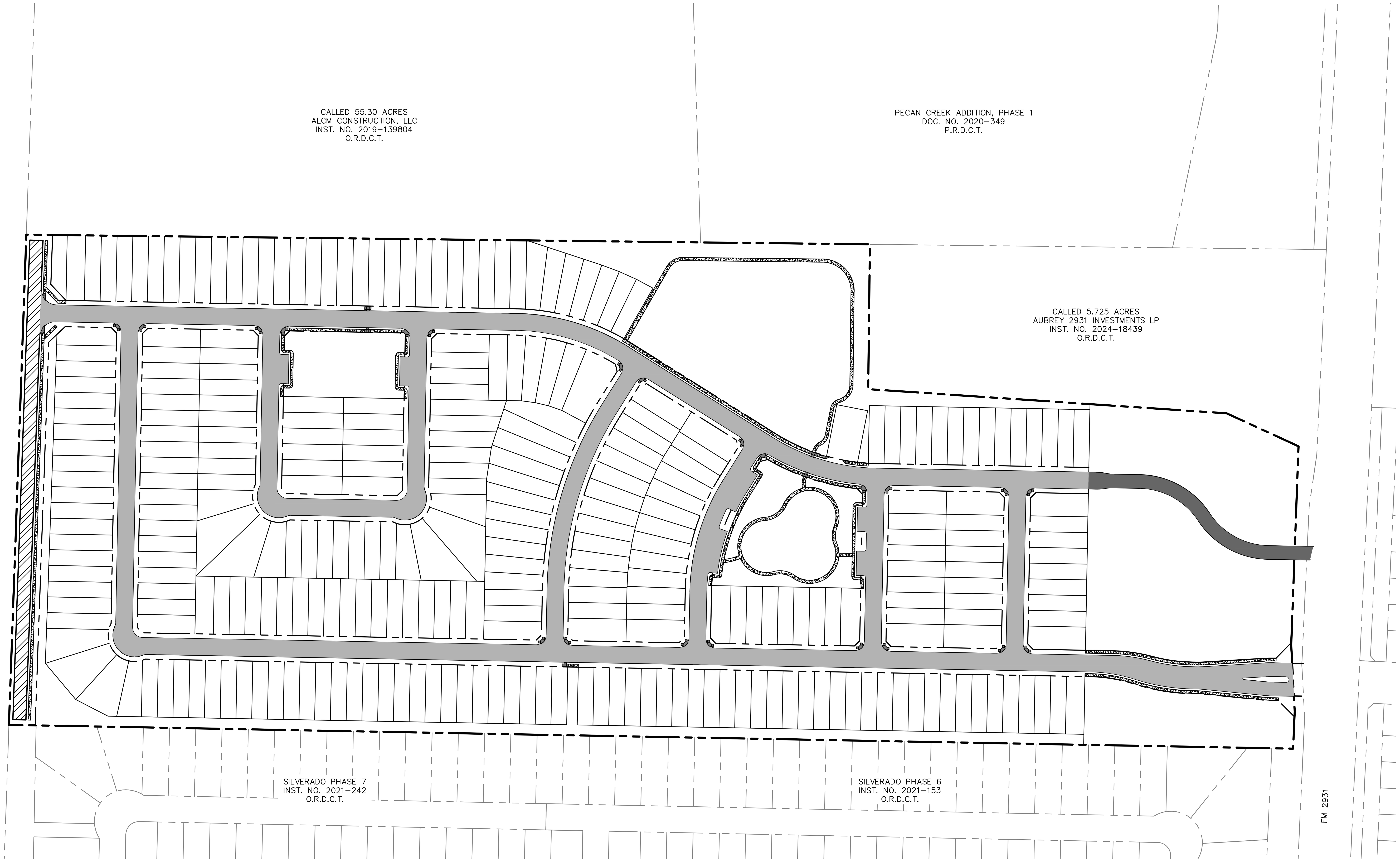
North 76°28'16" East, a distance of 14.30 feet to a point at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 24°23'05", and a chord bearing and distance of South 72°01'35" East, 179.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 180.88 feet to the **POINT OF BEGINNING** and containing 1.255 acres (54,669 square feet) of land, more or less, resulting in a net area of 39.993 acres (1,742,079 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

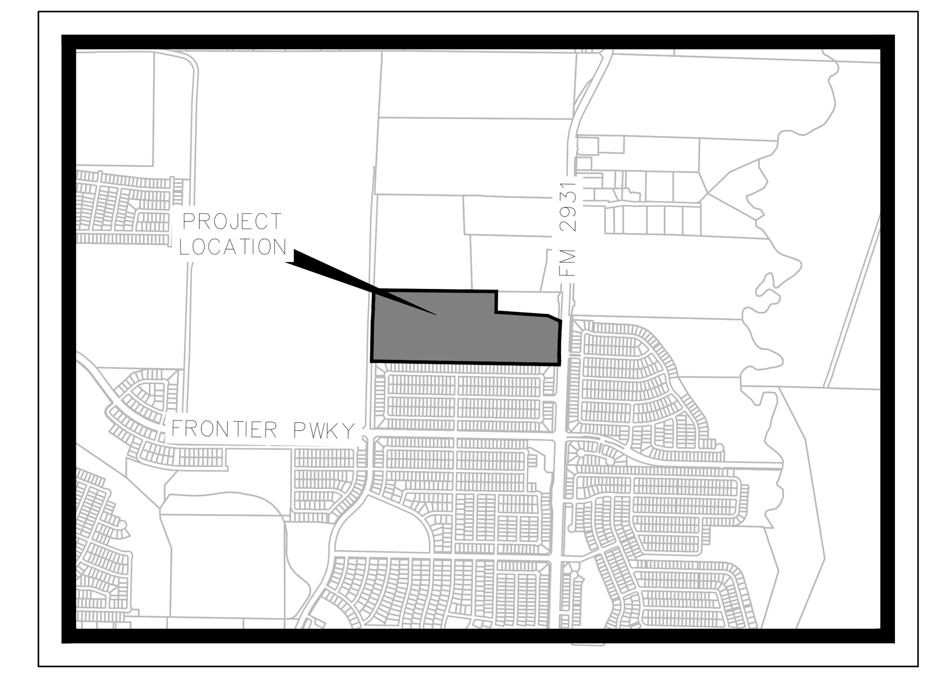
APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



