

FORT WORTH  
PUBLIC IMPROVEMENT DISTRICT  
NUMBER 22  
(VEALE RANCH)

CITY OF FORT WORTH, TEXAS



SERVICE AND ASSESSMENT PLAN

April 28, 2026

PREPARED BY:

MUNICAP, INC.  
— PUBLIC FINANCE —

**FORT WORTH  
PUBLIC IMPROVEMENT DISTRICT  
NUMBER 22  
(VEALE RANCH)**

**SERVICE AND ASSESSMENT PLAN**

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

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### **A. INTRODUCTION**

On August 8, 2023, the City Council of the City of Fort Worth, Texas (the “City”) passed and approved Resolution No. 5782-08-2023 approving and authorizing the creation of the Fort Worth Public Improvement District No. 22 (Veale Ranch) (the “PID”) to finance the costs of certain public improvements for the benefit of certain property in the PID, which was located both within the corporate limits of the City and in the extraterritorial jurisdiction of the City at the time the PID was created.

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

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 Fort Worth Public Improvement District No. 22 (Veale Ranch) 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 provides that “[t]he 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 provides that “[a]n 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 provides that “[t]he 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 within the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act provides that “[a]fter 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 Improvement Area #4 Assessment Roll and the Improvement Area #5 Assessment Roll are included as Appendix G and Appendix H, respectively, to this Service and Assessment Plan. The

Assessments as shown on such Assessment Rolls 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 Certificate for Payment that has been reviewed and approved by the City. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, 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, plan review fees, material testing fees, water lab fees, development fees, capacity fees and per acre charges), insurance premiums, and miscellaneous expenses, and (g) the fair market value of any Property for which easements, road right-of-way or landscaping facilities has been dedicated to the City as an Authorized Improvement.

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

**“Additional Interest Rate”** means the 0.50% additional interest rate charged on Assessments pursuant to Section 372.018 of the PID Act.

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

**“Administrative Expenses”** means the 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, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) 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 an employee of the City or third-party designee of the City who shall have the responsibilities provided in this the Service and Assessment Plan, a Trust Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the PID. The initial Administrator is MuniCap, Inc.

**“Annual Installment”** means, with respect to each Parcel of Assessed Property, each annual payment of: (i) the Assessments including both principal of and interest thereon, as shown on the applicable Assessment Roll attached hereto (or any Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component described in Section V of this Service and Assessment Plan, and (iii) Administrative Expenses.

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

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

**“Assessment”** means an assessment levied against a Parcel of Assessed Property imposed pursuant to an Assessment Ordinance and the provisions hereof, as shown on the applicable Assessment Roll, subject to reallocation or reduction according to the provisions hereof and the PID Act. An Assessment for a Parcel of Assessed Property 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 (including the Additional Interest Component) on all Assessments.

**“Assessment Ordinance”** means each ordinance adopted by the City Council approving this Service and Assessment Plan (including amendments or supplements to this Service and Assessment Plan) and levying Assessments against Assessed Property, and includes the Improvement Area #4 Assessment Ordinance, the Improvement Area #5 Assessment Ordinance and all Future Improvement Area Assessment Ordinances.

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

**“Assessment Roll”** means the Improvement Area #4 Assessment Roll, the Improvement Area #5 Assessment Roll, and all Future Improvement Area Assessment Rolls approved in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Authorized Improvements”** means 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”** means 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 its designee, to substantiate the Actual Costs of one or more Authorized Improvements.

**“City”** means the City of Fort Worth, Texas.

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

**“County”** means Tarrant County, Texas or Parker County, Texas.

**“Delinquent Collection Costs”** means the costs related to the foreclosure on a Parcel of Assessed Property and the costs of collection of a delinquent Assessment or any other delinquent amounts due under this Service and Assessment Plan, all in accordance with the PID Act, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

**“Developer”** means the applicable Original Owner of an Improvement Area and any authorized assignee pursuant to the Development Agreement.

**“Development Agreement”** means that certain “Veale Ranch Development Agreement” by and among the Original Owners and the City, related to the property within the PID, and effective as of March 9, 2023, as amended, supplemented, or assigned from time to time.

**“Equivalent Units”** means, as to any Parcel of Assessed Property, the number of dwelling units by Lot Type expected to be built on such Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

**“Future Improvement Area”** means an Improvement Area to be defined and developed after Improvement Area #1, #2, and #3, Improvement Area #4, and Improvement Area #5, and within the boundaries of the PID (but which are not subject to development at this time).

**“Future Improvement Area Assessed Property”** means all Parcels of Assessed Property within the Future Improvement Area.

**“Future Improvement Area Assessment”** means an Assessment levied against Future Improvement Area Assessed Property to pay for a portion of the Future Improvement Area Improvements and imposed pursuant to a Future Improvement Area Assessment Ordinance and the provisions herein, as shown on a Future Improvement Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

**“Future Improvement Area Assessment Ordinance”** means each ordinance adopted by the City Council that levies a Future Improvement Area Assessment against Future Improvement Area Assessed Property.

**“Future Improvement Area Assessment Roll”** means the Assessment Roll that will be attached to this Service and Assessment Plan in conjunction with the adoption of a Future Improvement Area Assessment Ordinance.

**“Future Improvement Area Bonds”** means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured in whole or in part by Future Improvement Area Assessments. In connection with Future Improvement Area Bonds, Future Improvement Area Assessments related to such Future Improvement Area Bonds, Future Improvement Area Assessments will be levied only on Assessed Property located within the applicable Future Improvement Area to finance Future Improvement Area Improvements which will only benefit such Future Improvement Area.

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

**“Future Improvement Area Reimbursement Agreement”** means any reimbursement agreement related to the Actual Costs of Future Improvement Area Improvements to be paid from Future Improvement Area Assessments secured by the Future Improvement Area Assessed Property for the Future Improvement Area Improvements under the terms of the Master Reimbursement Agreement.

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

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

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

**“Improvement Area Reimbursement Agreements”** means, collectively, the Improvement Area #4 Reimbursement Agreement, the Improvement Area #5 Reimbursement Agreement and all Future Improvement Area Reimbursement Agreements.

**“Improvement Areas #1, #2, and #3”** means the Improvement Areas developed as depicted in Appendix A-1 and are not anticipated to have an Assessment imposed upon them.

**“Improvement Area #4”** or **“IA #4”** means the improvement area to be developed as depicted in Appendix A-2, and as specifically described as the sum of all Parcels shown in Appendix G.

**“Improvement Area #4 Assessed Property”** means all Parcels of Assessed Property within Improvement Area #4 as shown in the Improvement Area #4 Assessment Roll against which an Improvement Area #4 Assessment relating to the Improvement Area #4 Improvements is levied.

**“Improvement Area #4 Assessment”** means an Assessment levied against Improvement Area #4 Assessed Property to pay for a portion of the Improvement Area #4 Improvements and imposed pursuant to the Improvement Area #4 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

**“Improvement Area #4 Assessment Ordinance”** means Ordinance No. \_\_\_\_\_ approved and adopted by the City Council on \_\_\_\_\_, 2026, which levied the Improvement Area #4 Assessment against the Improvement Area #4 Assessed Property, and approved this Service and Assessment Plan.

**“Improvement Area #4 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Improvement Area #4 Assessments or the Annual Installments thereof.

**“Improvement Area #4 Assessment Roll”** means the document attached to this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #4 Bonds”** mean those certain City of Fort Worth, Texas, Special Assessment Revenue Bonds, Series 2026 (Fort Worth Public Improvement District No. 22 (Veale

Ranch) Improvement Area #4 Project) that are secured primarily by Improvement Area #4 Assessment Revenues. The term Improvement Area #4 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #4 Improvements currently being constructed pursuant to the Master Reimbursement Agreement and the Improvement Area #4 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #4 Assessment Revenues.

**“Improvement Area #4 Developer”** means FW Club LP and FW Maverick Development LLC, its successors and assigns.

**“Improvement Area #4 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #4, which are described in Section III.B.

**“Improvement Area #4 Reimbursement Agreement”** means the reimbursement agreement related to the Actual Costs of the Improvement Area #4 Improvements to be paid from Improvement Area #4 Assessments secured by the Improvement Area #4 Assessed Property for the Improvement Area #4 Improvements under the terms of the Master Reimbursement Agreement.

**“Improvement Area #5”** or **“IA #5”** means the improvement area to be developed as depicted in Appendix A-3, and as specifically described as the sum of all Parcels shown in Appendix H.

**“Improvement Area #5 Assessed Property”** means all Parcels of Assessed Property within Improvement Area #5, as shown in the Improvement Area #5 Assessment Roll against which an Improvement Area #5 Assessment relating to the Improvement Area #5 Improvements is levied.

**“Improvement Area #5 Assessment”** means an Assessment levied against Improvement Area #5 Assessed Property to pay for a portion of the Improvement Area #5 Improvements and imposed pursuant to the Improvement Area #5 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #5 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

**“Improvement Area #5 Assessment Ordinance”** means Ordinance No. \_\_\_\_\_ approved and adopted by the City Council on \_\_\_\_\_, 2026, which levied the Improvement Area #5 Assessment against the Improvement Area #5 Assessed Property.

**“Improvement Area #5 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Improvement Area #5 Assessments levied against Improvement Area #5 Assessed Property, or the Annual Installments thereof.

**“Improvement Area #5 Assessment Roll”** means the document attached to this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #5 Bonds”** mean those certain City of Fort Worth, Texas, Special Assessment Revenue Bonds, Series 2026 (Fort Worth Public Improvement District No. 22 (Veale Ranch Improvement Area #5 Project) that are secured primarily by Improvement Area #5 Assessment Revenues. The term Improvement Area #5 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #5 Improvements currently being constructed pursuant to the Master Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #5 Assessment Revenues.

**“Improvement Area #5 Developer”** means PMB Ventana Developer South LLC and PMB SWFW Dev Co Manager LLC, its successors and assigns.

**“Improvement Area #5 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #5, which are described in Section III.C.

**“Improvement Area #5 Reimbursement Agreement”** means the reimbursement agreement related to the Actual Costs of the Improvement Area #5 Improvements to be paid from Improvement Area #5 Assessments secured by the Improvement Area #5 Assessed Property for the Improvement Area #5 Improvements under the terms of the Master Reimbursement Agreement.

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

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

**“Master Reimbursement Agreement”** means that certain Veale Ranch Development Master Reimbursement Agreement dated as of December 7, 2023, by and among the City and the Original Owners in which the applicable Developer agrees to fund Actual Costs of certain 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.

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowners’ 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.

**“Original Owner(s)”** means PB Ventana 1, LLC, a Texas limited liability company; PMB I20 Land LP, a Texas limited partnership; PMB Rolling V South Land, LP, a Texas limited partnership; PMB RVS Dev Co LLC, a Texas limited liability company; PMB SWFW Dev Co LLC, a Texas limited liability company; PMB Team Ranch Devco LLC, a Texas limited liability company; PMB Veale Land Investors 1 LP, a Texas limited partnership; PMB Ventana Developer LLC, a Texas limited liability company; PMB Ventana Developer South LLC, a Texas limited liability company; PMB Ventana SFR LP, a Texas limited partnership; and TRT Land Investors, LLC, a Delaware limited liability company and any affiliate or assignee thereof with respect to the Development Agreement.

**“Parcel”** or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the appraisal district for the applicable County, 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 attached as Appendix E to 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 or updated from time to time.

**“TIRZ No. 16”** means the Tax Increment Reinvestment Zone No. 16, City of Fort Worth, Texas (Veale Ranch TIF).

**“TIRZ Annual Credit Amount”** means, for each Parcel of Assessed Property, the amount of TIRZ Revenues calculated, if applicable, pursuant to Section VI of this Service and Assessment Plan.

**“TIRZ Ordinance”** means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the TIRZ Project Plan and Financing Plan (including amendments or supplements thereto).

**“TIRZ Project Plan and Financing Plan”** means the governing document of the TIRZ No. 16.

**“TIRZ Revenues”** mean the portion of the City’s and County’s ad valorem tax revenue pledged to be paid into the TIRZ Fund pursuant to the TIRZ Ordinance and the TIRZ Project Plan and Financing Plan.

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

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

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

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

The PID is presently located within the corporate limits of the City and the City’s extraterritorial jurisdiction. The PID contains approximately 5,200 acres of land. A map of the property within the PID is shown on Appendix A-1 to this Service and Assessment Plan.

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

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

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

| <b>Proposed Development</b> | <b>Quantity</b> | <b>Measurement</b> |
|-----------------------------|-----------------|--------------------|
| Residential                 |                 | Units              |
| Single-family               | 6,000           | Units              |
| Multi-family                | 11,000,000      | GSF                |
| Commercial                  |                 |                    |
| Retail Pad                  | 600,000         | GSF                |
| Retail (Big Box)            | 900,000         | GSF                |
| Office                      | 5,000,000       | GSF                |
| Industrial                  | 12,000,000      | GSF                |

Improvement Areas #1, #2 and #3 consists of approximately 464 acres and consists of 273 single family residential units, 188 multi-family residential units, and 1,592,554 square feet of commercial. No Assessments are anticipated to be levied on these Improvement Areas.

**Table II-B**  
**Actual Development – Improvement Area #1, #2 and #3**

| <b>Proposed Development</b> | <b>Quantity</b> | <b>Measurement</b> |
|-----------------------------|-----------------|--------------------|
| Residential                 |                 | Units              |
| Single-family               | 273             | Units              |
| Multi-family                | 206,048         | GSF                |
| Commercial                  |                 |                    |
| Industrial                  | 1,592,554       | GSF                |

## B. PROPERTY INCLUDED IN IMPROVEMENT AREA #4

Improvement Area #4 consists of approximately 421.082 acres and is projected to consist of 136 single family residential units, to be developed as Improvement Area #4, as further described in Section III. A map of the property within Improvement Area #4 is shown in Appendix A-2.

The property within Improvement Area #4 is proposed to be developed as shown in Table II-C.

**Table II-C**  
**Proposed Development – Improvement Area #4**

| <b>Proposed Development</b>  | <b>Total</b> | <b>Measurement</b> |
|------------------------------|--------------|--------------------|
| Single Family - Estate Lots  | 100          | Units              |
| Single Family - Cottage Lots | 36           | Units              |
| <b>Total</b>                 | <b>136</b>   | <b>Units</b>       |

## C. PROPERTY INCLUDED IN IMPROVEMENT AREA #5

Improvement Area #5 consists of approximately 72.059 acres and is projected to consist of 277 single family residential units, to be developed as Improvement Area #5, as further described in Section III. A map of the property within Improvement Area #5 is shown in Appendix A-3.

The property within Improvement Area #5 is proposed to be developed as shown in Table II-D.

**Table II-D**  
**Proposed Development – Improvement Area #5**

| <b>Proposed Development</b> | <b>Total</b> | <b>Measurement</b> |
|-----------------------------|--------------|--------------------|
| Single Family - 70 Ft       | 39           | Units              |
| Single Family - 60 Ft       | 38           | Units              |
| Single Family - 50 Ft       | 163          | Units              |
| Single Family - 40 Ft       | 37           | Units              |
| <b>Total</b>                | <b>277</b>   | <b>Units</b>       |

## D. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

The Future Improvement Areas consist of a total of approximately 4,243 acres and are projected to consist of 5,053 single family residential units, 10,793,952 gross square feet of multi-family, and 16,907,446 gross square feet of commercial. A map of the property within the Future Improvement Areas is shown in Appendix A-1 and Appendix A-4.

The property within the Future Improvement Areas is proposed to be developed as shown in Table II-E.

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

| Proposed Development | Quantity   | Measurement |
|----------------------|------------|-------------|
| Residential          |            | Units       |
| Single-family        | 5,053      | Units       |
| Multi-family         |            | GSF         |
| Commercial           |            |             |
| Retail Pad           | 600,000    | GSF         |
| Retail (Big Box)     | 900,000    | GSF         |
| Office               | 5,000,000  | GSF         |
| Industrial           | 10,407,446 | GSF         |

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursements may be required pursuant to the Master Reimbursement Agreement and each respective Future Improvement Area Reimbursement Agreement for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bond and/or execution of each Future Improvement Area Reimbursement Agreement, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area similar to that Improvement Area #4 and Improvement Area #5 in Section II.B and Section II.C. A map of the projected property within the Future Improvement Areas is shown in Appendix A-1 and Appendix A-4. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels of Assessed Property in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property in the PID, the anticipated subdivision of property in the PID, and the Developer’s estimates of the highest and best use of the property within the PID and are subject to adjustment by the Developers.

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

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

Pursuant to Chapter 372.003 of the PID Act,

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 and Section III.C, 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 IMPROVEMENT AREA #4 IMPROVEMENTS**

The descriptions of the Improvement Area #4 Improvements are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #4 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #4 Improvements are as follows.

### Roadway Improvements

The road improvement portion of the Improvement Area #4 Improvements consists of the acquisition, construction, improvement, widening, narrowing, closing and re-routing of streets, roadways, bridges and arterials and include, subgrade stabilization (including lime treatment and compaction), concrete, asphalt or other applicable material, curbs, gutters, sidewalks, barrier free ramps, signage, traffic control devices and wayfinding, landscaping and irrigation, re-vegetation of disturbed areas within and for the right of way, retaining walls within and for the right of way, all related earthwork and excavation, and the fair market value of any right-of-way dedication to the City which benefit the Improvement Area #4 Assessed Property. Roadway improvements also include, if necessary, any TxDOT (the “TxDOT”) turn lanes or TxDOT signalization at US 377 & Bear Creek Parkway or other locations and the necessary infrastructure, requirements, permitting, and other necessary work related to TxDOT. All roadway projects will be designed and constructed in accordance with City and/or other applicable governmental jurisdiction standards and specifications, including the Fort Worth Master Throughfare Plan (the “Master Throughfare Fare”), and will be owned and operated by the City and/or other applicable governmental jurisdictions.

### Water Improvements

The water improvements portion of the Improvement Area #4 Improvements consists of acquisition, construction, improvement and installation of water and reclaimed water supply lines and related facilities and equipment, which includes waterlines (excluding waterlines 8” or less and serving residential area), valves, vaults, fire hydrants, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary for the portion of the water distribution system that will service the Improvement Area #4 Assessed Property, including improvements that are off-site. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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### Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #4 Improvements consists of acquisition, construction, improvement and installation of various sized sanitary sewer pipes (excluding lines 8” or less and serving residential area), service lines, force main(s), lift station(s), and related facilities and equipment which include, manholes, encasements, pumps, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary to provide sanitary sewer service to Improvement Area #4 Assessed Property, including improvements that are offsite. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #4 Improvements consists of the acquisition, construction, improvement and installation of stormwater drainage and detention improvements and related facilities and equipment which include, storm pipes (all applicable material), storm boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, trench safety, testing, related earthwork and excavation and erosion control, appurtenances, and the fair market value of any easements granted to the City necessary to provide adequate drainage to the Improvement Area #4 Assessed Property, including improvements that are offsite. Storm drainage improvements further include, if necessary, any drainage infrastructure within TxDOT turn lanes at US 377 & Bear Creek Parkway or other locations and the necessary infrastructure, requirements, permitting, and other necessary work related to TxDOT. 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.

### Public Landscaping and Trails

The public landscaping and trail improvements of the Improvement Area #4 Improvements consist of the planting and construction of supplemental landscaping such as parks, ponds, lakes, open spaces, entry features and areas, which include, sitting stations, benches, shaded structure(s), hardscape such as walls, statues and monuments, landscaping, plantings, and irrigation, fountains, playgrounds, athletic facilities, pavilions, lighting and paved parking spaces, which benefit the Improvement Area #4 Assessed Property. The landscaping improvements will be designed according to City standards and will be available for public use.

### Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #4 Improvements consists of all costs related to designing, construction, installing, and financing the Authorized Improvements including engineering and surveying, land planning and design, project and construction management fees, City fees (including inspection fees, IPRC engineering plan review fees, administrative material testing costs, water lab testing fees, permit fees, development fees, capacity fees and per acre charges), material testing, appraisal, legal and issuance costs, contingency, and other related soft and miscellaneous costs.

**Table III-A  
Budgeted Costs – Improvement Area #4**

| <b>Authorized Improvements</b>       | <b>Total Improvement<br/>Area #4 Improvements<sup>1</sup></b> |
|--------------------------------------|---|
| Roadway improvements                 | \$3,212,402   |
| Water improvements                   | \$4,792,594   |
| Sanitary sewer improvements          | \$1,502,756   |
| Storm drainage improvements          | \$289,181   |
| Public landscaping and trails        | \$675,000   |
| Other soft and miscellaneous costs   | \$2,927,205   |
| <b>Total Authorized Improvements</b> | <b>\$13,399,137</b>   |

<sup>1</sup>Provided by the Improvement Area #4 Developer. 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 Improvement Area #4 Assessment related to the Improvement Area #4 Improvements does not increase.

**C. DESCRIPTIONS AND BUDGETED COSTS OF IMPROVEMENT AREA #5 IMPROVEMENTS**

The descriptions of the Improvement Area #5 Improvements are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #5 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #5 Improvements are as follows.

Roadway Improvements

The road improvement portion of the Improvement Area #5 Improvements consists of the acquisition, construction, improvement, widening, narrowing, closing and re-routing of streets, roadways, bridges and arterials and include, subgrade stabilization (including lime treatment and compaction), concrete, asphalt or other applicable material, curbs, gutters, sidewalks, barrier free ramps, signage, traffic control devices and wayfinding, landscaping and irrigation, re-vegetation of disturbed areas within and for the right of way, retaining walls within and for the right of way, all related earthwork and excavation, and the fair market value of any right-of-way dedication to the City which benefit the Improvement Area #5 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications, including the Master Throughfare Plan, and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #5 Improvements consists of acquisition, construction, improvement and installation of water and reclaimed water supply lines, and related facilities and equipment, includes waterlines (excluding water lines under 8” and serving residential area), valves, vaults, fire hydrants, trench safety, testing, related earthwork and

excavation, appurtenances, and the fair market value of any easements granted to the City necessary for the portion of the water distribution system that will service the Improvement Area #5 Assessed Property, including improvements that are offsite. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #5 Improvements consists of acquisition, construction, improvement and installation of various sized sanitary sewer pipes (excluding lines 8” or less and serving residential area), service lines, force main(s), lift station(s), and related facilities and equipment which include, manholes, encasements, pumps, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary to provide sanitary sewer service to Improvement Area #5 Assessed Property, including improvements that are offsite. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #5 Improvements consists of the acquisition, construction, improvement and installation of stormwater drainage and detention improvements and related facilities and equipment which include, storm pipes (all applicable material), storm boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, trench safety, testing, related earthwork and excavation and erosion control, appurtenances, and the fair market value of any easements granted to the City necessary to provide adequate drainage to the Improvement Area #5 Assessed Property, including improvements that are offsite. 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.

### Public Landscaping and Trails

The public landscaping and trail improvements of the Improvement Area #5 Improvements consist of the planting and construction of supplemental landscaping such as parks, ponds, lakes, open spaces, entry features and areas, which include, sitting stations, benches, shaded structure(s), hardscape such as walls, statues and monuments, landscaping, plantings, and irrigation, fountains, playgrounds, athletic facilities, pavilions, lighting and paved parking spaces, which benefit the Improvement Area #5 Assessed Property. The landscaping improvements will be designed according to City standards and will be available for public use.

### Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #5 Improvements consists of all costs related to designing, construction, installing, and financing the Authorized Improvements including engineering and surveying, land planning and design, project and construction management fees, City fees (including inspection fees, IPRC engineering plan review fees, administrative material testing costs, water lab testing fees, permit fees, development fees, capacity

fees and per acre charges), material testing, appraisal, legal and issuance costs, contingency, and other related soft and miscellaneous costs.

**Table III-B  
Budgeted Costs – Improvement Area #5**

| <b>Authorized Improvements</b>                  | <b>Total Improvement Area #5 Improvements<sup>1</sup></b> |
|---|---|
| Roadway improvements                            | \$1,219,985   |
| Water improvements                              | \$468,315   |
| Sanitary sewer improvements                     | \$1,002,254   |
| Storm drainage improvements <sup>2</sup>        | \$1,519,981   |
| Public landscaping and trails                   | \$147,696   |
| Other soft and miscellaneous costs <sup>3</sup> | \$1,071,497   |
| <b>Total Authorized Improvements</b>            | <b>\$5,429,728</b>  |

<sup>1</sup>Provided by the Improvement Area #5 Developer. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #5 Assessment related to the Improvement Area #5 Improvements does not increase.

<sup>2</sup>Include \$210,965 in drainage costs excluding the residential drainage improvement costs and \$1,309,286 in drainage costs related to the residential area.

<sup>3</sup>Include \$884,963 in other soft and miscellaneous costs excluding the improvement costs related to the residential drainage and \$186,534 other soft and miscellaneous costs related to the residential drainage improvement costs.

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

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

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

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

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Improvement Area #4 Improvements will be completed and accepted by the City in the first quarter of 2026.

It is anticipated that the Improvement Area #5 Improvements will be completed and accepted by the City in the second quarter of 2026.

The costs for Improvement Area #4 Improvements and the expenses allocable to Improvement Area #4 incurred in the establishment, administration, and operation of the PID are \$16,630,000, 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 Improvement Area #4 Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The costs for Improvement Area #5 Improvements and the expenses allocable to Improvement Area #5 incurred in the establishment, administration, and operation of the PID are \$6,809,000 as shown in Table IV-B. 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 Improvement Area #5 Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or additional reimbursements are required pursuant to the Master Reimbursement Agreement and each Future Improvement Area Reimbursement Agreement with respect thereto, this Service and Assessment Plan will be updated (e.g., Table IV-C, Table IV-D, etc. will be updated in a future update to this Service and Assessment Plan to include Improvement Area #6, etc.).

#### ***Improvement Area #4***

The obligation under the Improvement Area #4 Reimbursement Agreement is being created in 2026, as shown in Table IV-A. It is anticipated that Improvement Area #4 Bonds will be issued later in 2026 to remove the obligation under the Improvement Area #4 Reimbursement Agreement. Amounts in the tables included in this section may be rounded to the nearest whole dollar.

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**Table IV-A**  
**Projected Sources and Uses – Improvement Area #4**

| <b>Sources of Funds</b>                              | <b>Total</b>        |
|--|---------------------|
| Assessment Amount                                    | \$16,630,000        |
| <b>Total Sources</b>                                 | <b>\$16,630,000</b> |
| <b>Uses of Funds</b>                                 |                     |
| <i>Improvement Area #4 Improvements<sup>1</sup>:</i> |                     |
| Roadway improvements                                 | \$3,212,402         |
| Water improvements                                   | \$4,792,594         |
| Sanitary sewer improvements                          | \$1,502,756         |
| Storm drainage improvements                          | \$289,181           |
| Public landscaping and trails                        | \$675,000           |
| Other soft and miscellaneous costs                   | \$2,927,205         |
| <i>Subtotal Improvement Area #4 Project Costs</i>    | <i>\$13,399,137</i> |
| <i>Bond Issuance Costs:</i>                          |                     |
| Cost of Issuance                                     | \$998,500           |
| Reserve Fund   | \$1,222,712         |
| Administrative expenses                              | \$95,000            |
| Capitalized Interest                                 | \$415,750           |
| Underwriter's Discount                               | \$498,900           |
| <i>Subtotal Bond Issuance Costs</i>                  | <i>\$3,230,862</i>  |
| <b>Total Uses</b>                                    | <b>\$16,630,000</b> |

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

Improvement Area #5

The obligation under the Improvement Area #5 Reimbursement Agreement is being created in 2026, as shown in Table IV-B. It is anticipated that Improvement Area #5 Bonds will be issued later in 2026 to remove the obligation under the Improvement Area #5 Reimbursement Agreement.

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**Table IV-B**  
**Projected Sources and Uses – Improvement Area #5**

| <b>Sources of Funds</b>                               | <b>Total</b>       |
|---|--------------------|
| Assessment Amount                                     | \$6,809,000        |
| <b>Total Sources</b>                                  | <b>\$6,809,000</b> |
| <b>Uses of Funds</b>                                  |                    |
| <i>Improvement Area #5 Improvements<sup>1</sup>:</i>  |                    |
| Roadway improvements                                  | \$1,219,985        |
| Water improvements                                    | \$468,315          |
| Sanitary sewer improvements                           | \$1,002,254        |
| Storm drainage improvements                           | \$1,519,981        |
| Public landscaping and trails                         | \$147,696          |
| Other soft and miscellaneous costs                    | \$1,071,497        |
| <i>Subtotal Improvement Area #5 Improvement Costs</i> | <i>\$5,429,728</i> |
| <i>Bond Issuance Costs:</i>                           |                    |
| Cost of Issuance                                      | \$409,149          |
| Reserve Fund  | \$500,628          |
| Administrative expenses                               | \$95,000           |
| Capitalized Interest                                  | \$170,225          |
| Underwriter's Discount                                | \$204,270          |
| <i>Subtotal Bond Issuance Costs</i>                   | <i>\$1,379,272</i> |
| <b>Total Uses</b>                                     | <b>\$6,809,000</b> |

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

**B. PROJECTED FIVE-YEAR SERVICE PLAN**

*Improvement Area #4*

The annual projected costs and annual projected indebtedness for Improvement Area #4 is shown in Table IV-C. 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.

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**Table IV-C**  
**Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #4**

| <b>Year</b>  | <b>Annual Projected Cost</b> | <b>Annual Projected Indebtedness</b> | <b>Other Funding Sources</b> | <b>Projected Annual Installments<sup>1,2</sup></b> |
|--------------|------------------------------|--------------------------------------|------------------------------|--|
| 2026         | \$16,630,000                 | \$16,630,000                         | \$0                          | \$1,621,678  |
| 2027         | \$0                          | \$0                                  | \$0                          | \$1,621,766  |
| 2028         | \$0                          | \$0                                  | \$0                          | \$1,621,892  |
| 2029         | \$0                          | \$0                                  | \$0                          | \$1,622,057  |
| 2030         | \$0                          | \$0                                  | \$0                          | \$1,622,261  |
| 2031         | \$0                          | \$0                                  | \$0                          | \$1,550,600  |
| 2032         | \$0                          | \$0                                  | \$0                          | \$1,549,845  |
| 2033         | \$0                          | \$0                                  | \$0                          | \$1,549,935  |
| <b>Total</b> | <b>\$16,630,000</b>          | <b>\$16,630,000</b>                  | <b>\$0</b>                   | <b>\$12,760,033</b>                                |

<sup>1</sup>Administrative Expenses in year 2026 will be funded with Bond proceeds. Capitalized interest in 2026 will be paid with Bond proceeds.

<sup>2</sup>Annual Installments billed in 2026.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Improvement Area #4 Improvements shown in Table III-A and the costs associated with setting up the PID, including the issuance costs and reserves as shown in Table IV-A. The difference between the total projected costs and the total projected indebtedness, if any, is the amount contributed by the Improvement Area #4 Developer.

Improvement Area #5

The annual projected costs and annual projected indebtedness for Improvement Area #5 is shown in Table IV-D. 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.

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**Table IV-D**  
**Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #5**

| <b>Year</b>  | <b>Annual Projected Cost</b> | <b>Annual Projected Indebtedness</b> | <b>Other Funding Sources</b> | <b>Projected Annual Installments<sup>1,2</sup></b> |
|--------------|------------------------------|--------------------------------------|------------------------------|--|
| 2026         | \$6,809,000                  | \$6,809,000                          | \$0                          | \$748,895  |
| 2027         | \$0                          | \$0                                  | \$0                          | \$748,443  |
| 2028         | \$0                          | \$0                                  | \$0                          | \$748,938  |
| 2029         | \$0                          | \$0                                  | \$0                          | \$748,291  |
| 2030         | \$0                          | \$0                                  | \$0                          | \$749,593  |
| 2031         | \$0                          | \$0                                  | \$0                          | \$696,161  |
| 2032         | \$0                          | \$0                                  | \$0                          | \$695,389  |
| 2033         | \$0                          | \$0                                  | \$0                          | \$695,236  |
| <b>Total</b> | <b>\$6,809,000</b>           | <b>\$6,809,000</b>                   | <b>\$0</b>                   | <b>\$5,830,946</b>                                 |

<sup>1</sup>Administrative Expenses in year 2026 will be funded with Bond proceeds. Interest in 2026 will be paid with Bond proceeds.

<sup>2</sup>Annual Installments billed in 2026.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #5 Improvements shown in Table III-B and the costs associated with setting up the PID, including the issuance costs and reserves as shown in Table IV-B. The difference between the total projected costs and the total projected indebtedness, if any, is the amount contributed by the Improvement Area #5 Developer.

As Future Improvement Areas are developed, in association with issuing Future Improvement Area Bonds and/ or execution of a Future Improvement Area Reimbursement Agreement for each Future Improvement Area, a table will be added to identify the Authorized Improvements to be financed by each new series of the Future Improvement Area Bonds and/ or Future Improvement Area Reimbursement Agreements and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/ or Future Improvement Area Reimbursement Agreements.

**C. PID ASSESSMENT NOTICE**

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

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## *V. ASSESSMENT PLAN*

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### **A. INTRODUCTION**

The PID Act requires the 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 bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the creation of the obligation under the Improvement Area #4 Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement anticipated in 2026, subsequent financings may be issued over the subsequent fifty (50) years from the date of the first Assessment levy, as the Future Improvement Areas of the development are gradually constructed.

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

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Improvement Area #4 Improvements and Improvement Area #5 Improvements shall be allocated as described below:

1. The costs of the Improvement Area #4 Improvements that only benefit Improvement Area #4 shall be allocated on the basis of Equivalent Units calculated using the estimated average home price of each Lot Type at the time the Improvement Area #4 Assessments are levied, and that such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #4 Improvements to Parcels of Improvement Area #4 Assessed Property similarly benefited.
2. The costs of the Improvement Area #5 Improvements that only benefit Improvement Area #5 shall be allocated on the basis of Equivalent Units calculated using the estimated average home price of each Lot Type at the time the Improvement Area #5 Assessments are levied, and that

such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #5 Improvements to Parcels of Improvement Area #5 Assessed Property similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, as applicable.

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

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel of Assessed Property within the PID as a result of the Improvement Area #4 Improvements and Improvement Area #5 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments levied on the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, as applicable, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Improvement Area #4 Improvements and Improvement Area #5 Improvements, as applicable, to Parcels of Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, as applicable, 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 Improvement Area #4 Developer and the Improvement Area #5 Developer and all future owners and developers of the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property.

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

## **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 (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 and Table IV-B are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

At or prior to the time the City Council approved the Improvement Area #4 Assessment Ordinance and the Improvement Area #5 Assessment Ordinance, respectively, each owner of the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property has acknowledged that the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, respectively, confer a special benefit on the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, and has consented to the imposition of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, as the case may be, to pay for the Actual Costs associated therewith. In making such acknowledgements and consents, each of the owners was acting in its interest in consenting to the apportionment and levying of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, respectively, because the special benefit conferred upon the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, by the Improvement Area #4 Improvements and Improvement Area #5 Improvements, respectively, exceeds the amount of the Improvement Area #4 Assessments and the Improvement Area #5 Assessment, as applicable.

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

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

The Improvement Area #4 Developer and Improvement Area #5 Developer have evaluated the potential use of the property and have 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.

At or prior to the time the City Council approved the Improvement Area #4 Assessment Ordinance and the Improvement Area #5 Assessment Ordinance, respectively, each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and findings by the City Council as to the special benefits described in this Service and Assessment Plan, the Improvement Area #4 Assessment Ordinance, and the Improvement Area #5 Assessment Ordinance; (ii) the Service and Assessment Plan, the Improvement Area #4 Assessment Ordinance, and the Improvement Area #5 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 Improvement Area #4 Developer and Improvement Area #5 Developer have consented to the imposition of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, respectively, for the purpose of providing the Improvement Area #4 Improvements and the Improvement Area #5 Improvements and the Improvement Area #4 Developer and Improvement Area #5 Developer are acting in their interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the Assessed 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

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

#### 1. *Assessment Methodology for Improvement Area #4 Improvements*

For purpose of this Service and Assessment Plan, the City Council determined that the Actual Costs of the Improvement Area #4 Improvements shall be allocated to the Improvement Area #4 Assessed Property by spreading the entire Improvement Area #4 Assessment across the Parcels of Improvement Area #4 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on such Parcel.