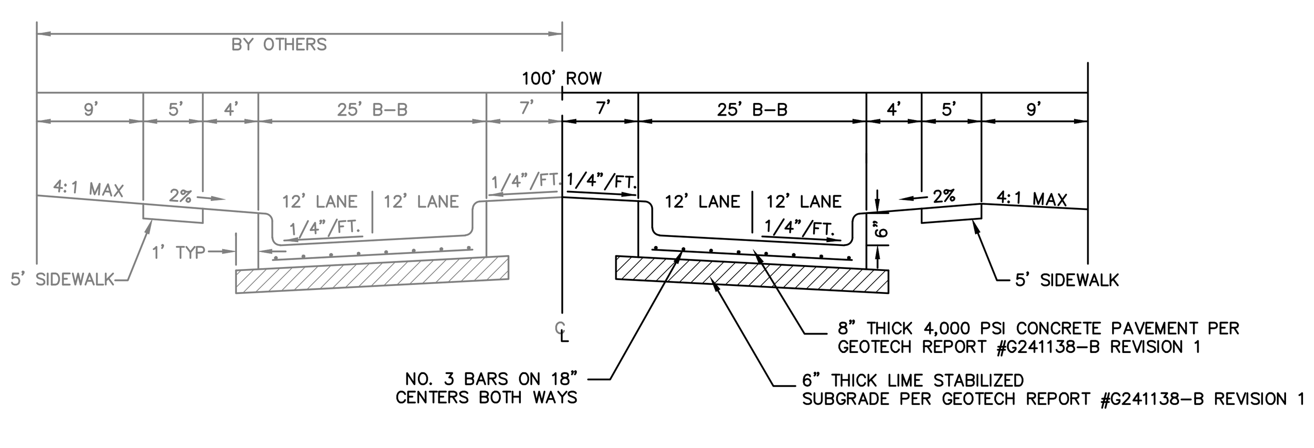


LEGEND

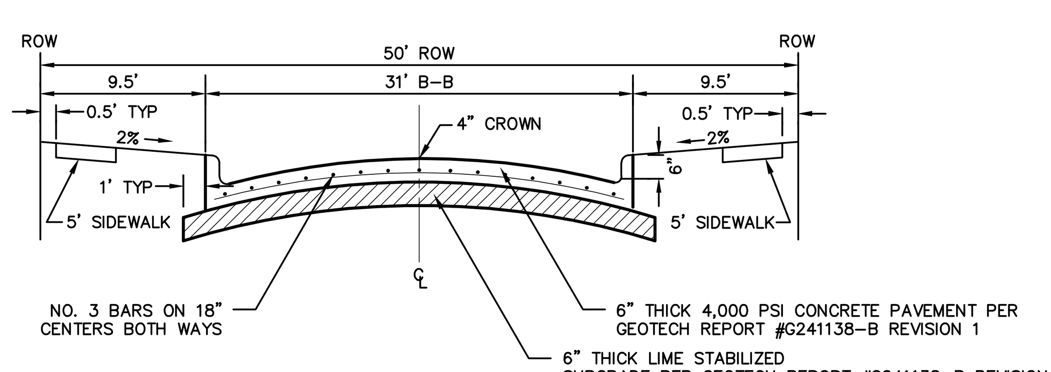
- PROPERTY LINE
- MINOR ARTERIAL (25' B-B, 50' ROW)
- RESIDENTIAL STREET (31' B-B, 50' ROW)
- TEMPORARY ACCESS ROAD (25' B-B)
- PROPOSED CONCRETE SIDEWALK



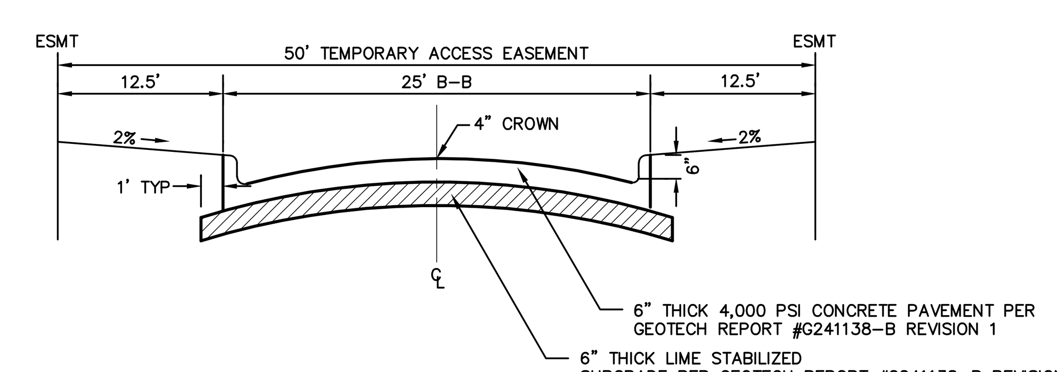
VICINITY MAP
SCALE: 1" = 2,000'



MINOR ARTERIAL STREET SECTION
NTS



RESIDENTIAL STREET SECTION
NTS



TEMPORARY ACCESS STREET SECTION
NTS

ROADWAY IMPROVEMENTS

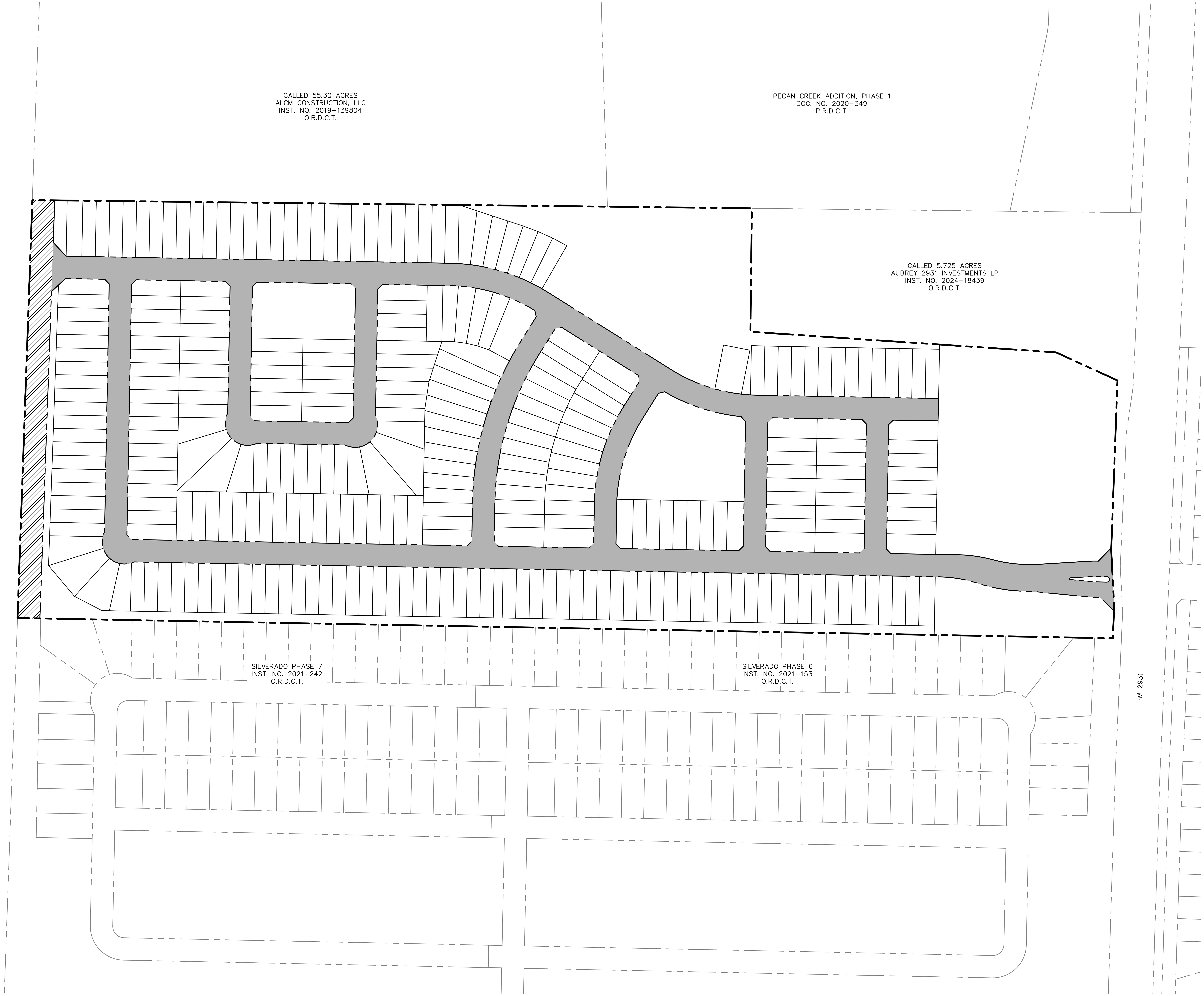
Palomino

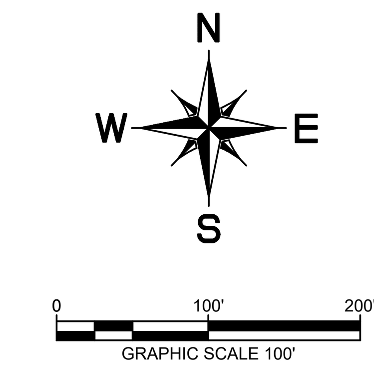
APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

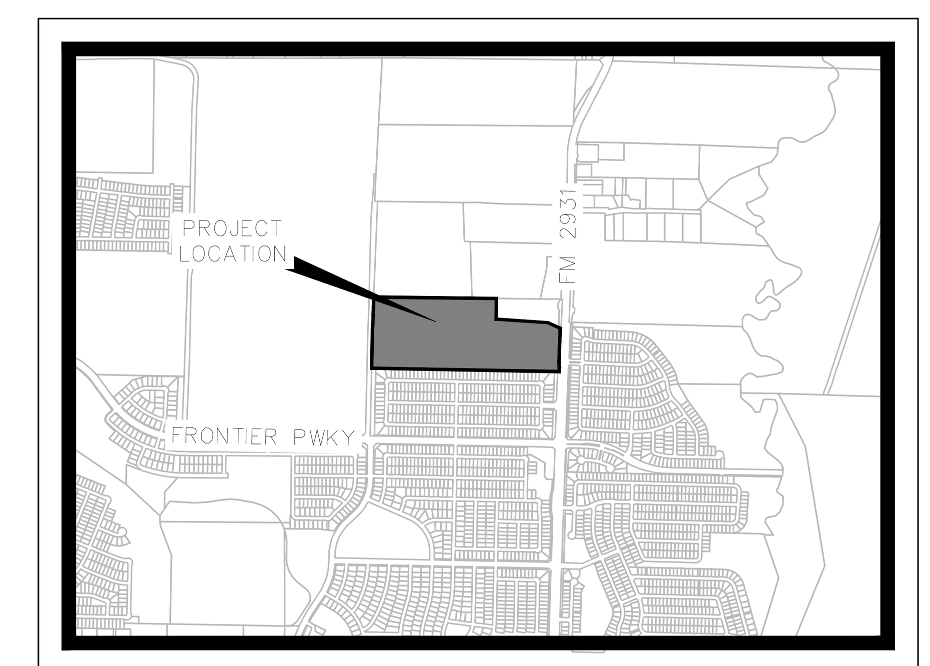
Kimley»Horn
April 2026





LEGEND

PROPERTY LINE	
MINOR ARTERIAL RIGHT OF WAY	TOTAL AREA = 1.07 AC
INTERNAL RIGHT OF WAY	TOTAL AREA = 8.21 AC



VICINITY MAP
SCALE: 1" = 2,000'