Based on the estimates of the costs of the Improvement Area #4 Improvements, as set forth in Table III-A, the City Council determined that the benefit to Improvement Area #4 Assessed Property of the Improvement Area #4 Improvements was at least equal to the Improvement Area #4 Assessments levied on the Improvement Area #4 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #4 Assessed Property, the Improvement Area #4 Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel of Improvement Area #4 Assessed Property. For residential lots, when final residential building sites are platted, Improvement Area #4 Assessments will be apportioned proportionately among each Parcel of Improvement Area #4 Assessed Property based on the ratio of the estimated Equivalent Units at the time residential lots are platted to the total estimated Equivalent Units for lots in the platted Parcel of Improvement Area #4 Assessed Property, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #4 Assessment and Annual Installments for each Parcel of Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

#### 2. *Assessment Methodology for Improvement Area #5 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #5 Improvements shall be allocated to the Improvement Area #5 Assessed Property by spreading the entire Improvement Area #5 Assessment across the Parcels

of Improvement Area #5 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel of Improvement Area #5 Assessed Property.

Based on the estimates of the costs of the Improvement Area #5 Improvements, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #5 Assessed Property of the Improvement Area #5 Improvements is at least equal to the Improvement Area #5 Assessments levied on the Improvement Area #5 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #5 Assessed Property, the Improvement Area #5 Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel of Improvement Area #5 Assessed Property. For residential lots, when final residential building sites are platted, Improvement Area #5 Assessments will be apportioned proportionately among each Parcel of Improvement Area #5 Assessed Property based on the ratio of the estimated Equivalent Units at the time residential lots are platted to the total estimated Equivalent Units for lots in the platted Parcel of Improvement Area #5 Assessed Property, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #5 Assessment and Annual Installments for each Parcel of Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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

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

## **D. ASSESSMENTS**

The Improvement Area #4 Assessments under the Improvement Area #4 Reimbursement Agreement are being levied on each Parcel or lot of Improvement Area #4 Assessed Property according to the Improvement Area #4 Assessment Roll, attached hereto as Appendix G. The Annual Installments for Improvement Area #4 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Improvement Area #4 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

The Improvement Area #5 Assessments under the Improvement Area #5 Reimbursement Agreement are being levied on each Parcel or lot of Improvement Area #5 Assessed Property according to the Improvement Area #5 Assessment Roll, attached hereto as Appendix H. The Annual Installments for Improvement Area #5 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Improvement Area #5 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

See Appendix F for Improvement Area #4 Assessments and Improvement Area #5 Assessments 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 of Assessed Property based on the amount of Assessment levied against such 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, by the Additional Interest Rate. The Additional Interest Component of the Annual Installments is allocated to fund a reserve to be used for paying Prepayment Costs and to offset Delinquent Collection Costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the applicable 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.

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

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues in an amount equal to 65% of the City's ad valorem tax revenues collected on the tax increment from each Parcel of Assessed Property within the TIRZ No. 16 to offset a portion of the Assessments levied on each such Parcel, if applicable. The Annual Installment for each Parcel of Assessed Property shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel of Assessed Property shall be calculated, if applicable, as described under Section VI of this Service and Assessment Plan.

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

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### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #4**

The Improvement Area #4 Assessment and Annual Installments thereof for each Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the execution of the Improvement Area #4 Reimbursement Agreement, the Annual Installments from the Improvement Area #4 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #4 Reimbursement Agreement, (ii) the Additional Interest Component, as applicable, and (iii) Administrative Expenses. The Annual Installment for each Parcel of Improvement Area #4 Assessed Property shall be determined by taking into consideration any available capitalized interest and the TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund, if applicable. The TIRZ Annual Credit Amount shall be determined separately for each Parcel of Improvement Area #4 Assessed Property and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis, if applicable. As described in Section V.G., the TIRZ Revenues attributable to each Parcel of Improvement Area #4 Assessed Property collected in any given year shall be used to determine such Parcel's TIRZ Annual Credit Amount in the following year (i.e., TIRZ Revenues collected in 2026 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2027). The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

### **B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #5**

The Improvement Area #5 Assessment and Annual Installments for each Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the execution of the Improvement Area #5 Reimbursement Agreement, the Annual Installments from the Improvement Area #5 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #5 Reimbursement Agreement, (ii) the Additional Interest Component, as applicable, and (iii) Administrative Expenses. The Annual Installment for each Parcel of Improvement Area #5 Assessed Property shall be determined by taking into consideration any available capitalized interest and the TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund, if applicable. The TIRZ Annual Credit Amount shall be determined separately for each Parcel of Improvement Area #5 Assessed Property and such TIRZ Annual Credit Amount shall

be applied on a Parcel-by-Parcel basis, if applicable. As described in Section V.G., the TIRZ Revenues attributable to each Parcel of Improvement Area #5 Assessed Property collected in any given year shall be used to determine such Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2026 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2027). The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

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

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Future Improvement Area Assessment and Annual Installments for each Future Improvement Area Assessed Property (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #6, etc.). The Future Improvement Area Assessments shall not exceed the benefit received by the Future Improvement Area Assessed Property.

### **D. REALLOCATION OF ASSESSMENTS**

#### **1. Subdivision**

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

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

Where the terms have the following meanings:

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

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator based on the information available regarding the use of the Parcel, and such calculation shall be approved by the City Council in the immediately following Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall not exceed 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. The reallocation as confirmed by the City Council shall be conclusive and binding.

### **E. 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 or concurrently with any such conveyance or act, and no such conveyance shall be effective until the City receives such payment.
2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, each Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

### **F. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or Improvement Area 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 Improvement Area Reimbursement Agreement, resulting in excess proceeds being available, and such excess proceeds may be used for any purpose authorized by a Trust Indenture and/or may be used to reduce the obligations under an Improvement Area Reimbursement Agreement as provided in the Improvement Area Reimbursement Agreement, then the Assessment securing such series of Bonds and/or related Improvement Area 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. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds (including by application of the Additional Interest Rate) and/or amounts due under a related Improvement Area 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 and/or a need to reduce the obligations under an Improvement Area Reimbursement Agreement, and such excess proceeds may be used for any purpose authorized by a Trust Indenture and/or may be used to reduce the obligations under an Improvement Area Reimbursement Agreement, as provided in the Improvement Area Reimbursement Agreement, as the case may be, 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 an Improvement Area Reimbursement Agreement, including interest on the Bonds (including by application of the Additional Interest Rate) and/ or interest due under an Improvement Area 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 an Improvement Area Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under an Improvement Area Reimbursement Agreement is equal to the outstanding principal amount of the Bonds and/or an Improvement Area Reimbursement Agreement.

## **G. 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. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

- (d) At the option of the owner of the Assessed Property, the Assessment on any Parcel plus Prepayment Costs may be paid in part, in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made, and the term of the Assessment shall not be reduced.

## **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 (including the Additional Interest Rate), Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve if and when Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial levy of Assessments.

### Improvement Area #4

Each Assessment for the Improvement Area #4 Assessed Property for the Improvement Area #4 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall be paid based on an interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. 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 against the Improvement Area #4 Assessed Property was 5.04%. The City has determined that the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall bear interest at the interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.06% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.04%. Furthermore, the Annual Installments of the Assessments levied against Improvement Area #4 Assessed Property may not exceed the amounts shown on the Improvement Area #4 Assessment Roll. The Improvement Area #4 Assessment Roll is shown as Appendix G.

### Improvement Area #5

Each Assessment for the Improvement Area #5 Assessed Property for the Improvement Area #5 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall be paid based on an interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. 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 against the Improvement Area #5 Assessed Property was 5.04%. The City has determined that the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall bear interest at the interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.06% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.04%. Furthermore, the Annual Installments of the Assessments levied against Improvement Area #5 Assessed Property may not exceed the amounts shown on the Improvement Area #5 Assessment Roll. The Improvement Area #5 Assessment Roll is shown as Appendix H.

### Reduction of Assessments

The Annual Installments shall be reduced to equal the respective Actual Costs of repaying the obligation under the Improvement Area #4 Reimbursement Agreement or the obligation under the Improvement Area #5 Reimbursement Agreement, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Improvement Area #4 Bonds, Improvement Area #5 Bonds, 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 authorizing and/or the indenture securing the refunding bonds, and such refunding bonds shall constitute Improvement Area #4 Bonds or Improvement Area #5 Bonds, as the case may be, for purposes of this Service and Assessment Plan.

**H. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider and approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for the Additional Interest Reserve and any applicable TIRZ Annual Credit Amounts. 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.

The collection of the first Annual Installment for a Parcel of Improvement Area #4 Assessed Property shall commence upon the earlier of: (i) with tax bills sent the first October after execution of the Improvement Area #4 Reimbursement Agreement, or (ii) September 1, 2026.

The collection of the first Annual Installment for a Parcel of Improvement Area #5 Assessed Property shall commence upon the earlier of: (i) with tax bills sent the first October after execution of the Improvement Area #5 Reimbursement Agreement, or (ii) September 1, 2026.

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

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## VII. THE ASSESSMENT ROLL

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### A. IMPROVEMENT AREA #4 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #4 (based on numerous factors such as the applicable zoning for the developable area, the use of proposed Homeowners’ Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine which Parcels constitute Improvement Area #4 Assessed Property.

The Improvement Area #4 Assessed Property was assessed for the special benefits conferred upon such property resulting from the Improvement Area #4 Improvements. Table VII-A summarizes the \$16,630,000 special benefit from the Improvement Area #4 Improvements, including a portion of the costs of the PID formation and applicable Improvement Area #4 Bond issuance costs. The Improvement Area #4 Assessment is \$16,630,000, which is equal to the benefit received by the Improvement Area #4 Assessed Property. Accordingly, the total Improvement Area #4 Assessment to be applied to all the Improvement Area #4 Assessed Property is \$16,630,000, plus interest and annual Administrative Expenses. The Improvement Area #4 Assessment for each Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #4 Assessment Roll is attached hereto as Appendix G.

**Table VII-A**  
**Improvement Area #4**  
**Special Benefit Summary**

| <b>Special Benefit</b>                 | <b>Total Cost</b>   |
|--|---------------------|
| Total Improvement Area #4 Improvements | \$13,399,137        |
| <b>Bond Issuance Costs:</b>            |                     |
| Cost of Issuance                       | \$998,500           |
| Reserve Fund                           | \$1,222,712         |
| Administrative expenses                | \$95,000            |
| Capitalized Interest                   | \$415,750           |
| Underwriters Discount                  | \$498,900           |
| <i>Subtotal Bond Issuance Costs</i>    | <i>\$3,230,862</i>  |
| <b>Total Special Benefit</b>           | <b>\$16,630,000</b> |
| <b>Special Benefit:</b>                |                     |
| Total Special Benefit                  | \$16,630,000        |
| Assessment                             | \$16,630,000        |
| <b>Excess Benefit</b>                  | <b>\$0</b>          |

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

## B. IMPROVEMENT AREA #5 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #5 (based on numerous factors such as the applicable zoning for the developable area, the use of proposed Homeowners' Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine which Parcels constitute Improvement Area #5 Assessed Property.

The Improvement Area #5 Assessed Property is being assessed for the special benefits conferred upon such property resulting from the Improvement Area #5 Improvements. Table VII-B summarizes the \$6,809,000 special benefit from the Improvement Area #5 Improvements, including a portion of the costs of the PID formation and applicable Improvement Area #5 Bond issuance costs. The Improvement Area #5 Assessment amount is \$6,809,000, which is equal to the benefit received by the Improvement Area #5 Assessed Property. Accordingly, the total Improvement Area #5 Assessment to be applied to all the Improvement Area #5 Assessed Property is \$6,809,000, plus interest and annual Administrative Expenses. The Improvement Area #5 Assessment for each Improvement Area #5 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #5 Assessment Roll is attached hereto as Appendix H.

**Table VII-B**  
**Improvement Area #5**  
**Special Benefit Summary**

| Special Benefit                                     | Total Cost         |
|---|--------------------|
| Total Improvement Area #5 Improvements <sup>1</sup> | \$5,429,728        |
| <b>Bond Issuance Costs:</b>                         |                    |
| Cost of Issuance                                    | \$409,149          |
| Reserve Fund  | \$500,628          |
| Administrative expenses                             | \$95,000           |
| Capitalized Interest                                | \$170,225          |
| Underwriter's Discount                              | \$204,270          |
| <i>Subtotal Bond Issuance Costs</i>                 | <i>\$1,379,272</i> |
| <b>Total Special Benefit</b>                        | <b>\$6,809,000</b> |
| <b>Special Benefit:</b>                             |                    |
| Total Special Benefit                               | \$6,809,000        |
| Assessment  | \$6,809,000        |
| <b>Excess Benefit</b>                               | <b>\$0</b>         |

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

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

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Future Improvement Area Assessment for each Parcel or lot located within such Future Improvement Areas (e.g., an appendix will be added for each Future Improvement Area Assessment Roll).

### **D. 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 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.

This Service and Assessment Plan reflects the actual interest under the Improvement Area #4 Reimbursement Agreement and Improvement Area #5 Reimbursement Agreement, respectively, and which the Annual Installments shall be paid, any reduction in the Improvement Area #4 Assessments and Improvement Area #5 Assessments, and any revisions in the Budgeted Costs to be funded by the Improvement Area #4 Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement and Improvement Area #4 Developer funds and the Improvement Area #5 Developer funds.

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

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### **A. ADMINISTRATIVE REVIEW**

The City may elect to designate a third party to serve as Administrator. The City shall notify the 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 Property claiming that a calculation error has been made in an Assessment Roll, 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 Property 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 Property 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 Property 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 an Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

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

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

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

### **C. AMENDMENTS**

Amendments to this 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 of Assessed Property: (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 this Service and Assessment Plan.

#### **D. COUNTY FILING**

Within seven days of its approval by the City Council, the City shall file and record this Service and Assessment Plan in the real property records of the County. 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 their 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**

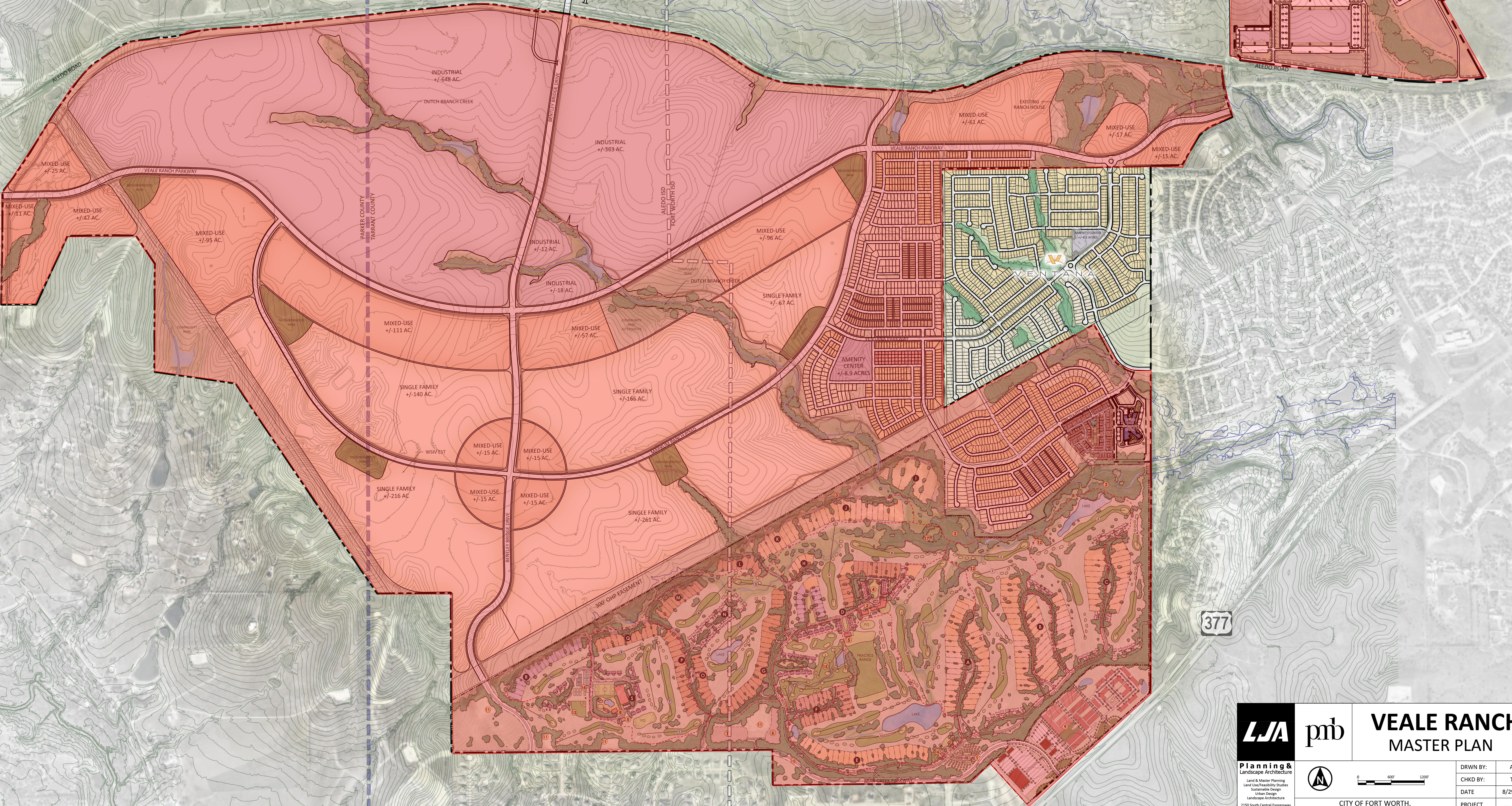
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this 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.