RIGHT OF WAY EXHIBIT

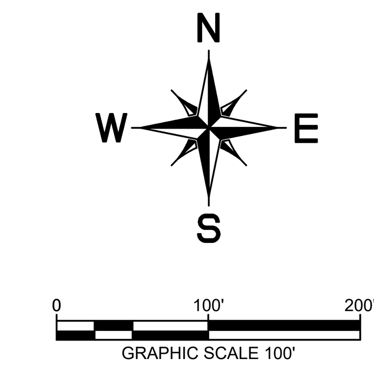
Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

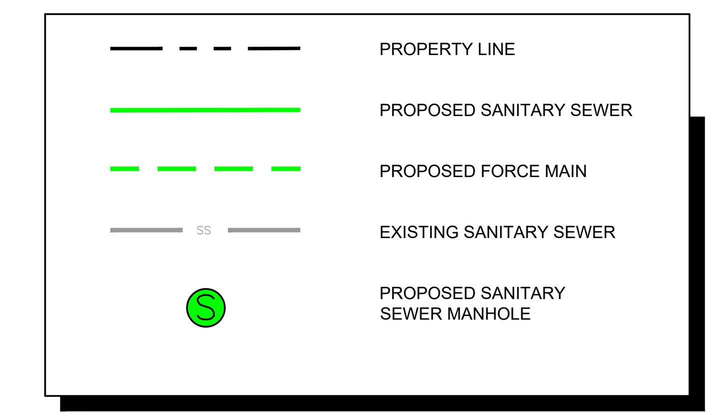
OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

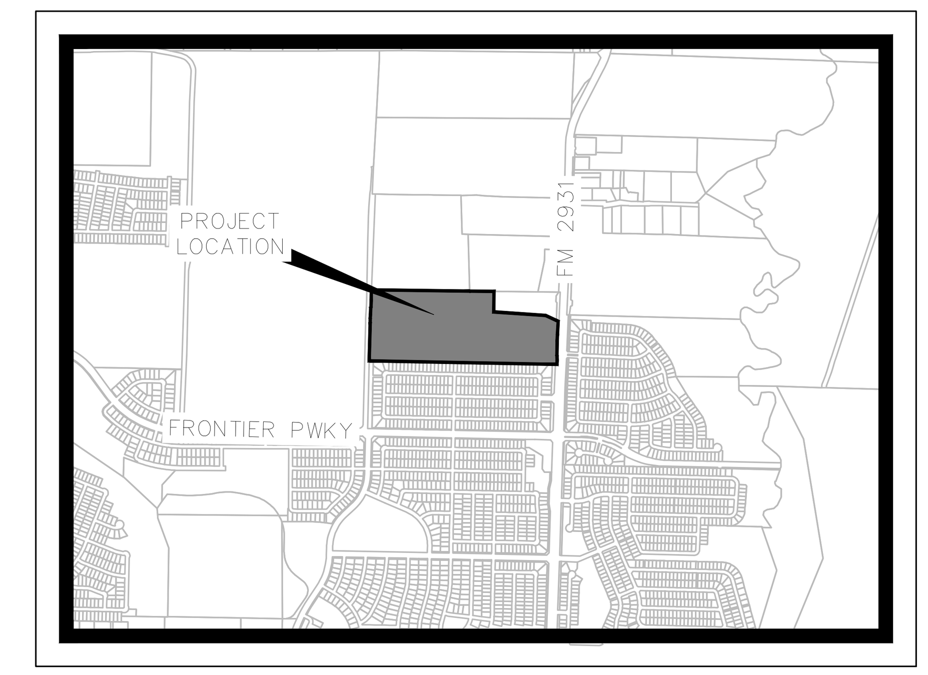
ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn
April 2026



SANITARY SEWER LEGEND

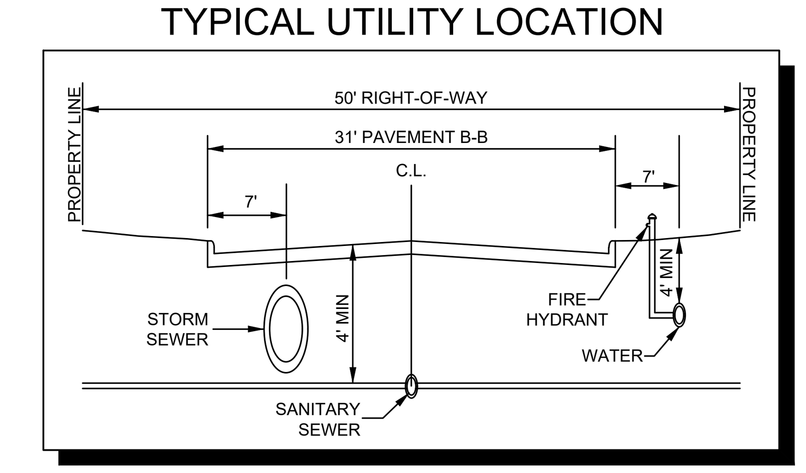




VICINITY MAP

SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



SANITARY SEWER IMPROVEMENTS

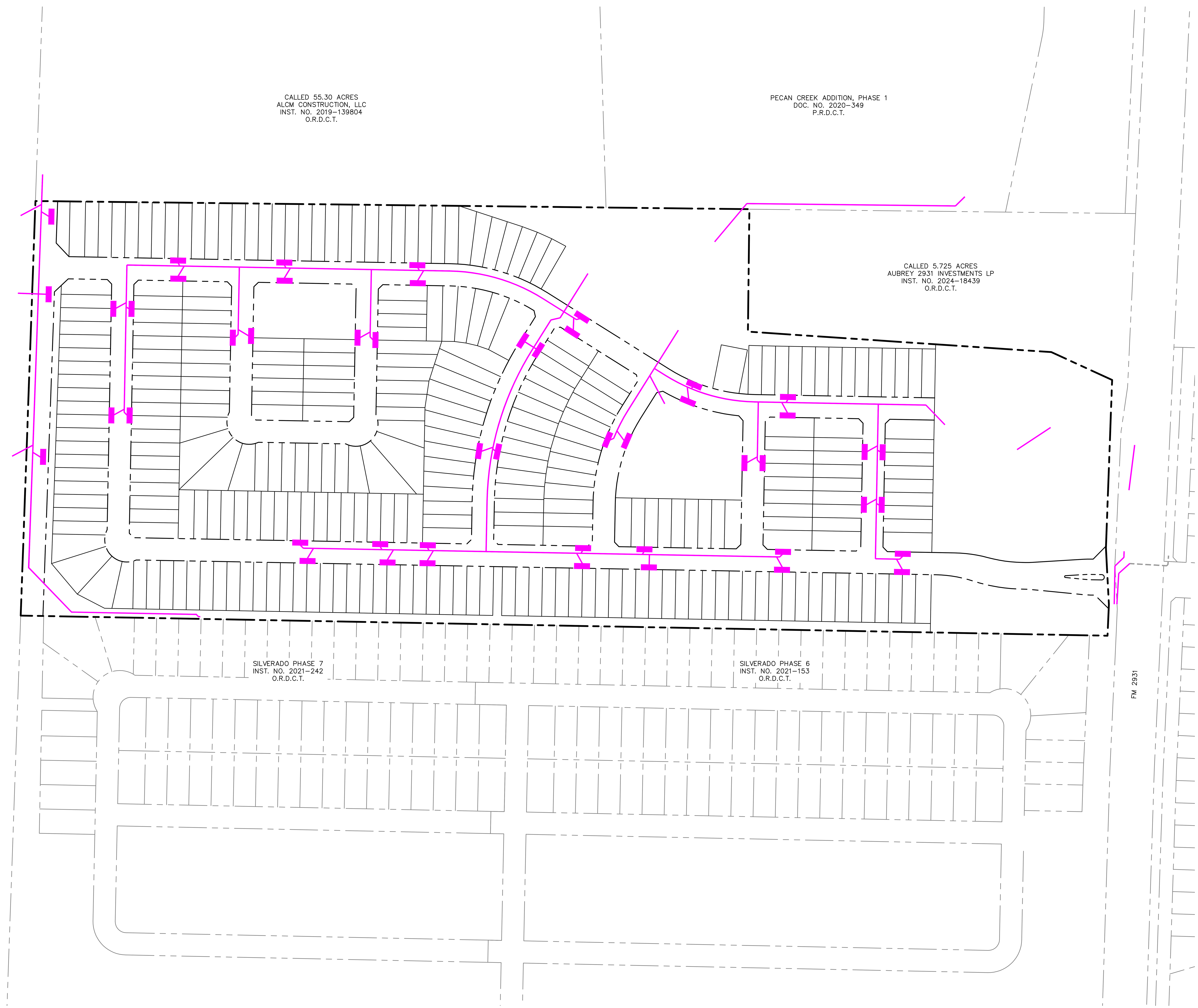
Palomino

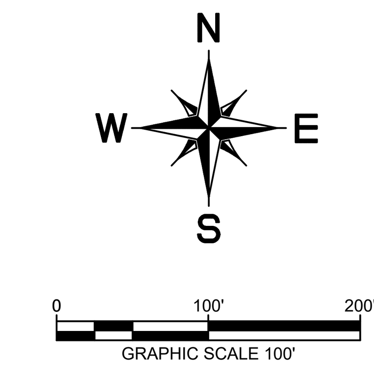
APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