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**APPENDIX A-1**  
**PID MAP**

# Veale Ranch PID - Boundary Map





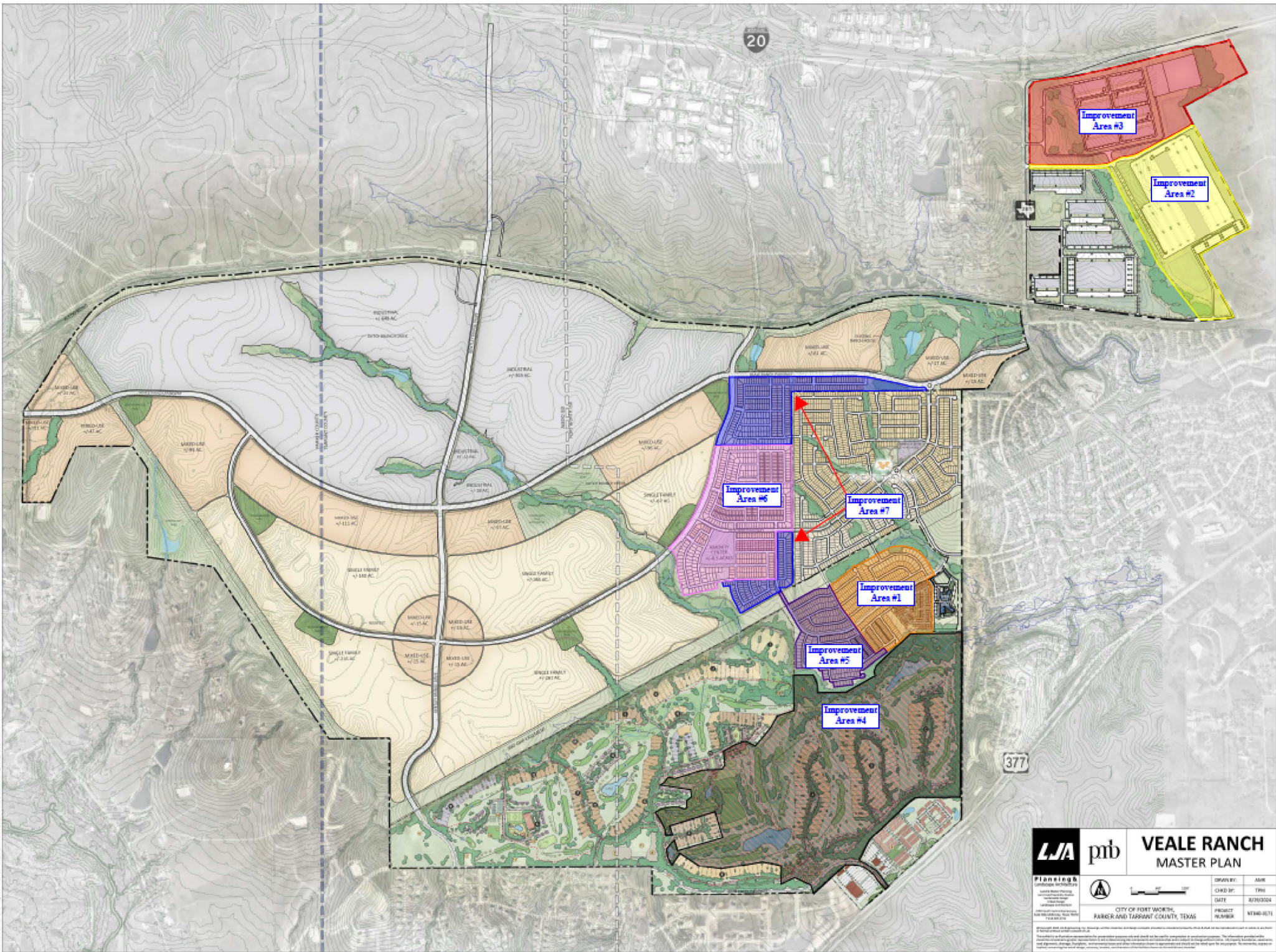
**VEALE RANCH  
MASTER PLAN**

|                 |            |
|-----------------|------------|
| DRWN BY:        | AMR        |
| CHKD BY:        | TPM        |
| DATE:           | 8/29/2024  |
| PROJECT NUMBER: | NT840-0171 |

**Planning & Landscape Architecture**  
 Land & Master Planning  
 Land Use/Facility Studies  
 Sustainable Design  
 Urban Design  
 Landscape Architecture  
 2150 South Central Expressway  
 Suite 300, Malvern, Texas 75070  
 P 214.420.2741

CITY OF FORT WORTH,  
PARKER AND TARRANT COUNTY, TEXAS

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|   |  |  |  |
|---|--|--|--|
|   |  | <b>VEALE RANCH</b><br><b>MASTER PLAN</b>   |  |
|   |  | <small>         DRAWN BY: JMK<br/>         CHECK BY: TPH<br/>         DATE: 02/26/2024<br/>         PROJECT NUMBER: NTRM-0071       </small> |  |
| <small>         CITY OF FORT WORTH, PARKER AND TARRANT COUNTIES, TEXAS       </small> |  |  |  |

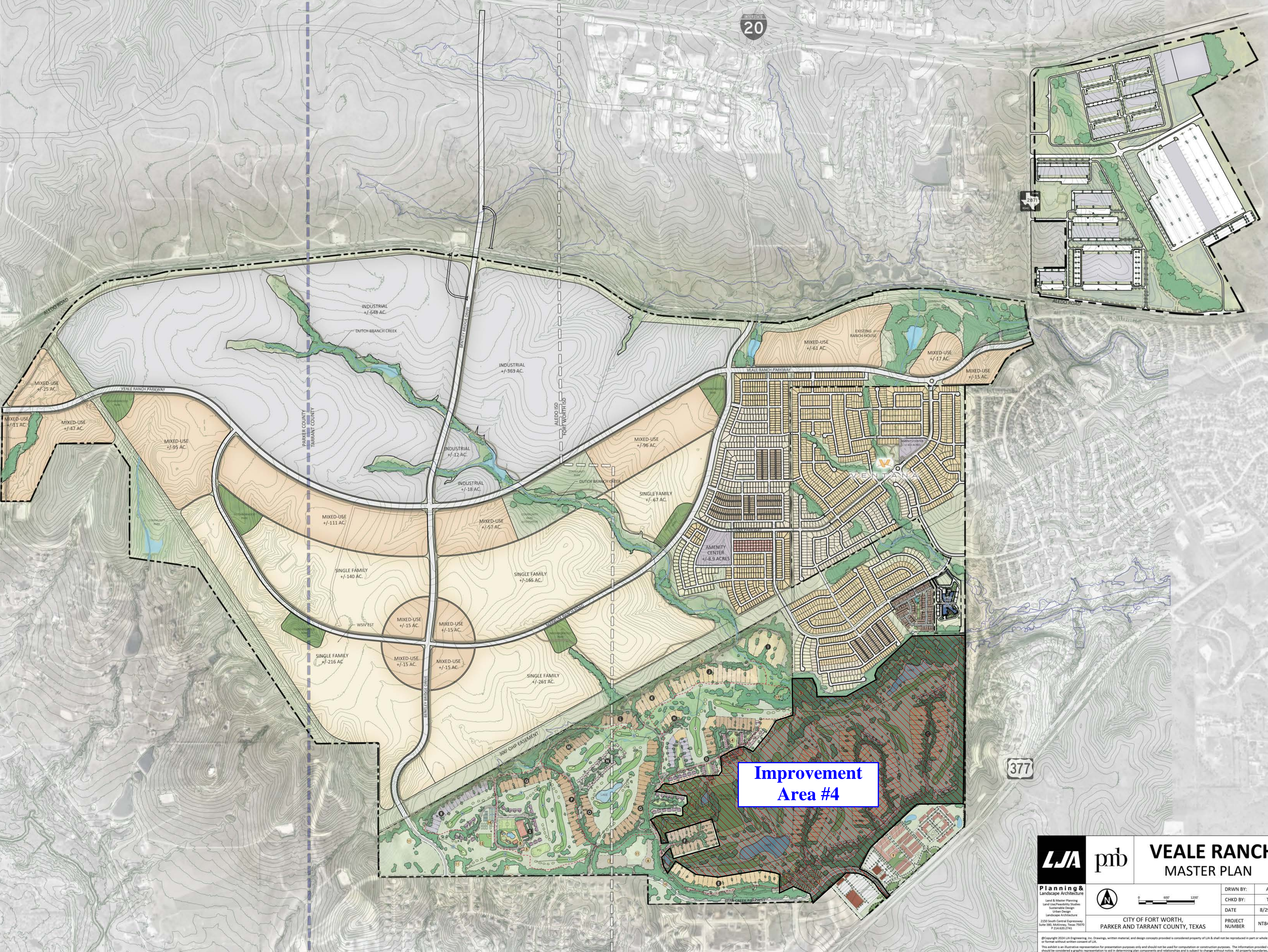
**APPENDIX A-2**  
**IMPROVEMENT AREA #4 MAP**

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Improvement Area #4



**LJA** pmb **VEALE RANCH MASTER PLAN**

Planning & Landscape Architecture  
 Land & Master Planning  
 Land Use/Feasibility Studies  
 Sustainable Design  
 Urban Design  
 Landscape Architecture  
 2150 South Central Expressway  
 Suite 300, McKinney, Texas 75070  
 P 214.620.2741

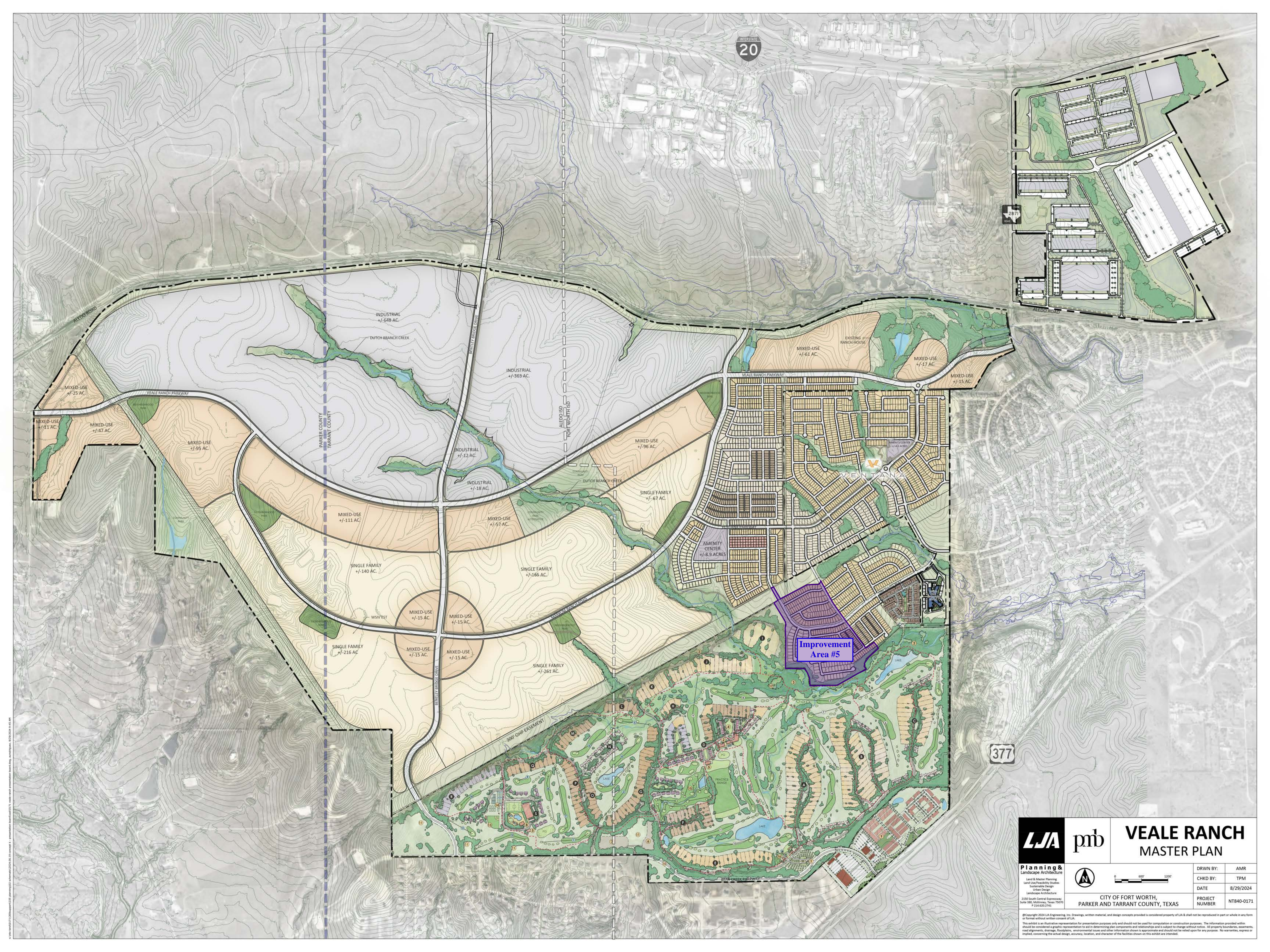
0 600' 1200'

CITY OF FORT WORTH,  
 PARKER AND TARRANT COUNTY, TEXAS

|                 |            |
|-----------------|------------|
| DRWN BY:        | AMR        |
| CHKD BY:        | TPM        |
| DATE:           | 8/29/2024  |
| PROJECT NUMBER: | NT840-0171 |

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**APPENDIX A-3**  
**IMPROVEMENT AREA #5 MAP**



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Improvement Area #5

**LJA** pmb **VEALE RANCH MASTER PLAN**

|  |   |  |
|--|---|--|
| <b>Planning &amp; Landscape Architecture</b><br>Land & Master Planning<br>Land Use/Feasibility Studies<br>Sustainable Design<br>Urban Design<br>Landscape Architecture<br>2150 South Central Expressway<br>Suite 300, Midland, Texas 79701<br>P 214.620.2741 | 0 600' 1200'  | DRWN BY: AMR<br>CHKD BY: TPM   |
|  | CITY OF FORT WORTH,<br>PARKER AND TARRANT COUNTY, TEXAS | DATE: 8/29/2024  |
|  | PROJECT NUMBER: NT840-0171                              | ©Copyright 2024 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or in any form or format without written consent of LJA. This exhibit is an illustrative representation for presentation purposes only and should not be used for construction or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended. |

**APPENDIX A-4**  
**FUTURE IMPROVEMENT AREA MAP**

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### Future Improvement Areas

### Improvement Area #5

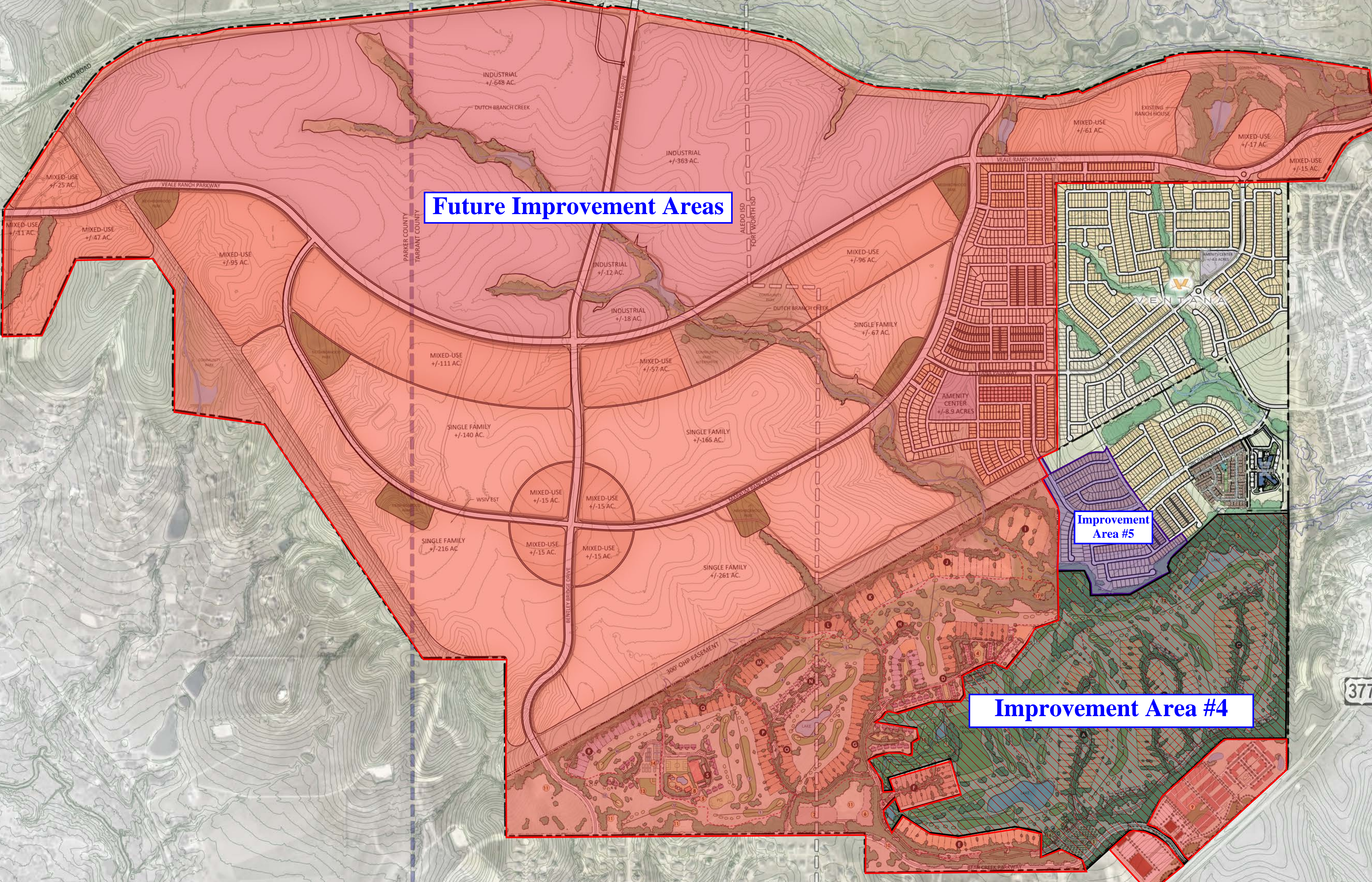
### Improvement Area #4



## VEALE RANCH MASTER PLAN

|                 |            |
|-----------------|------------|
| DRWN BY:        | AMR        |
| CHKD BY:        | TPM        |
| DATE:           | 8/29/2024  |
| PROJECT NUMBER: | NT840-0171 |

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1. All information is based on the latest available data. The information is provided for informational purposes only and should not be used for construction or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodlines, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, location, and character of the facilities shown on this exhibit are intended.

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

## Improvement Area #4 Improvements

| <b>AUTHORIZED IMPROVEMENTS</b>       | <b>Maverick-Phase 1 (IA #4)</b> |
|--------------------------------------|---------------------------------|
| ROADWAY IMPROVEMENTS                 | \$3,212,402                     |
| WATER IMPROVEMENTS                   | \$4,792,594                     |
| SEWER IMPROVEMENTS                   | \$1,502,756                     |
| STORM DRAINAGE IMPROVEMENTS          | \$289,181                       |
| PUBLIC LANDSCAPING, TRAILS AND PARKS | \$675,000                       |
| OTHER SOFT AND MISCELLANEOUS COSTS   | \$2,927,205                     |
| <b>TOTAL AUTHORIZED IMPROVEMENTS</b> | <b>\$13,399,137</b>             |
| <b># OF LOTS</b>                     | <b>136</b>                      |
| <b>PID ELIGIBLE COSTS PER LOT</b>    | <b>\$98,523</b>                 |

**AUTHORIZED IMPROVEMENTS - MAVERICK, IMPROVEMENT AREA #4**

**AUTHORIZED IMPROVEMENTS**

**Roadway Improvements**

| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
|---|-------------|-----------------|-------------------|------------------------|
| Furnish/Install Electric Service Pedestal (Traffic Signal)      | EA          | 1.00            | \$15,500.00       | \$15,500.00            |
| 2" Conduit PVC SCH 80 (T)                                       | LF          | 51.00           | \$38.00           | \$1,938.00             |
| 3" Conduit PVC SCH 80 (T)                                       | LF          | 152.00          | \$40.00           | \$6,080.00             |
| 3" Conduit PVC SCH 80 (B)                                       | LF          | 132.00          | \$88.00           | \$11,616.00            |
| 4" Conduit PVC SCH 80 (T)                                       | LF          | 12.00           | \$44.00           | \$528.00               |
| 4" Conduit PVC SCH 80 (B)                                       | LF          | 442.00          | \$92.00           | \$40,664.00            |
| Furnish/Install 3-Sect Signal Head                              | EA          | 13.00           | \$2,850.00        | \$37,050.00            |
| Furnish/Install 5-Sect Signal Head                              | EA          | 1.00            | \$4,950.00        | \$4,950.00             |
| Furnish/Install Ped Singal Head Assembly                        | EA          | 2.00            | \$2,000.00        | \$4,000.00             |
| Audible Pedestrian Pushbutton Station                           | EA          | 2.00            | \$6,500.00        | \$13,000.00            |
| Furnish/Install BBU System EXT Mounted                          | EA          | 1.00            | \$11,500.00       | \$11,500.00            |
| Furnish/Install Hybrid Detection System                         | EA          | 5.00            | \$13,000.00       | \$65,000.00            |
| Furnish/Install Model 711 Preemption                            | LF          | 3.00            | \$4,000.00        | \$12,000.00            |
| Furnish/Install Preemption Cable                                | EA          | 822.00          | \$5.00            | \$4,110.00             |
| Furnish/Install PTZ Camera                                      | EA          | 1.00            | \$11,500.00       | \$11,500.00            |
| Furnish/Install Communication Modem                             | LF          | 1.00            | \$5,500.00        | \$5,500.00             |
| Furnish/Install CAT5 Ethernet Cable                             | LF          | 1,600.00        | \$5.00            | \$8,000.00             |
| 5/C 14 AWG Multi-Conductor Cable                                | LF          | 20.00           | \$5.00            | \$100.00               |
| 7/C 14 AWG Multi-Conductor Cable                                | LF          | 705.00          | \$6.00            | \$4,230.00             |
| 10/C 14 AWG Multi-Conductor Cable                               | LF          | 218.00          | \$7.00            | \$1,526.00             |
| 20/C 14 AWG Multi-Conductor Cable                               | LF          | 1,155.00        | \$11.00           | \$12,705.00            |
| 3/C 14 AWG Multi-Conductor Cable                                | LF          | 228.00          | \$5.00            | \$1,140.00             |
| NO 6 Insulated Electric Condr                                   | LF          | 36.00           | \$5.00            | \$180.00               |
| NO 10 Insulated Electric Condr                                  | LF          | 1,888.00        | \$3.00            | \$5,664.00             |
| NO 6 Bare Electric Condr SLD                                    | LF          | 18.00           | \$5.00            | \$90.00                |
| NO 8 Bare Electric Condr SLD                                    | LF          | 771.00          | \$4.00            | \$3,084.00             |
| Furnish/Install Ground Box Type D, w/Apron                      | EA          | 8.00            | \$4,000.00        | \$32,000.00            |
| Furnish/Install 10'-20' Ped Pole Assembly                       | LF          | 1.00            | \$4,500.00        | \$4,500.00             |
| Furnish/Install Type 41 Signal Pole                             | EA          | 2.00            | \$15,500.00       | \$31,000.00            |
| Furnish/Install Type 43 Signal Pole                             | EA          | 1.00            | \$19,000.00       | \$19,000.00            |
| Furnish/Install Type 45 Signal Pole                             | EA          | 2.00            | \$19,500.00       | \$39,000.00            |
| Furnish/Install Mast Arm 16'- 36'                               | EA          | 2.00            | \$10,000.00       | \$20,000.00            |
| Furnish/Install Mast Arm 40'- 48'                               | EA          | 1.00            | \$11,000.00       | \$11,000.00            |
| Furnish/Install Mast Arm 52'- 60'                               | EA          | 2.00            | \$14,000.00       | \$28,000.00            |
| TY 1 Signal Foundation  | EA          | 1.00            | \$6,500.00        | \$6,500.00             |
| TY 3 Signal Foundation  | EA          | 2.00            | \$8,000.00        | \$16,000.00            |
| TY 4 Signal Foundation  | EA          | 1.00            | \$8,500.00        | \$8,500.00             |
| TY 5 Signal Foundation  | EA          | 2.00            | \$9,000.00        | \$18,000.00            |
| Signal Cabinet Foundation - 352i & BBU                          | EA          | 1.00            | \$7,800.00        | \$7,800.00             |
| Furnish/Install ATC Signal Controller                           | EA          | 1.00            | \$6,800.00        | \$6,800.00             |
| Furnish/Install 352i Controller Cabinet Assembly                | EA          | 1.00            | \$32,000.00       | \$32,000.00            |
| Furnish/Install LED Lighting Fixture (137 Watt ATB2 Cobra Head) | EA          | 5.00            | \$1,100.00        | \$5,500.00             |
| Furnish/Install Alum Sign Mast Arm Mount                        | EA          | 16.00           | \$1,000.00        | \$16,000.00            |
| Furnish/Install Alum Sign Ground Mount City Std.                | EA          | 6.00            | \$1,000.00        | \$6,000.00             |
| IN SM RD SUP&AM TY10BWG(1)SA(P)                                 | EA          | 6.00            | \$500.00          | \$3,000.00             |
| Remove Existing Wire Fence                                      | LF          | 188.00          | \$6.00            | \$1,128.00             |
| Post & Cable Fence (Remove)                                     | LF          | 80.00           | \$10.00           | \$800.00               |
| Concrete Sidewalks (5")   | SY          | 15.00           | \$62.00           | \$930.00               |
| Plane Asphalt Concrete Pavement (1")                            | SY          | 1,515.00        | \$32.00           | \$48,480.00            |
| FL BS (CMP In Place)(TY A GR 1-2)(10")                          | SY          | 1,515.00        | \$115.00          | \$174,225.00           |
| Lime Treatment (Subgrade)(6")                                   | SY          | 2,075.00        | \$9.00            | \$18,675.00            |
| Concrete Pavement (CONT REINF - CRCP)(8")                       | SY          | 560.00          | \$102.00          | \$57,120.00            |
| TY 21 Comb Island Ramp  | EA          | 1.00            | \$4,000.00        | \$4,000.00             |
| TY 1 Perpendicular Curb Ramp                                    | EA          | 2.00            | \$4,500.00        | \$9,000.00             |
| Plane Asphalt Concrete Pavement (1") (Change Order 1)           | SY          | (1,515.00)      | \$32.00           | (\$48,480.00)          |
| TY-B Asphalt Pavement (5") (Change Order 1)                     | SY          | 1,933.00        | \$54.00           | \$104,382.00           |
| TY-C Asphalt Pavement (3") (Change Order 1)                     | SY          | 1,886.00        | \$48.00           | \$90,528.00            |
| Clearing & Grubbing - TxDOT Driveway                            | AC          | 1.45            | \$2,500.00        | \$3,625.00             |
| Cut - TxDOT Driveway  | CY          | 249.00          | \$8.00            | \$1,992.00             |

|   |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| Fill - TxDOT Driveway                           | CY          | 1,572.00        | \$12.00           | \$18,864.00            |
| Traffic Control - TxDOT Driveway                | LS          | 1.00            | \$25,000.00       | \$25,000.00            |
| <b>Subtotal - Roadway Improvements</b>          |             |                 |                   | <b>\$1,102,524.00</b>  |
| <b>Water Improvements</b>                       |             |                 |                   |                        |
| <i>Item Description</i>                         | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Unclassified Excavation - Utility > 8" Corridor | CY          | 2,040.00        | \$4.75            | \$9,690.00             |
| Trench Safety                                   | LF          | 11,363.00       | \$2.00            | \$22,726.00            |
| 12" PVC Water Pipe                              | LF          | 1,088.00        | \$112.00          | \$121,856.00           |
| 12" DIP Water                                   | LF          | 83.00           | \$142.00          | \$11,786.00            |
| 16" PVC Water Pipe                              | LF          | 2,646.00        | \$162.00          | \$428,652.00           |
| 16" DIP Water                                   | LF          | 680.00          | \$222.00          | \$150,960.00           |
| 24" PVC Water Pipe                              | LF          | 5,717.00        | \$242.00          | \$1,383,514.00         |
| 24" DIP Water                                   | LF          | 222.00          | \$282.00          | \$62,604.00            |
| Fire Hydrant (Assembly)                         | EA          | 1.00            | \$8,500.00        | \$8,500.00             |
| 1" Water Service                                | EA          | 13.00           | \$1,450.00        | \$18,850.00            |
| 12" Gate Valve                                  | EA          | 6.00            | \$4,500.00        | \$27,000.00            |
| 16" Gate Valve & Vault                          | EA          | 2.00            | \$28,500.00       | \$57,000.00            |
| 24" Gate Valve & Vault                          | EA          | 9.00            | \$62,500.00       | \$562,500.00           |
| Ductile Iron Water Fittings w/ Restraint        | TON         | 15.02           | \$16,500.00       | \$247,797.00           |
| 6" Blow Off Valve                               | EA          | 1.00            | \$14,500.00       | \$14,500.00            |
| 8" Blow Off Valve                               | EA          | 1.00            | \$18,500.00       | \$18,500.00            |
| 2" Combination Air Valve Assembly for Water     | EA          | 1.00            | \$12,500.00       | \$12,500.00            |
| 4" Combination Air Valve Assembly for Water     | EA          | 1.00            | \$30,500.00       | \$30,500.00            |
| 20" Casing By Open Cut                          | LF          | 508.00          | \$320.00          | \$162,560.00           |
| 24" Casing By Open Cut                          | LF          | 407.00          | \$380.00          | \$154,660.00           |
| 42" Casing By Open Cut                          | LF          | 529.00          | \$720.00          | \$380,880.00           |
| Connection to Existing 24" Water Main           | EA          | 1.00            | \$9,500.00        | \$9,500.00             |
| Erosion Control Matting                         | SY          | 127.00          | \$12.00           | \$1,524.00             |
| 12" DIP Water, CSS Backfill                     | LF          | 427.00          | \$162.00          | \$69,174.00            |
| 24" DIP Water, CSS Backfill                     | LF          | 500.00          | \$312.00          | \$156,000.00           |
| Concrete Riprap                                 | SY          | 1,041.00        | \$82.00           | \$85,362.00            |

|   |     |           |              |                       |
|---|-----|-----------|--------------|-----------------------|
| Utility Markers   | LS  | 1.00      | \$2,500.00   | \$2,500.00            |
| Water Testing (Excluding Geotech)                         | LF  | 12,903.00 | \$2.00       | \$25,806.00           |
| 24" Ring Connection                                       | EA  | 1.00      | \$105,000.00 | \$105,000.00          |
| 8" PVC Water Pipe (Change Order 1)                        | LF  | 23.00     | \$56.00      | \$1,288.00            |
| 8" DIP Water (Change Order 1)                             | LF  | 20.00     | \$66.00      | \$1,320.00            |
| 12" PVC Water Pipe (Change Order 1)                       | LF  | (7.00)    | \$112.00     | (\$784.00)            |
| 12" DIP Water (Change Order 1)                            | LF  | 7.00      | \$142.00     | \$994.00              |
| 24" PVC Water Pipe (Change Order 1)                       | LF  | (15.00)   | \$242.00     | (\$3,630.00)          |
| 24" Gate Valve & Vault (Change Order 1)                   | EA  | (2.00)    | \$62,500.00  | (\$125,000.00)        |
| Ductile Iron Water Fittings w/ Restraint (Change Order 1) | TON | (0.90)    | \$16,500.00  | (\$14,850.00)         |
| 8" Water Lowering (Change Order 1)                        | EA  | 1.00      | \$5,500.00   | \$5,500.00            |
| 20" Casing By Open Cut (Change Order 1)                   | LF  | 20.00     | \$320.00     | \$6,400.00            |
| 24" Casing By Open Cut (Change Order 1)                   | LF  | (209.00)  | \$380.00     | (\$79,420.00)         |
| 12" DIP Water, CSS Backfill (Change Order 1)              | LF  | 20.00     | \$162.00     | \$3,240.00            |
| 12" Water Pipe, CSS Backfill (Change Order 1)             | LF  | (20.00)   | \$132.00     | (\$2,640.00)          |
| 24" Ring Connection (Change Order 1)                      | EA  | (1.00)    | \$105,000.00 | (\$105,000.00)        |
| <b>Subtotal - Water Improvements</b>                      |     |           |              | <b>\$4,020,129.00</b> |

| <b>Sewer Improvements</b>  |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Post-CCTV Inspection   | LF          | 1,911.00        | \$6.00            | \$11,466.00            |
| Manhole Vacuum Testing   | EA          | 11.00           | \$500.00          | \$5,500.00             |
| Trench Safety  | LF          | 1,911.00        | \$4.00            | \$7,644.00             |
| Trench Water Stops   | EA          | 7.00            | \$750.00          | \$5,250.00             |
| 15" PVC Sewer Pipe SDR-26  | LF          | 345.00          | \$326.00          | \$112,470.00           |
| 15" DIP Sewer Pipe   | LF          | 246.00          | \$396.00          | \$97,416.00            |
| 18" Epoxy Coated Ductile Iron Sewer Pipe                                 | LF          | 226.00          | \$425.00          | \$96,050.00            |
| 30" Fiberglass Reinforced Sewer Pipe                                     | LF          | 1,343.00        | \$426.00          | \$572,118.00           |
| 24" Casing By Open Cut   | LF          | 289.00          | \$420.00          | \$121,380.00           |
| 36" Casing By Open Cut   | LF          | 226.00          | \$620.00          | \$140,120.00           |
| 48" Casing By Open Cut   | LF          | 30.00           | \$820.00          | \$24,600.00            |
| 15" Sewer Pipe, CSS Backfill   | LF          | 20.00           | \$346.00          | \$6,920.00             |
| 18" DIP Sewer, CSS Backfill  | LF          | 141.00          | \$456.00          | \$64,296.00            |
| 30" Fiberglass Sewer Pipe, CSS Backfill                                  | LF          | 20.00           | \$466.00          | \$9,320.00             |
| 4' Manhole   | EA          | 3.00            | \$8,000.00        | \$24,000.00            |
| 4' Drop Manhole  | EA          | 2.00            | \$9,000.00        | \$18,000.00            |
| 5' Manhole   | EA          | 7.00            | \$10,000.00       | \$70,000.00            |
| Concrete Collar for Manhole  | EA          | 11.00           | \$1,000.00        | \$11,000.00            |
| Remove 4' Sewer Manhole  | EA          | 1.00            | \$3,500.00        | \$3,500.00             |
| WAGER 3000 Manhole Scrubber  | EA          | 1.00            | \$18,500.00       | \$18,500.00            |
| 4' Extra Depth Manhole   | VF          | 60.90           | \$275.00          | \$16,747.50            |
| 5' Extra Depth Manhole   | VF          | 70.00           | \$325.00          | \$22,750.00            |
| Epoxy Manhole Liner  | VF          | 197.60          | \$485.00          | \$95,836.00            |
| Concrete Riprap  | SY          | 252.00          | \$82.00           | \$20,664.00            |
| Post-CCTV Inspection (Change Order 1)                                    | LF          | 378.00          | \$6.00            | \$2,268.00             |
| Manhole Vacuum Testing (Change Order 1)                                  | EA          | 4.00            | \$500.00          | \$2,000.00             |
| Trench Safety (Change Order 1)   | LF          | 378.00          | \$4.00            | \$1,512.00             |
| Trench Water Stops (Change Order 1)                                      | EA          | (3.00)          | \$750.00          | (\$2,250.00)           |
| 12" Sanitary Sewer Pipe (Change Order 1)                                 | LF          | 2.00            | \$276.00          | \$552.00               |
| 15" Sanitary Sewer Pipe (Change Order 1)                                 | LF          | 24.00           | \$326.00          | \$7,824.00             |
| 20" Casing by Open Cut (Change Order 1)                                  | LF          | (5.00)          | \$320.00          | (\$1,600.00)           |
| 24" Casing by Open Cut (Change Order 1)                                  | LF          | (159.00)        | \$420.00          | (\$66,780.00)          |
| 36" Casing by Open Cut (Change Order 1)                                  | LF          | (8.00)          | \$620.00          | (\$4,960.00)           |
| 18" DIP Sanitary Sewer, CSS Backfill (Change Order 1)                    | LF          | (141.00)        | \$456.00          | (\$64,296.00)          |
| 4' Manhole (Change Order 1)  | EA          | 1.00            | \$8,000.00        | \$8,000.00             |
| 4' Drop Manhole (Change Order 1)   | EA          | 3.00            | \$9,000.00        | \$27,000.00            |
| 5' Manhole (Change Order 1)  | EA          | (2.00)          | \$10,000.00       | (\$20,000.00)          |
| 4' Extra Depth Manhole (Change Order 1)                                  | VF          | (53.00)         | \$275.00          | (\$14,575.00)          |
| Concrete Collar for Manhole (Change Order 1)                             | EA          | 4.00            | \$1,000.00        | \$4,000.00             |
| Concrete Rip Rap (Change Order 1)  | SY          | (10.00)         | \$82.00           | (\$820.00)             |
| 15" DIP Sanitary Sewer (Change Order 1)                                  | LF          | (46.00)         | \$396.00          | (\$18,216.00)          |
| 18" Epoxy Coated D.I. Sanitary Sewer Pipe (Change Order 1)               | LF          | (226.00)        | \$425.00          | (\$96,050.00)          |
| 18" Epoxy Coated D.I. Sanitary Sewer Pipe, CSS Backfill (Change Order 1) | LF          | 359.00          | \$456.00          | \$163,704.00           |
| 5' Drop Manhole (Change Order 1)   | EA          | 1.00            | \$11,000.00       | \$11,000.00            |
| Deep Trench Deduct (Change Order 1)                                      | LS          | (1.00)          | \$140,550.00      | (\$140,550.00)         |
| <b>Subtotal - Sewer Improvements</b>                                     |             |                 |                   | <b>\$1,373,310.50</b>  |