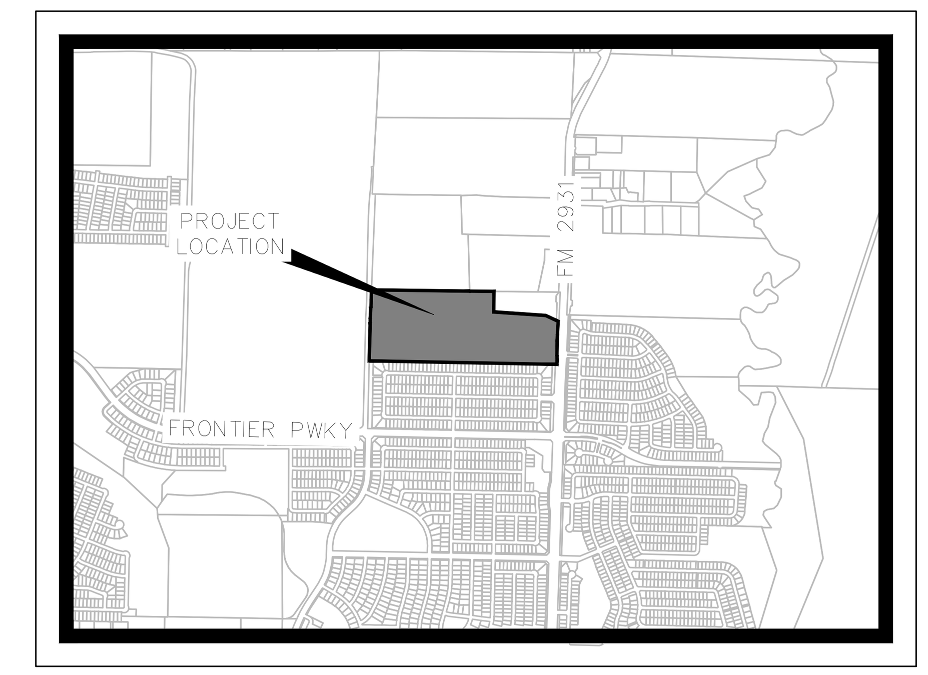
Kimley»Horn
April 2026





STORM DRAINAGE LEGEND

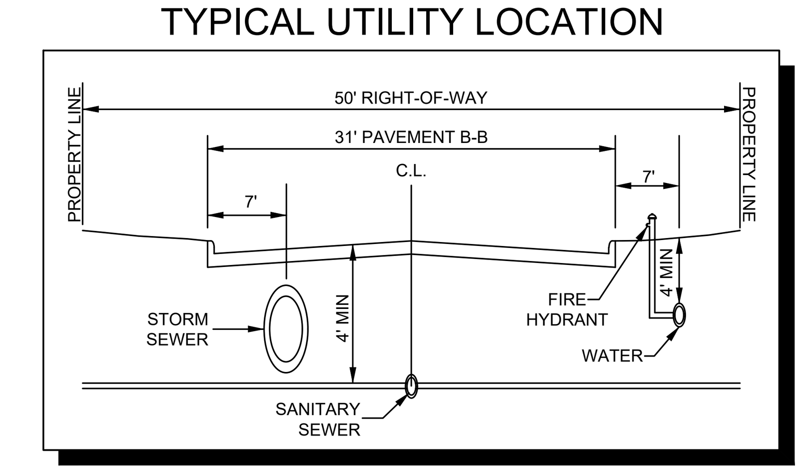
- PROPERTY LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN INLET



VICINITY MAP

SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



STORM DRAIN IMPROVEMENTS

Palomino

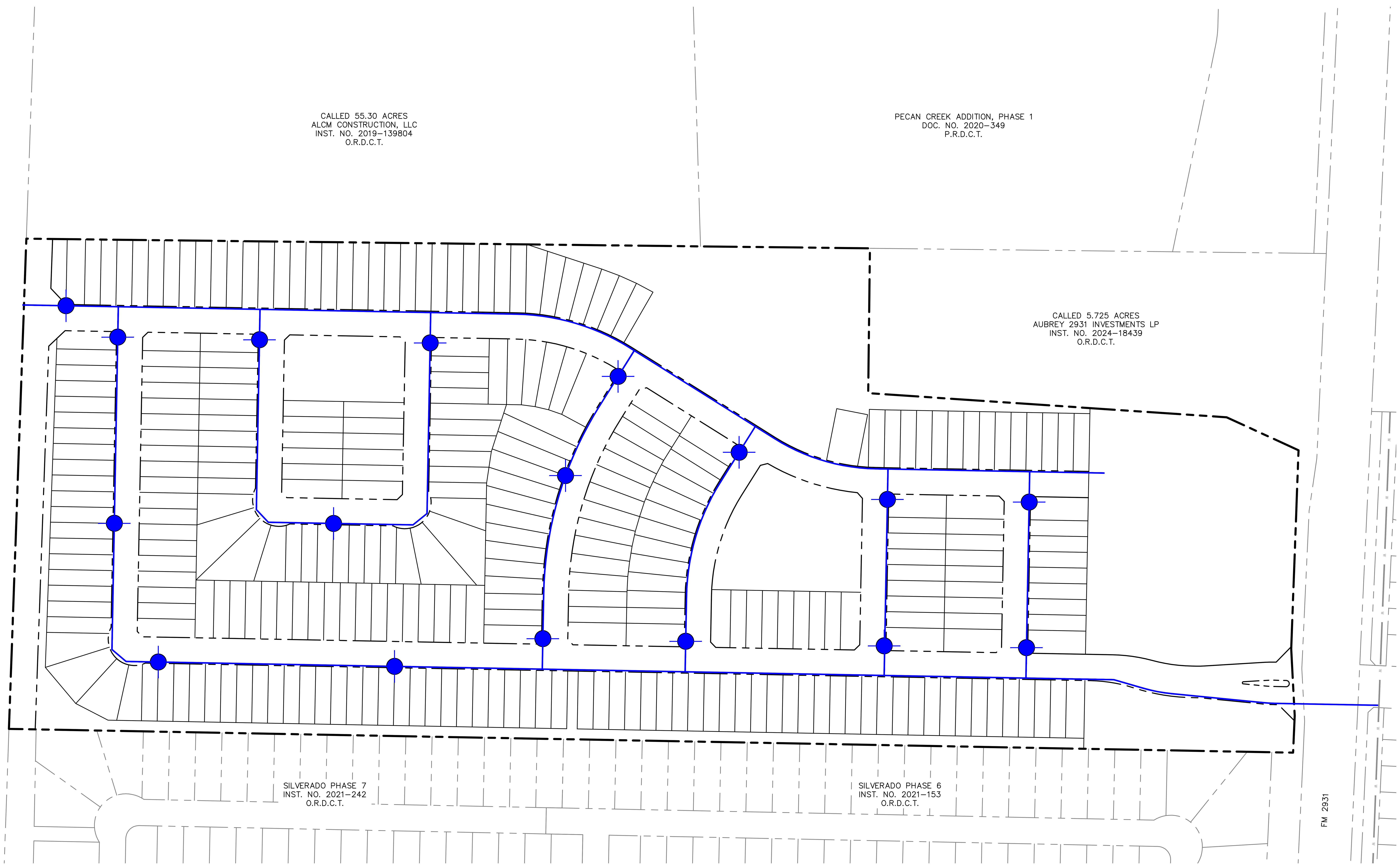
APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

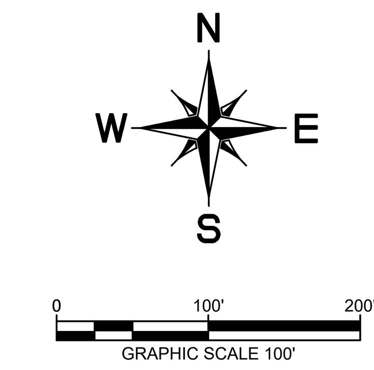
OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