| <b>Storm Drainage Improvements</b>                            |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                                       | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| <i>TxDOT Driveway</i>   |             |                 |                   |                        |
| RC Pipe (CL III)(24")   | LF          | 113.00          | \$115.00          | \$12,995.00            |
| 12" Rip Rap (Stone Common)(Grout)                             | CY          | 23.00           | \$435.00          | \$10,005.00            |
| 24" Headwall (PSET-SP)  | EA          | 2.00            | \$4,500.00        | \$9,000.00             |
| 24" Headwall (CH - FW - 0)                                    | EA          | 1.00            | \$4,500.00        | \$4,500.00             |
| Remove STR (Headwall)   | EA          | 1.00            | \$1,500.00        | \$1,500.00             |
| 24" RCP CL III (Change Order 1)                               | LF          | (113.00)        | \$115.00          | (\$12,995.00)          |
| Headwall (PSET-SP) 24" (Change Order 1)                       | EA          | (1.00)          | \$4,500.00        | (\$4,500.00)           |
| Headwall (CH-FW-0) 24" (Change Order 1)                       | EA          | (1.00)          | \$4,500.00        | (\$4,500.00)           |
| 4X2 RCB (Change Order 1)                                      | LF          | 127.00          | \$240.00          | \$30,480.00            |
| 4X2 Headwall (Change Order 1)                                 | EA          | 2.00            | \$6,500.00        | \$13,000.00            |
| <b>Subtotal - Storm Drainage Improvements</b>                 |             |                 |                   | <b>\$59,485.00</b>     |
| <b>Other Soft and Miscellaneous Costs</b>                     |             |                 |                   |                        |
| <i>Item Description</i>                                       | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Engineering, Surveying, Staking                               | LS          | 1               | \$1,537,500       | \$1,537,500            |
| Construction Materials Testing                                | LS          | 1               | \$15,000          | \$15,000               |
| Erosion Control & SWPPP                                       | LS          | 1               | \$15,000          | \$15,000               |
| City of Fort Worth Fees                                       | LS          | 1               | \$361,702         | \$361,702              |
| Bonding Fees (Maintenance, Payment, Performance, Development) | LS          | 1               | \$166,933         | \$166,933              |
| Easement and Right-of-Way Dedication                          | LS          | 1               | \$50,000          | \$50,000               |
| Construction Management                                       | %           | 5%              | \$6,555,449       | \$327,772              |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b>          |             |                 |                   | <b>\$2,473,907.12</b>  |

| <b>BEAR CREEK IMPROVEMENTS</b>  |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <b>Roadway Improvements</b>   |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Unclassified Excavation - Public ROW  | CY          | 48,270.00       | \$4.75            | \$229,282.50           |
| Hydrated Lime (36#/SY)  | TN          | 232.00          | \$275.00          | \$63,800.00            |
| 8" Lime Treatment (36#/SY)  | SY          | 12,860.00       | \$5.00            | \$64,300.00            |
| 10" Conc Pvmt   | SY          | 12,040.00       | \$108.00          | \$1,300,320.00         |
| Barrier Free Ramp, Type P-1   | EA          | 4.00            | \$2,400.00        | \$9,600.00             |
| Topsoil   | CY          | 786.00          | \$28.00           | \$22,008.00            |
| Seeding, Hydromulch   | SY          | 7,070.00        | \$2.00            | \$14,140.00            |
| 4" Conc Sidewalk  | SF          | 36,690.00       | \$4.25            | \$155,932.50           |
| Construct Std Pvmt Header   | LF          | 85.00           | \$30.00           | \$2,550.00             |
| Pedestrian Hand Rail  | LF          | 100.00          | \$140.00          | \$14,000.00            |
| Construct Barricade   | EA          | 2.00            | \$800.00          | \$1,600.00             |
| 4" (White) Dashed Stripe w/ Raised Pavement Markers                                   | LF          | 3,579.00        | \$3.00            | \$10,737.00            |
| 8" (White) Solid Stripe w/ Raised Pavement Markers                                    | LF          | 657.00          | \$4.00            | \$2,628.00             |
| Lane Legend (Arrow)   | EA          | 11.00           | \$500.00          | \$5,500.00             |
| Lane Legend (Only)  | EA          | 11.00           | \$500.00          | \$5,500.00             |
| 12" (White) 3'-9' Dotted Lane Drop Line   | LF          | 344.00          | \$10.00           | \$3,440.00             |
| 6" (White) Solid Stripe w/ 18" (White) Solid Stripes (In Ceveron Pattern)             | SF          | 1,065.00        | \$4.00            | \$4,260.00             |
| Furnish/Install Alum Sign Ground Mount City Std. - Stop w/ Street Name Blades (R1-1)  | EA          | 1.00            | \$1,000.00        | \$1,000.00             |
| Furnish/Install Alum Sign Ground Mount City Std. - Speed Limit (R2-1)                 | EA          | 3.00            | \$500.00          | \$1,500.00             |
| Furnish/Install Alum Sign Ground Mount City Std. - Left Turn Only (R3-5L)             | EA          | 2.00            | \$500.00          | \$1,000.00             |
| Furnish/Install Alum Sign Ground Mount City Std. - Stop Here For Pedestrians (R1-5b)  | EA          | 1.00            | \$500.00          | \$500.00               |
| Furnish/Install Alum Sign Ground Mount City Std. - Left, Left, Right Only (R3-8LLR)   | EA          | 4.00            | \$500.00          | \$2,000.00             |
| Furnish/Install Alum Sign Ground Mount City Std. - Right Lane Must Turn Right (R3-7R) | EA          | 2.00            | \$500.00          | \$1,000.00             |
| Furnish/Install Elec Serv Pedestal  | EA          | 1.00            | \$10,500.00       | \$10,500.00            |
| 2" Condt PVC SCH 80 (T)   | LF          | 2,992.00        | \$15.00           | \$44,880.00            |
| Rdwy Illum Foundation TY 3,5,6, and 8   | EA          | 16.00           | \$1,800.00        | \$28,800.00            |
| Rdwy Illum TY 18 Pole   | EA          | 16.00           | \$3,400.00        | \$54,400.00            |
| Install Type 33A Arm  | EA          | 22.00           | \$600.00          | \$13,200.00            |
| Type R2 Luminaire   | EA          | 22.00           | \$750.00          | \$16,500.00            |
| Electric Overhead Line Burying Allowance  | LS          | 1.00            | \$25,000.00       | \$25,000.00            |
| <b>Subtotal - Roadway Improvements</b>  |             |                 |                   | <b>\$2,109,878.00</b>  |
| <b>Water Improvements</b>   |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Trench Safety   | LF          | 2,147.00        | \$2.00            | \$4,294.00             |
| 12" PVC Water Pipe  | LF          | 2,071.00        | \$112.00          | \$231,952.00           |
| 12" DIP Water   | LF          | 36.00           | \$142.00          | \$5,112.00             |
| 12" Gate Valve  | EA          | 8.00            | \$4,500.00        | \$36,000.00            |
| Ductile Iron Water Fittings w/ Restraint  | TON         | 2.47            | \$9,500.00        | \$23,484.00            |
| 2" Combination Air Valve Assembly for Water   | EA          | 1.00            | \$14,500.00       | \$14,500.00            |
| 20" Casing By Open Cut  | LF          | 20.00           | \$320.00          | \$6,400.00             |
| 12" Water Pipe, CSS Backfill  | LF          | 40.00           | \$132.00          | \$5,280.00             |
| Water Testing (Excluding Geotech)   | LF          | 2,147.00        | \$1.00            | \$2,147.00             |
| <b>Subtotal - Water Improvements</b>  |             |                 |                   | <b>\$329,169.00</b>    |
| <b>Sewer Improvements</b>   |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| <b>Subtotal - Sewer Improvements</b>  |             |                 |                   | <b>\$0.00</b>          |
| <b>Storm Drainage Improvements</b>  |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Trench Safety   | LF          | 544.00          | \$2.00            | \$1,088.00             |
| Post-CCTV Inspection  | LF          | 544.00          | \$2.00            | \$1,088.00             |
| 21" RCP, Class III  | LF          | 119.00          | \$75.00           | \$8,925.00             |
| 24" RCP, Class III  | LF          | 183.00          | \$85.00           | \$15,555.00            |
| 27" RCP, Class III  | LF          | 8.00            | \$105.00          | \$840.00               |
| 6x3 Box Culvert   | LF          | 234.00          | \$450.00          | \$105,300.00           |
| 4' Storm Junction Box   | EA          | 2.00            | \$5,500.00        | \$11,000.00            |
| 10' Recessed Inlet  | EA          | 2.00            | \$5,000.00        | \$10,000.00            |
| 15' Recessed Inlet  | EA          | 2.00            | \$6,000.00        | \$12,000.00            |
| 12" Rock Riprap   | SY          | 192.00          | \$125.00          | \$24,000.00            |

|  |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| (2)-6'x3' PW-1 4:1 Sloped End Wingwall                 | EA          | 2.00            | \$19,950.00       | \$39,900.00            |
| <b>Subtotal - Storm Drainage Improvements</b>          |             |                 |                   | <b>\$229,696.00</b>    |
| <b>Public Landscaping, Trails and Parks</b>            |             |                 |                   |                        |
| <i>Item Description</i>                                | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Public Landscape, Irrigation & Hardscape Allowance     | LS          | 1.00            | \$675,000.00      | \$675,000.00           |
| <b>Subtotal - Public Landscaping, Trails and Parks</b> |             |                 |                   | <b>\$675,000.00</b>    |
| <b>Other Soft and Miscellaneous Costs</b>              |             |                 |                   |                        |
| <i>Item Description</i>                                | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Construction Materials Testing                         | LS          | 1               | \$120,449         | \$120,449              |
| Erosion Control & SWPPP                                | LS          | 1               | \$10,000          | \$10,000               |
| Easement and Right-of-Way Dedication                   | LS          | 1               | \$70,000          | \$70,000               |
| Construction Management                                | %           | 5%              | \$3,343,743       | \$167,187              |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b>   |             |                 |                   | <b>\$367,636.15</b>    |

| <b>KENWOOD LONGVUE IMPROVEMENTS</b>   |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <b>Water Improvements</b>   |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Mobilization  | LS          | 1.00            | \$7,500.00        | \$7,500.00             |
| Remove 12" Water Line   | LF          | 110.00          | \$40.00           | \$4,400.00             |
| Remove 16" Water Line   | LF          | 30.00           | \$60.00           | \$1,800.00             |
| 4"-12" Water Abandonment Plug 6"  | EA          | 2.00            | \$1,500.00        | \$3,000.00             |
| Salvage Fire Hydrant  | EA          | 3.00            | \$1,000.00        | \$3,000.00             |
| 12" PVC Water Pipe (Restrained Joints)  | LF          | 580.00          | \$142.00          | \$82,360.00            |
| 16" DIP Water   | LF          | 10.00           | \$322.00          | \$3,220.00             |
| 16" PVC C900 Water Pipe (Restrained Joints)   | LF          | 126.00          | \$262.00          | \$33,012.00            |
| 4' Wide Asphalt Pvmr Repair, Residential  | LF          | 599.00          | \$48.00           | \$28,752.00            |
| 5' Wide Asphalt Pvmr Repair, Residential  | LF          | 136.00          | \$60.00           | \$8,160.00             |
| Asphalt Pvmr Repair Beyond Defined Width, Arterial                                  | SY          | 155.00          | \$108.00          | \$16,740.00            |
| 30" Casing By Open Cut  | LF          | 102.00          | \$420.00          | \$42,840.00            |
| Fire Hydrant  | EA          | 3.00            | \$6,500.00        | \$19,500.00            |
| 12" Gate Valve  | EA          | 4.00            | \$6,000.00        | \$24,000.00            |
| 1" Water Service, Meter Reconnection  | EA          | 3.00            | \$2,500.00        | \$7,500.00             |
| 1" Bored Water Service  | EA          | 5.00            | \$3,500.00        | \$17,500.00            |
| Connection to Existing 16" Water Main   | EA          | 3.00            | \$10,500.00       | \$31,500.00            |
| Connection to Existing 4"-12" Water Main 8"   | EA          | 2.00            | \$3,500.00        | \$7,000.00             |
| Connection to Existing 4"-12" Water Main 6"   | EA          | 1.00            | \$2,500.00        | \$2,500.00             |
| 16" Gate Valve with Vault   | EA          | 1.00            | \$26,500.00       | \$26,500.00            |
| 16" x 12" Tapping Sleeve & Valve  | EA          | 1.00            | \$24,500.00       | \$24,500.00            |
| Ductile Iron Water Fittings   | TONS        | 4.00            | \$9,500.00        | \$38,000.00            |
| Traffic Control   | LS          | 1.00            | \$6,500.00        | \$6,500.00             |
| Waterline Sterilization and Pressure Testing  | LF          | 716.00          | \$4.00            | \$2,864.00             |
| Trench Safety   | LF          | 716.00          | \$2.00            | \$1,432.00             |
| Right of Way Clearing, Restoration, and Seeding of Disturbed Areas                  | LF          | 716.00          | \$10.00           | \$7,160.00             |
| Comply with TPDES Construction General Permit TXR 150000                            | LS          | 1.00            | \$3,500.00        | \$3,500.00             |
| Mobilization (Change Order 1)   | LS          | 0.50            | \$7,500.00        | \$3,750.00             |
| Remove 12" Water Line (Change Order 1)  | LF          | (110.00)        | \$40.00           | (\$4,400.00)           |
| Remove 16" Water Line (Change Order 1)  | LF          | (30.00)         | \$60.00           | (\$1,800.00)           |
| Salvage Fire Hydrant (Change Order 1)   | EA          | (1.00)          | \$1,000.00        | (\$1,000.00)           |
| 12" WTR Pipe (PVC Restrained) (Change Order 1)                                      | LF          | 412.00          | \$142.00          | \$58,504.00            |
| 16" DIP Water (Change Order 1)  | LF          | (10.00)         | \$322.00          | (\$3,220.00)           |
| 16" PVC C900 Water Pipe (Restrained Joints) (Change Order 1)                        | LF          | (126.00)        | \$262.00          | (\$33,012.00)          |
| 30" Casing by Open Cut (Change Order 1)   | LF          | (102.00)        | \$420.00          | (\$42,840.00)          |
| Fire Hydrant (Change Order 1)   | EA          | (1.00)          | \$6,500.00        | (\$6,500.00)           |
| 12" Gate Valve (Change Order 1)   | EA          | 1.00            | \$6,000.00        | \$6,000.00             |
| Connection to Existing 16" Water Main (Change Order 1)                              | EA          | (2.00)          | \$10,500.00       | (\$21,000.00)          |
| 16" Gate Valve with Vault (Change Order 1)  | EA          | (1.00)          | \$26,500.00       | (\$26,500.00)          |
| Ductile Iron Water Fittings (Change Order 1)  | TON         | (1.30)          | \$9,500.00        | (\$12,302.50)          |
| Traffic Control (Change Order 1)  | LS          | 0.50            | \$6,500.00        | \$3,250.00             |
| Waterline Sterilization and Pressure Testing (Change Order 1)                       | LF          | 296.00          | \$4.00            | \$1,184.00             |
| Trench Safety (Change Order 1)  | LF          | 296.00          | \$2.00            | \$592.00               |
| Right of Way Clearing, Restoration, and Seeding of Disturbed Areas (Change Order 1) | LF          | 296.00          | \$10.00           | \$2,960.00             |
| Comply with TPDES Construction General Permit (Change Order 1)                      | LS          | 0.50            | \$3,500.00        | \$1,750.00             |
| Conc Collar for Valves (Change Order 1)   | EA          | 2.00            | \$2,000.00        | \$4,000.00             |
| 12" DIP PIPE (Change Order 1)   | LF          | 20.00           | \$162.00          | \$3,240.00             |
| Conn to Ex 16" WTR Main (Change Order 1)  | EA          | 1.00            | \$10,000.00       | \$10,000.00            |
| 4' W Asphalt Pvmr Repair, Resid (12" WTR)   | LF          | 435.00          | \$40.00           | \$17,400.00            |
| 16" x 12" Tapping Sleeve & Valve  | EA          | 1.00            | \$28,500.00       | \$28,500.00            |
| <b>Subtotal - Water Improvements</b>  |             |                 |                   | <b>\$443,295.50</b>    |