April 2026

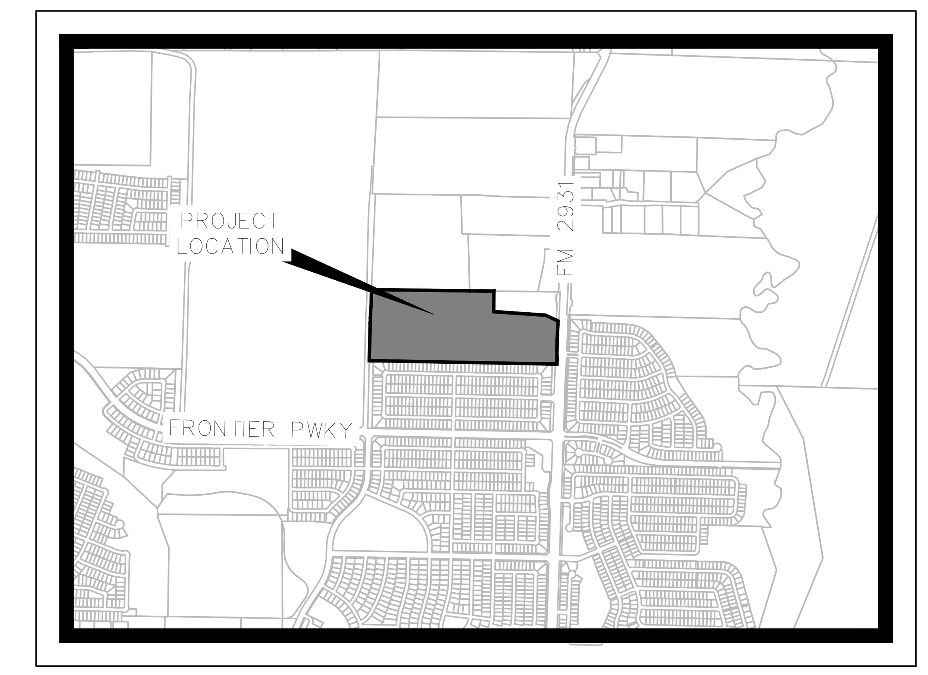
Plotted By:Hitch, CJ Date:April 17, 2026 02:32:03pm File Path:K:\FRI_Civil\063451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Storm.dwg





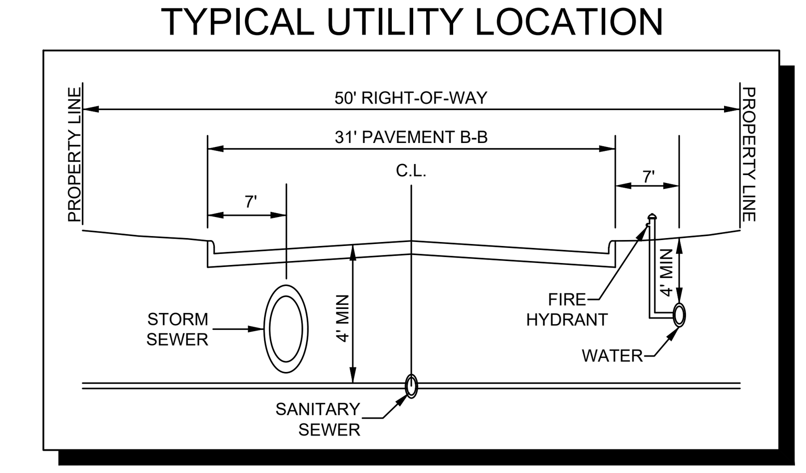
WATER LEGEND

— — —	PROPERTY LINE
———	PROPOSED WATERLINE
— · —	EXISTING WATERLINE
●	PROPOSED FIRE HYDRANT



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



WATER IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn
April 2026

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

____

____

____

____

_____________________][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, 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 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 ***Palomino Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF 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][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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][4]

---

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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 into one Lot Type.

"Lot Type 1" 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

Lot Type	Proposed Development	
Lot Type 1 (30 Ft)	300	Units
Total	**300**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the PID to be financed with the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the number of units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Type (i.e., 30 Ft); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. Assessments are allocated to each Lot Type on the basis of the number of units.

C) Allocation of Assessments to Lots within the PID

As shown in Section IV of this Service and Assessment Plan, the total amount of the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the PID, is $5,296,000. As shown in Table F-A.1, there are a total of 300 units in the PID, resulting in an Assessment per Equivalent Unit of $18,796.67.

Table F-C.1
Assessment Per Unit - PID

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (30 Ft)	300	$18,796.67	$5,639,000
Total			**$5,639,000**

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 - PID

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$18,796.67	3.19	15.96

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 – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$1,650	$2.75	$0.55