| <b>Sewer Improvements</b>   |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| RMV 6" SS Line (Change Order 1)                                       | LF          | 94.00           | \$50.00           | \$4,700.00             |
| RMV 4" SS MH (Change Order 1)   | EA          | 1.00            | \$3,500.00        | \$3,500.00             |
| MH Vacuum Testing (Change Order 1)                                    | EA          | 2.00            | \$250.00          | \$500.00               |
| Post CCTV Inspection (Change Order 1)                                 | LF          | 94.00           | \$10.00           | \$940.00               |
| Bypass Pumping (Change Order 1)                                       | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Trench Safety (Change Order 1)  | LF          | 94.00           | \$10.00           | \$940.00               |
| Conc Collar For MHS (Change Order 1)                                  | EA          | 2.00            | \$2,000.00        | \$4,000.00             |
| 16" Casing by Open Cut (Change Order 1)                               | LF          | 94.00           | \$420.00          | \$39,480.00            |
| 8" DIP SS Pipe (W/ Protecto 401) (Change Order 1)                     | LF          | 94.00           | \$186.00          | \$17,484.00            |
| Epoxy MH Liner (Change Order 1)                                       | CF          | 6.44            | \$435.00          | \$2,801.40             |
| 4' MH - W/ CSS Encase 1' Around (Change Order 1)                      | EA          | 2.00            | \$7,800.00        | \$15,600.00            |
| Traffic Control (TXDOT ROW) (Change Order 1)                          | LS          | 1.00            | \$9,500.00        | \$9,500.00             |
| ROW Clear, Restore, & SEED DIST AREA (Change Order 1)                 | LF          | 110.00          | \$20.00           | \$2,200.00             |
| 5' W ASPHLT PVM T REPAIR, RESID (8" SS - 16" Encase) (Change Order 1) | LF          | 110.00          | \$72.00           | \$7,920.00             |
| ASPHLT PVM T REPAIR BYND DEF WIDTH, ART (Change Order 1)              | SY          | 61.00           | \$80.00           | \$4,880.00             |
| <b>Subtotal - Sewer Improvements</b>                                  |             |                 |                   | <b>\$129,445.40</b>    |
| <b>Storm Drainage Improvements</b>                                    |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| <b>Subtotal - Storm Drainage Improvements</b>                         |             |                 |                   | <b>\$0.00</b>          |
| <b>Public Landscaping, Trails and Parks</b>                           |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| <b>Subtotal - Public Landscaping, Trails and Parks</b>                |             |                 |                   | <b>\$0.00</b>          |
| <b>Other Soft and Miscellaneous Costs</b>                             |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Engineering, Surveying, Staking                                       | LS          | 1               | \$18,890.31       | \$18,890.31            |
| Construction Materials Testing  | LS          | 1               | \$5,780.00        | \$5,780.00             |
| Erosion Control & SWPPP   | LS          | 1               | \$2,500.00        | \$2,500.00             |
| City of Fort Worth Fees   | LS          | 1               | \$29,854.47       | \$29,854.47            |
| Construction Management   | %           | 5%              | \$572,741         | \$28,637               |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b>                  |             |                 |                   | <b>\$85,661.83</b>     |

| <b>SUMMARY TOTALS</b>                          |                     |
|--|---------------------|
| <b>AUTHORIZED IMPROVEMENTS</b>                 |                     |
| Roadway Improvements                           | \$1,102,524         |
| Water Improvements                             | \$4,020,129         |
| Sewer Improvements                             | \$1,373,311         |
| Storm Drainage Improvements                    | \$59,485            |
| Public Landscaping, Trails and Parks           | \$0                 |
| Other Soft and Miscellaneous Costs             | \$2,473,907         |
| <b>Subtotal - AUTHORIZED IMPROVEMENTS</b>      | <b>\$9,029,356</b>  |
| <b>BEAR CREEK IMPROVEMENTS</b>                 |                     |
| Roadway Improvements                           | \$2,109,878         |
| Water Improvements                             | \$329,169           |
| Sewer Improvements                             | \$0                 |
| Storm Drainage Improvements                    | \$229,696           |
| Public Landscaping, Trails and Parks           | \$675,000           |
| Other Soft and Miscellaneous Costs             | \$367,636           |
| <b>Subtotal - BEAR CREEK IMPROVEMENTS</b>      | <b>\$3,711,379</b>  |
| <b>KENWOOD LONGVUE IMPROVEMENTS</b>            |                     |
| Roadway Improvements                           | \$0                 |
| Water Improvements                             | \$443,296           |
| Sewer Improvements                             | \$129,445           |
| Storm Drainage Improvements                    | \$0                 |
| Public Landscaping, Trails and Parks           | \$0                 |
| Other Soft and Miscellaneous Costs             | \$85,662            |
| <b>Subtotal - KENWOOD LONGVUE IMPROVEMENTS</b> | <b>\$658,403</b>    |
| <b>TOTAL - IMPROVEMENT AREA #4</b>             |                     |
| Roadway Improvements                           | \$3,212,402         |
| Water Improvements                             | \$4,792,594         |
| Sewer Improvements                             | \$1,502,756         |
| Storm Drainage Improvements                    | \$289,181           |
| Public Landscaping, Trails and Parks           | \$675,000           |
| Other Soft and Miscellaneous Costs             | \$2,927,205         |
| <b>TOTAL - IMPROVEMENT AREA #4</b>             | <b>\$13,399,137</b> |

**NON-AUTHORIZED IMPROVEMENTS - MAVERICK, IMPROVEMENT AREA #4**

**RESIDENTIAL IMPROVEMENTS**

**Excavation Improvements**

| Item Description                          | Unit | Quantity     | Unit Price | Total Item Cost        |
|---|------|--------------|------------|------------------------|
| Clearing & Grubbing                       | AC   | 602.00       | \$800.00   | \$481,600.00           |
| Unclassified Excavation                   | CY   | 2,617,760.00 | \$4.75     | \$12,434,360.00        |
| Rough Lot Grading                         | LOT  | 133.00       | \$600.00   | \$79,800.00            |
| <b>Subtotal - Excavation Improvements</b> |      |              |            | <b>\$12,995,760.00</b> |

**Roadway Improvements**

| Item Description                                 | Unit | Quantity    | Unit Price     | Total Item Cost       |
|--|------|-------------|----------------|-----------------------|
| 2" Type D HMAC with 4" Type B HMAC               | SY   | 40,460.00   | \$62.00        | \$2,508,520.00        |
| Mountable Concrete Curb and 2' Gutter            | LF   | 29,169.00   | \$30.00        | \$875,070.00          |
| Mountable Concrete Curb and 4' Gutter            | LF   | 5,994.00    | \$40.00        | \$239,760.00          |
| 6" Lime Stabilized Subgrade                      | SY   | 68,689.00   | \$4.00         | \$274,756.00          |
| Hydrated Lime (32#/SY)                           | TON  | 1,099.00    | \$275.00       | \$302,225.00          |
| 6' Concrete Sidewalk                             | SF   | 53,401.00   | \$4.25         | \$226,954.25          |
| 12' Concrete Sidewalk                            | SF   | 38,897.00   | \$4.25         | \$165,312.25          |
| 6'-12' Transition Sidewalk                       | SF   | 3,800.00    | \$4.25         | \$16,150.00           |
| Pavement Header (24')                            | EA   | 1.00        | \$800.00       | \$800.00              |
| End of Road Barricade                            | EA   | 1.00        | \$1,000.00     | \$1,000.00            |
| Stop Sign with Street Name Blades (R1-1)         | EA   | 14.00       | \$1,000.00     | \$14,000.00           |
| Mount Concrete Curb & 2' Gutter (Change Order 1) | LF   | (29,169.00) | \$30.00        | (\$875,070.00)        |
| Mount Concrete Curb & 4' Gutter (Change Order 1) | LF   | (5,994.00)  | \$40.00        | (\$239,760.00)        |
| Sidewalk (Change Order 1)                        | SF   | (53,401.00) | \$4.25         | (\$226,954.25)        |
| Texcon (Change Order 2)                          | LS   | 1.00        | \$2,035,219.16 | \$2,035,219.16        |
| Crossings (Change Order 3)                       | LS   | 1.00        | \$139,684.30   | \$139,684.30          |
| <b>Subtotal - Roadway Improvements</b>           |      |             |                | <b>\$5,457,666.71</b> |

**Water Improvements**

| Item Description  | Unit | Quantity  | Unit Price   | Total Item Cost       |
|---|------|-----------|--------------|-----------------------|
| Trench Safety   | LF   | 17,043.00 | \$1.00       | \$17,043.00           |
| 8" PVC Water Pipe   | LF   | 16,983.00 | \$56.00      | \$951,048.00          |
| 8" DIP Water  | LF   | 60.00     | \$66.00      | \$3,960.00            |
| Fire Hydrant (Assembly)                                   | EA   | 30.00     | \$7,200.00   | \$216,000.00          |
| 1" Water Service  | EA   | 133.00    | \$1,300.00   | \$172,900.00          |
| 8" Gate Valve   | EA   | 53.00     | \$2,500.00   | \$132,500.00          |
| Ductile Iron Water Fittings w/ Restraint                  | TON  | 8.83      | \$9,500.00   | \$83,913.50           |
| 8" Water Lowering   | EA   | 36.00     | \$5,500.00   | \$198,000.00          |
| 20" Casing By Open Cut                                    | LF   | 60.00     | \$320.00     | \$19,200.00           |
| Water Testing (Excluding Geotech)                         | LF   | 17,043.00 | \$1.00       | \$17,043.00           |
| Trench Safety (Change Order 1)                            | LF   | (204.00)  | \$1.00       | (\$204.00)            |
| 8" PVC Water Pipe (Change Order 1)                        | LF   | 87.00     | \$56.00      | \$4,872.00            |
| Ductile Iron Water Fittings w/ Restraint (Change Order 1) | TON  | (0.20)    | \$9,500.00   | (\$2,090.00)          |
| 8" Water Lowering (Change Order 1)                        | EA   | 2.00      | \$5,500.00   | \$11,000.00           |
| 20" Casing By Open Cut (Change Order 1)                   | EA   | 21.00     | \$320.00     | \$6,720.00            |
| Water Testing (Excluding Geotech) (Change Order 1)        | LF   | (204.00)  | \$1.00       | (\$204.00)            |
| Services (Change Order 2)                                 | LS   | 1.00      | \$150,000.00 | \$150,000.00          |
| <b>Subtotal - Water Improvements</b>                      |      |           |              | <b>\$1,981,701.50</b> |

**Sewer Improvements**

| Item Description                   | Unit | Quantity  | Unit Price | Total Item Cost |
|------------------------------------|------|-----------|------------|-----------------|
| Post-CCTV Inspection               | LF   | 17,076.00 | \$4.00     | \$68,304.00     |
| Manhole Vacuum Testing             | EA   | 128.00    | \$200.00   | \$25,600.00     |
| Trench Safety                      | LF   | 17,076.00 | \$4.00     | \$68,304.00     |
| Trench Water Stops                 | EA   | 47.00     | \$250.00   | \$11,750.00     |
| 4" Sewer Service                   | EA   | 133.00    | \$950.00   | \$126,350.00    |
| 8" Sewer Pipe (SDR-26, ASTM D3034) | LF   | 16,358.00 | \$104.00   | \$1,701,232.00  |
| 8" DIP Sewer Pipe                  | LF   | 87.00     | \$144.00   | \$12,528.00     |
| 20" Casing By Open Cut             | LF   | 25.00     | \$320.00   | \$8,000.00      |
| 8" Sewer Pipe, CSS Backfill        | LF   | 631.00    | \$124.00   | \$78,244.00     |
| 4' Manhole                         | EA   | 119.00    | \$6,800.00 | \$809,200.00    |
| 4' Drop Manhole                    | EA   | 9.00      | \$7,800.00 | \$70,200.00     |

|   |    |          |              |                       |
|---|----|----------|--------------|-----------------------|
| Concrete Collar for Manhole             | EA | 128.00   | \$600.00     | \$76,800.00           |
| 4' Extra Depth Manhole                  | VF | 588.30   | \$250.00     | \$147,075.00          |
| Epoxy Manhole Liner                     | VF | 614.00   | \$485.00     | \$297,790.00          |
| 4' Extra Depth Manhole (Change Order 1) | VF | (14.00)  | \$250.00     | (\$3,500.00)          |
| Epoxy Manhole Liner (Change Order 1)    | VF | (122.40) | \$485.00     | (\$59,364.00)         |
| Deep Trench Deduct (Change Order 1)     | LS | (1.00)   | \$78,000.00  | (\$78,000.00)         |
| Services (Change Order 2)               | LS | 1.00     | \$150,000.00 | \$150,000.00          |
| <b>Subtotal - Sewer Improvements</b>    |    |          |              | <b>\$3,510,513.00</b> |

|                                    |  |  |  |  |
|------------------------------------|--|--|--|--|
| <b>Storm Drainage Improvements</b> |  |  |  |  |
|------------------------------------|--|--|--|--|

| <i>Item Description</i>                 | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
|---|-------------|-----------------|-------------------|------------------------|
| Trench Safety                           | LF          | 15,445.00       | \$2.00            | \$30,890.00            |
| Post-CCTV Inspection                    | LF          | 15,445.00       | \$2.00            | \$30,890.00            |
| 18" RCP, Class III                      | LF          | 1,112.00        | \$65.00           | \$72,280.00            |
| 21" RCP, Class III                      | LF          | 1,628.00        | \$75.00           | \$122,100.00           |
| 24" RCP, Class III                      | LF          | 1,722.00        | \$85.00           | \$146,370.00           |
| 27" RCP, Class III                      | LF          | 727.00          | \$105.00          | \$76,335.00            |
| 30" RCP, Class III                      | LF          | 1,805.00        | \$115.00          | \$207,575.00           |
| 36" RCP, Class III                      | LF          | 1,862.00        | \$160.00          | \$297,920.00           |
| 42" RCP, Class III                      | LF          | 1,284.00        | \$200.00          | \$256,800.00           |
| 48" RCP, Class III                      | LF          | 1,220.00        | \$235.00          | \$286,700.00           |
| 60" RCP, Class III                      | LF          | 230.00          | \$310.00          | \$71,300.00            |
| 66" RCP, Class III                      | LF          | 500.00          | \$390.00          | \$195,000.00           |
| 4' Storm Junction Box                   | EA          | 33.00           | \$5,500.00        | \$181,500.00           |
| 5' Storm Junction Box                   | EA          | 11.00           | \$11,500.00       | \$126,500.00           |
| 6' Storm Junction Box                   | EA          | 4.00            | \$19,500.00       | \$78,000.00            |
| 10' Curb Inlet                          | EA          | 36.00           | \$4,000.00        | \$144,000.00           |
| 15' Curb Inlet                          | EA          | 2.00            | \$5,000.00        | \$10,000.00            |
| 12" RCP, Class III                      | LF          | 3,355.00        | \$55.00           | \$184,525.00           |
| 5' Curb Inlet                           | EA          | 21.00           | \$3,000.00        | \$63,000.00            |
| 12" Rock Riprap                         | SY          | 155.00          | \$125.00          | \$19,375.00            |
| 12" 4:1 Sloped End Headwall             | EA          | 1.00            | \$2,500.00        | \$2,500.00             |
| 42" 4:1 Sloped End Headwall             | EA          | 1.00            | \$8,500.00        | \$8,500.00             |
| 66" 4:1 Sloped End Wingwall             | EA          | 1.00            | \$12,500.00       | \$12,500.00            |
| Trench Safety (Change Order 1)          | LF          | (168.00)        | \$2.00            | (\$336.00)             |
| Post-CCTV Inspection (Change Order 1)   | LF          | (168.00)        | \$2.00            | (\$336.00)             |
| 12" RCP CL III (Change Order 1)         | LF          | (145.00)        | \$55.00           | (\$7,975.00)           |
| 15" HP (Change Order 1)                 | LF          | 10.00           | \$60.00           | \$600.00               |
| 15" RCP CL III (Change Order 1)         | LF          | 28.00           | \$60.00           | \$1,680.00             |
| 18" HP (Change Order 1)                 | LF          | 10.00           | \$65.00           | \$650.00               |
| 18" RCP CL III (Change Order 1)         | LF          | (52.00)         | \$65.00           | (\$3,380.00)           |
| 21" HP (Change Order 1)                 | LF          | 10.00           | \$75.00           | \$750.00               |
| 21" RCP CL III (Change Order 1)         | LF          | 1,111.00        | \$75.00           | \$83,325.00            |
| 24" HP (Change Order 1)                 | LF          | 10.00           | \$85.00           | \$850.00               |
| 24" RCP CL III (Change Order 1)         | LF          | (1,224.00)      | \$85.00           | (\$104,040.00)         |
| 27" RCP CL III (Change Order 1)         | LF          | 678.00          | \$105.00          | \$71,190.00            |
| 30" HP (Change Order 1)                 | LF          | 18.00           | \$115.00          | \$2,070.00             |
| 30" RCP CL III (Change Order 1)         | LF          | (1,043.00)      | \$115.00          | (\$119,945.00)         |
| 33" RCP CL III (Change Order 1)         | LF          | 486.00          | \$130.00          | \$63,180.00            |
| 36" RCP CL III (Change Order 1)         | LF          | 467.00          | \$160.00          | \$74,720.00            |
| 42" HP (Change Order 1)                 | LF          | 592.00          | \$200.00          | \$118,400.00           |
| 42" RCP CL III (Change Order 1)         | LF          | (666.00)        | \$200.00          | (\$133,200.00)         |
| 48" HP (Change Order 1)                 | LF          | 692.00          | \$235.00          | \$162,620.00           |
| 48" RCP CL III (Change Order 1)         | LF          | (1,205.00)      | \$235.00          | (\$283,175.00)         |
| 54" HP (Upsize to 60") (Change Order 1) | LF          | 680.00          | \$310.00          | \$210,800.00           |
| 60" HP (Change Order 1)                 | LF          | 105.00          | \$310.00          | \$32,550.00            |
| 60" RCP CL III (Change Order 1)         | LF          | (230.00)        | \$310.00          | (\$71,300.00)          |
| 66" RCP CL III (Change Order 1)         | LF          | (500.00)        | \$390.00          | (\$195,000.00)         |
| 4' SD Junction Box (Change Order 1)     | LF          | (1.00)          | \$5,500.00        | (\$5,500.00)           |
| 5' SD Junction Box (Change Order 1)     | LF          | (4.00)          | \$11,500.00       | (\$46,000.00)          |
| 6' SD Junction Box (Change Order 1)     | LF          | (1.00)          | \$19,500.00       | (\$19,500.00)          |
| 5' Curb Inlet (Change Order 1)          | EA          | (2.00)          | \$3,000.00        | (\$6,000.00)           |
| 10' Curb Inlet (Change Order 1)         | EA          | 2.00            | \$4,000.00        | \$8,000.00             |
| 15' Curb Inlet (Change Order 1)         | EA          | (2.00)          | \$5,000.00        | (\$10,000.00)          |
| 12" Rip Rap (Change Order 1)            | SY          | 151.00          | \$125.00          | \$18,875.00            |
| 12 4:1 Sloped Headwall (Change Order 1) | EA          | -               | \$2,500.00        | \$0.00                 |