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

APPENDIX G
PROPOSED ASSESSMENT ROLL

Appendix G-1
Proposed Assessment Roll

Parcel	**77033**
Assessment	**$5,639,000**
Equivalent Units	**1.00**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$68,000	$338,340	$0	$28,195	$60,000	$494,535
2028	$72,000	$334,260	$0	$27,855	$61,200	$495,315
2029	$75,000	$329,940	$0	$27,495	$62,424	$494,859
2030	$79,000	$325,440	$0	$27,120	$63,672	$495,232
2031	$83,000	$320,700	$0	$26,725	$64,946	$495,371
2032	$87,000	$315,720	$0	$26,310	$66,245	$495,275
2033	$91,000	$310,500	$0	$25,875	$67,570	$494,945
2034	$95,000	$305,040	$0	$25,420	$68,921	$494,381
2035	$111,000	$299,340	$0	$24,945	$60,000	$495,285
2036	$118,000	$292,680	$0	$24,390	$60,300	$495,370
2037	$125,000	$285,600	$0	$23,800	$60,602	$495,002
2038	$133,000	$278,100	$0	$23,175	$60,905	$495,180
2039	$141,000	$270,120	$0	$22,510	$61,209	$494,839
2040	$150,000	$261,660	$0	$21,805	$61,515	$494,980
2041	$159,000	$252,660	$0	$21,055	$61,823	$494,538
2042	$169,000	$243,120	$0	$20,260	$62,132	$494,512
2043	$180,000	$232,980	$0	$19,415	$62,442	$494,837
2044	$191,000	$222,180	$0	$18,515	$62,755	$494,450
2045	$204,000	$210,720	$0	$17,560	$63,068	$495,348
2046	$217,000	$198,480	$0	$16,540	$63,384	$495,404
2047	$230,000	$185,460	$0	$15,455	$63,701	$494,616
2048	$245,000	$171,660	$0	$14,305	$64,019	$494,984
2049	$261,000	$156,960	$0	$13,080	$64,339	$495,379
2050	$277,000	$141,300	$0	$11,775	$64,661	$494,736
2051	$295,000	$124,680	$0	$10,390	$64,984	$495,054
2052	$314,000	$106,980	$0	$8,915	$65,309	$495,204
2053	$334,000	$88,140	$0	$7,345	$65,636	$495,121
2054	$355,000	$68,100	$0	$5,675	$65,964	$494,739
2055	$378,000	$46,800	$0	$3,900	$66,294	$494,994
2056	$402,000	$24,120	$0	$2,010	$66,625	$494,755
Total	**$5,639,000**	**$6,741,780**	**$0**	**$561,815**	**$1,906,644**	**$14,849,239**

[1] interest is calculated using an estimated 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-2
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (30Ft)**
Assessment	**$18,796.67**
Number of Units	**300**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$227	$1,128	$0	$94	$200	$1,648
2028	$240	$1,114	$0	$93	$204	$1,651
2029	$250	$1,100	$0	$92	$208	$1,650
2030	$263	$1,085	$0	$90	$212	$1,651
2031	$277	$1,069	$0	$89	$216	$1,651
2032	$290	$1,052	$0	$88	$221	$1,651
2033	$303	$1,035	$0	$86	$225	$1,650
2034	$317	$1,017	$0	$85	$230	$1,648
2035	$370	$998	$0	$83	$200	$1,651
2036	$393	$976	$0	$81	$201	$1,651
2037	$417	$952	$0	$79	$202	$1,650
2038	$443	$927	$0	$77	$203	$1,651
2039	$470	$900	$0	$75	$204	$1,649
2040	$500	$872	$0	$73	$205	$1,650
2041	$530	$842	$0	$70	$206	$1,648
2042	$563	$810	$0	$68	$207	$1,648
2043	$600	$777	$0	$65	$208	$1,649
2044	$637	$741	$0	$62	$209	$1,648
2045	$680	$702	$0	$59	$210	$1,651
2046	$723	$662	$0	$55	$211	$1,651
2047	$767	$618	$0	$52	$212	$1,649
2048	$817	$572	$0	$48	$213	$1,650
2049	$870	$523	$0	$44	$214	$1,651
2050	$923	$471	$0	$39	$216	$1,649
2051	$983	$416	$0	$35	$217	$1,650
2052	$1,047	$357	$0	$30	$218	$1,651
2053	$1,113	$294	$0	$24	$219	$1,650
2054	$1,183	$227	$0	$19	$220	$1,649
2055	$1,260	$156	$0	$13	$221	$1,650
2056	$1,340	$80	$0	$7	$222	$1,649
Total	**$18,797**	**$22,473**	**$0**	**$1,873**	**$6,355**	**$49,497**

[1]The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-3

Phase #1 2026-27 Budget

Description	Amount
Phase #1 RA (Original)	**$5,639,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Assessments (Outstanding)	**$5,639,000**
Effective Interest Rate	6.00%

	Reimbursement Agreement
Interest payment on March 1, 2027	$169,170
Interest payment on September 1, 2027	$169,170
Principal payment on September 1, 2027	$68,000
Subtotal debt service on bonds	*$406,340*
Excess Interest for Additional Interest Reserves	$0
Administrative Expenses	$60,000
Subtotal Expenses	*$466,340*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$466,340**

	Reimbursement Agreement
Original Equivalent Units	300.00
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	300.00

Principal per Equivalent Unit	$226.67
Interest per Equivalent Unit	$1,127.80
Additional interest per Equivalent Unit	$0.00
Administrative Expenses per Equivalent Unit	$200.00
Total Annual Installment per Equivalent Unit	**$1,554.47**

Assessment Roll Summary 2026-27

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	A	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	B	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	F	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	53	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	54	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	55	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	56	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	57	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	58	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	59	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	60	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	61	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	62	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	63	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	64	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	F	65	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	66	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	67	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	68	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	69	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	70	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	71	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	72	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	73	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	74	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	75	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	76	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	77	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	78	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	79	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	80	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	81	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	82	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	83	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	84	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	85	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	86	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	87	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	88	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	89	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	90	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	91	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	92	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	H	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	53	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	54	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	55	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	56	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	57	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	58	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	59	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	60	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	61	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	62	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	63	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	64	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	65	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	66	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	67	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	68	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	69	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	70	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	71	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	72	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	73	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	74	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	75	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	76	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	77	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	78	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	79	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	80	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	H	81	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	82	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
Total		**300**		**300.00**	**$5,639,000**	**$68,000**	**$338,340**	**$60,000**	**$466,340**

[1]Parcel ID reflects the parent parcel ID for billing purposes.

City Council Special Meeting
Staff Report
July 9, 2026

Agenda Item
Consideration and action on appointing members to the Planning & Zoning Commission.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
Peter Darabaris and Johnna Melton have applied for the Planning and Zoning Commission. There are currently two vacancies. If appointed, Mr. Darabaris would take Place 2 for a term ending December 31, 2026 and Ms. Melton would take Place 6 for a term ending December 31, 2027.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (appoint/table) Peter Darabaris and Johnna Melton to the Planning & Zoning Commission.