|  |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| 27 4:1 Sloped Headwall (Change Order 1)                | EA          | 1.00            | \$4,500.00        | \$4,500.00             |
| 36 4:1 Sloped Headwall (Change Order 1)                | EA          | 1.00            | \$5,500.00        | \$5,500.00             |
| 42 4:1 Sloped Headwall (Change Order 1)                | EA          | -               | \$8,500.00        | \$0.00                 |
| 54 4:1 Sloped Headwall (Change Order 1)                | EA          | 1.00            | \$10,500.00       | \$10,500.00            |
| 66 4:1 Sloped Headwall (Change Order 1)                | EA          | (1.00)          | \$12,500.00       | (\$12,500.00)          |
| <b>Subtotal - Storm Drainage Improvements</b>          |             |                 |                   | <b>\$2,477,133.00</b>  |
| <b>Public Landscaping, Trails and Parks</b>            |             |                 |                   |                        |
| <i>Item Description</i>                                | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Private Landscaping Allowance                          | LS          | 1               | \$2,500,000.00    | \$2,500,000.00         |
| <b>Subtotal - Public Landscaping, Trails and Parks</b> |             |                 |                   | <b>\$2,500,000.00</b>  |
| <b>Other Soft and Miscellaneous Costs</b>              |             |                 |                   |                        |
| <i>Item Description</i>                                | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Engineering & Surveying                                | LS          | 1               | \$2,297,850.00    | \$2,297,850.00         |
| Construction Materials Testing                         | LS          | 1               | \$150,000.00      | \$150,000.00           |
| Erosion Control & SWPPP                                | LS          | 1               | \$100,000.00      | \$100,000.00           |
| City of Fort Worth Fees                                | LS          | 1               | \$463,965.43      | \$463,965.43           |
| Construction Management Fee                            | %           | 5%              | \$28,922,774.21   | \$1,446,138.71         |
| Contingency  | %           | 10%             | \$28,922,774.21   | \$2,892,277.42         |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b>   |             |                 |                   | <b>\$7,350,231.57</b>  |
| <b>SUMMARY TOTALS</b>                                  |             |                 |                   |                        |
| <b>RESIDENTIAL IMPROVEMENTS</b>                        |             |                 |                   |                        |
| Excavation Improvements                                |             |                 |                   | \$12,995,760           |
| Roadway Improvements                                   |             |                 |                   | \$5,457,667            |
| Water Improvements                                     |             |                 |                   | \$1,981,702            |
| Sewer Improvements                                     |             |                 |                   | \$3,510,513            |
| Storm Drainage Improvements                            |             |                 |                   | \$2,477,133            |
| Public Landscaping, Trails and Parks                   |             |                 |                   | \$2,500,000            |
| Other Soft and Miscellaneous Costs                     |             |                 |                   | \$7,350,232            |
| <b>Subtotal - RESIDENTIAL IMPROVEMENTS</b>             |             |                 |                   | <b>\$36,273,006</b>    |
| <b>TOTAL - IMPROVEMENT AREA #4</b>                     |             |                 |                   |                        |
| Excavation Improvements                                |             |                 |                   | \$12,995,760           |
| Roadway Improvements                                   |             |                 |                   | \$5,457,667            |
| Water Improvements                                     |             |                 |                   | \$1,981,702            |
| Sewer Improvements                                     |             |                 |                   | \$3,510,513            |
| Storm Drainage Improvements                            |             |                 |                   | \$2,477,133            |
| Public Landscaping, Trails and Parks                   |             |                 |                   | \$2,500,000            |
| Other Soft and Miscellaneous Costs                     |             |                 |                   | \$7,350,232            |
| <b>TOTAL - IMPROVEMENT AREA #4</b>                     |             |                 |                   | <b>\$36,273,006</b>    |

February 26, 2026

Re: Engineer's Report  
Maverick Phase 1  
Fort Worth, Texas

Maverick is a proposed single-family development anticipated to include approximately 500 residential lots in Fort Worth, Texas. Phase 1 is comprised of 136 residential lots, and is currently under construction. The proposed authorized infrastructure improvements associated with Phase 1 of the development are shown in the attached exhibits. A quantity takeoff and associated construction cost summary has been prepared based on executed contractor bids, and construction costs associated with authorized improvements have been quantified. Authorized Improvements are categorized as any public utility infrastructure (public drainage and public water and sanitary sewer lines greater than 8" in diameter) serving Maverick Phase 1 and commercial, improvements associated with Bear Creek Parkway (a City of Fort Worth MTP arterial roadway), a new signalized intersection at Bear Creek Parkway and Highway 377, a TxDOT driveway, deceleration lane and related improvements, and improvements associated with Kenwood Longvue (an off site water project required to provide adequate water capacity to serve Maverick Phase 1). All Authorized Improvements are necessary in order to provide utilities and access to Maverick Phase 1 residential lots.



*Jamie Shelton*  
02.26.2026

## Improvement Area #5 Improvements

| <b>AUTHORIZED IMPROVEMENTS</b>       | <b>Ventana-Phase 8 (IA #5)</b> |
|--------------------------------------|--------------------------------|
| ROADWAY IMPROVEMENTS                 | \$1,219,985                    |
| WATER IMPROVEMENTS                   | \$468,315                      |
| SEWER IMPROVEMENTS                   | \$1,002,254                    |
| STORM DRAINAGE IMPROVEMENTS          | \$1,519,981                    |
| PUBLIC LANDSCAPING, TRAILS AND PARKS | \$147,696                      |
| OTHER SOFT AND MISCELLANEOUS COSTS   | \$1,071,497                    |
| <b>TOTAL AUTHORIZED IMPROVEMENTS</b> | <b>\$5,429,728</b>             |
| <b># OF LOTS</b>                     | <b>277</b>                     |
| <b>PID ELIGIBLE COSTS PER LOT</b>    | <b>\$19,602</b>                |

**AUTHORIZED IMPROVEMENTS - VENTANA PHASE 8, IMPROVEMENT AREA #5**

**RESIDENTIAL IMPROVEMENTS**

| <b>Storm Drainage Improvements</b>              |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                         | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Post-CCTV Inspection of Storm Drain             | LF          | 574.00          | \$4.00            | \$2,296.00             |
| Trench Safety                                   | LF          | 574.00          | \$2.00            | \$1,148.00             |
| 21" RCP, Class III                              | LF          | 226.00          | \$85.00           | \$19,210.00            |
| 24" RCP, Class III                              | LF          | 348.00          | \$95.00           | \$33,060.00            |
| 10' Curb Inlet                                  | EA          | 5.00            | \$4,600.00        | \$23,000.00            |
| 15' Curb Inlet                                  | EA          | 7.00            | \$5,600.00        | \$39,200.00            |
| Convert 4'X4' Drop Inlet into 4' Square Manhole | EA          | 2.00            | \$6,500.00        | \$13,000.00            |
| Remove 4'X4' Drop Inlet                         | EA          | 3.00            | \$2,500.00        | \$7,500.00             |
| Inlet Protection                                | EA          | 12.00           | \$250.00          | \$3,000.00             |
| Post-CCTV Inspection of Storm Drain             | LF          | 4,274.00        | \$4.00            | \$17,096.00            |
| Trench Safety                                   | LF          | 4,274.00        | \$2.00            | \$8,548.00             |
| 21" RCP, Class III                              | LF          | 509.00          | \$75.00           | \$38,175.00            |
| 24" RCP, Class III                              | LF          | 1,151.00        | \$85.00           | \$97,835.00            |
| 27" RCP, Class III                              | LF          | 287.00          | \$105.00          | \$30,135.00            |
| 30" RCP, Class III                              | LF          | 333.00          | \$115.00          | \$38,295.00            |
| 36" RCP, Class III                              | LF          | 993.00          | \$160.00          | \$158,880.00           |
| 42" RCP, Class III                              | LF          | 299.00          | \$200.00          | \$59,800.00            |
| 48" RCP, Class III                              | LF          | 15.00           | \$235.00          | \$3,525.00             |
| 54" RCP, Class III                              | LF          | 349.00          | \$285.00          | \$99,465.00            |
| 4' Storm Junction Box                           | EA          | 6.00            | \$7,500.00        | \$45,000.00            |
| 5' Storm Junction Box                           | EA          | 5.00            | \$7,928.57        | \$39,642.85            |
| 4' Stacked Manhole                              | EA          | 2.00            | \$15,000.00       | \$30,000.00            |
| 6' Storm Junction Box                           | EA          | 2.00            | \$10,500.00       | \$21,000.00            |
| 10' Curb Inlet                                  | EA          | 23.00           | \$4,000.00        | \$92,000.00            |
| 15' Curb Inlet                                  | EA          | 5.00            | \$5,000.00        | \$25,000.00            |
| Dual 3x3 MBC                                    | LF          | 338.00          | \$560.00          | \$189,280.00           |
| 12'-10" X 6' Junction Box                       | EA          | 1.00            | \$28,500.00       | \$28,500.00            |
| 12'-10" X 10'-6" Junction Box                   | EA          | 1.00            | \$50,500.00       | \$50,500.00            |
| 24" 4:1 Sloped End HW                           | EA          | 1.00            | \$3,500.00        | \$3,500.00             |
| 30" 4:1 Sloped End HW                           | EA          | 1.00            | \$4,500.00        | \$4,500.00             |
| Dual 3'x3' 4:1 Sloped End HW                    | EA          | 1.00            | \$18,500.00       | \$18,500.00            |
| 36" 4:1 Sloped End HW                           | EA          | 1.00            | \$6,500.00        | \$6,500.00             |
| 42" 4:1 Sloped End HW                           | EA          | 1.00            | \$8,500.00        | \$8,500.00             |
| 12" Large Stone Type "A" Dry Rip Rap            | SY          | 283.00          | \$165.00          | \$46,695.00            |
| <b>Subtotal - Storm Drainage Improvements</b>   |             |                 |                   | <b>\$1,309,285.85</b>  |

| <b>Other Soft and Miscellaneous Costs</b>     |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                       | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Drainage Easements                            | LS          | 1.00            | \$55,605.31       | \$55,605.31            |
| <b>Subtotal - Storm Drainage Improvements</b> |             |                 |                   | <b>\$55,605.31</b>     |

**AUTHORIZED IMPROVEMENTS**

| <b>Water Improvements</b>                |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 12" Waterline Lowering                   | EA          | 1.00            | \$6,500.00        | \$6,500.00             |
| Trench Safety                            | LF          | 2,130.00        | \$2.00            | \$4,260.00             |
| Ductile Iron Water Fittings w/ Restraint | TON         | 3.77            | \$10,500.00       | \$39,585.00            |
| 12" Water Pipe                           | LF          | 1,315.00        | \$102.00          | \$134,130.00           |
| 12" DIP Water                            | LF          | 73.00           | \$112.00          | \$8,176.00             |
| 12" DIP Water, CLSM Backfill             | LF          | 64.00           | \$142.00          | \$9,088.00             |
| 16" Water Pipe                           | LF          | 577.00          | \$122.00          | \$70,394.00            |
| 16" DIP Water                            | LF          | 41.00           | \$182.00          | \$7,462.00             |

|   |    |       |             |                     |
|---|----|-------|-------------|---------------------|
| 16" DIP Water, CLSM Backfill                | LF | 60.00 | \$212.00    | \$12,720.00         |
| Fire Hydrant                                | EA | 2.00  | \$7,500.00  | \$15,000.00         |
| 12" Gate Valve                              | EA | 6.00  | \$4,500.00  | \$27,000.00         |
| 16" Gate Valve w/ Vault                     | EA | 3.00  | \$28,500.00 | \$85,500.00         |
| 2" Combination Air Valve Assembly for Water | EA | 1.00  | \$14,500.00 | \$14,500.00         |
| Connection to Existing 4"-12" Water Main    | EA | 1.00  | \$1,000.00  | \$1,000.00          |
| 1" Irrigation Service                       | EA | 2.00  | \$1,500.00  | \$3,000.00          |
| 16" Waterline Lowering                      | EA | 4.00  | \$7,500.00  | \$30,000.00         |
| <b>Subtotal - Water Improvements</b>        |    |       |             | <b>\$468,315.00</b> |

| <b>Sewer Improvements</b>            |             |                 |                   |                        |
|--------------------------------------|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>              | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Post-CCTV Inspection                 | LF          | 1,961.00        | \$4.00            | \$7,844.00             |
| Final MH-CCTV Inspection             | EA          | 12.00           | \$400.00          | \$4,800.00             |
| Manhole Vacuum Testing               | EA          | 12.00           | \$200.00          | \$2,400.00             |
| Trench Safety                        | LF          | 1,961.00        | \$2.00            | \$3,922.00             |
| Concrete Collar for Manhole          | EA          | 5.00            | \$1,500.00        | \$7,500.00             |
| Trench Water Stops                   | EA          | 7.00            | \$350.00          | \$2,450.00             |
| 30" Casing By Open Cut               | LF          | 20.00           | \$380.00          | \$7,600.00             |
| 16" Sewer Carrier Pipe               | LF          | 20.00           | \$258.00          | \$5,160.00             |
| 15" Sewer Pipe                       | LF          | 1,771.00        | \$178.00          | \$315,238.00           |
| 15" Sewer Pipe, CSS Backfill         | LF          | 150.00          | \$208.00          | \$31,200.00            |
| 16" DIP Sewer                        | LF          | 20.00           | \$258.00          | \$5,160.00             |
| Epoxy Manhole Liner                  | VF          | 142.00          | \$485.00          | \$68,870.00            |
| 4' Manhole                           | EA          | 8.00            | \$4,800.00        | \$38,400.00            |
| 4' Extra Depth Manhole               | VF          | 70.00           | \$225.00          | \$15,750.00            |
| 4' Manhole W/ Hydraulic Slide        | EA          | 4.00            | \$6,800.00        | \$27,200.00            |
| Connect to Existing 15" Sewer Stub   | EA          | 1.00            | \$5,500.00        | \$5,500.00             |
| End and Plug 15" PVC                 | EA          | 1.00            | \$2,000.00        | \$2,000.00             |
| <b>Subtotal - Sewer Improvements</b> |             |                 |                   | <b>\$550,994.00</b>    |

| <b>Other Soft and Miscellaneous Costs</b>            |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                              | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Preliminary Plat Application Fee                     | LS          | 1.00            | \$1,767.21        | \$1,767.21             |
| SWFMA-25-0031 Application Fee                        | LS          | 1.00            | \$714.37          | \$714.37               |
| Final Plat Application Fee                           | LS          | 1.00            | \$3,375.83        | \$3,375.83             |
| IPRC Review Fee                                      | LS          | 1.00            | \$15,895.80       | \$15,895.80            |
| IPRC Inspection Fees                                 | LS          | 1.00            | \$58,882.74       | \$58,882.74            |
| Engineering/Surveying                                | LS          | 1.00            | \$300,469.32      | \$300,469.32           |
| Final Geotechnical Report & Testing                  | LS          | 1.00            | \$26,894.27       | \$26,894.27            |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b> |             |                 |                   | <b>\$407,999.54</b>    |

| <b>ORCHARD WAY</b>  |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <b>Roadway Improvements</b>   |             |                 |                   |                        |
| <i>Item Description</i>   | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Clearing & Grubbing   | ACRE        | 2.40            | \$725.00          | \$1,740.00             |
| Unclassified Excavation   | CY          | 12,649.00       | \$3.20            | \$40,476.80            |
| Erosion Control   | LS          | 1.00            | \$3,196.95        | \$3,196.95             |
| Retaining Walls   | LS          | 1.00            | \$321,261.00      | \$321,261.00           |
| Hydrated Lime (32 lbs/sy for Residential & 42 lbs/sy for Orchard Way) | TON         | 156.70          | \$275.00          | \$43,092.50            |
| 6" Lime Treatment   | SY          | 177.00          | \$4.00            | \$708.00               |
| 8" Lime Treatment   | SY          | 7,326.00        | \$5.00            | \$36,630.00            |
| 6" Conc Pvmt  | SY          | 176.00          | \$62.00           | \$10,912.00            |
| 4" Conc Sidewalk  | SF          | 17,490.00       | \$4.25            | \$74,332.50            |
| Barrier Free Ramp, Type P-1   | EA          | 8.00            | \$2,400.00        | \$19,200.00            |
| Topsoil   | CY          | 322.00          | \$28.00           | \$9,016.00             |
| Block Sod Placement   | SY          | 1,934.00        | \$8.00            | \$15,472.00            |
| 7.5" Conc Pvmt  | SY          | 6,950.00        | \$78.00           | \$542,100.00           |
| Construct Type III Barricade  | EA          | 1.00            | \$800.00          | \$800.00               |
| Construct Std. Pvmt Header  | LF          | 37.00           | \$25.00           | \$925.00               |
| Remove Barricade and Connect to Existing Pavement Header              | EA          | 1.00            | \$1,000.00        | \$1,000.00             |

|  |    |          |             |                       |
|--|----|----------|-------------|-----------------------|
| 2" CONDT PVC SCH 80 (T)                                    | LF | 1,714.00 | \$15.00     | \$25,710.00           |
| Install Type 33B Arm                                       | EA | 9.00     | \$600.00    | \$5,400.00            |
| Furnish/Install 120-240 Volt Single Phase Metered Pedestal | EA | 1.00     | \$10,500.00 | \$10,500.00           |
| Rdwy Illum Assembly TY 8,11,D-25, and D-30                 | EA | 9.00     | \$2,500.00  | \$22,500.00           |
| R2   | EA | 9.00     | \$750.00    | \$6,750.00            |
| Rdwy Illum Foundation TY 1,2, and 4                        | EA | 9.00     | \$1,200.00  | \$10,800.00           |
| NO 2 Insulated Elec Condr                                  | LF | 1,714.00 | \$8.00      | \$13,712.00           |
| Type B Ground Box W/ Apron                                 | EA | 5.00     | \$750.00    | \$3,750.00            |
| <b>Subtotal - Roadway Improvements</b>                     |    |          |             | <b>\$1,219,984.75</b> |

| <b>Storm Drainage Improvements</b>            |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                       | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Post-CCTV Inspection of Storm Drain           | LF          | 1,108.00        | \$4.00            | \$4,432.00             |
| Trench Safety                                 | LF          | 1,108.00        | \$2.00            | \$2,216.00             |
| 21" RCP, Class III                            | LF          | 215.00          | \$75.00           | \$16,125.00            |
| 24" RCP, Class III                            | LF          | 174.00          | \$85.00           | \$14,790.00            |
| 30" RCP, Class III                            | LF          | 67.00           | \$115.00          | \$7,705.00             |
| 36" RCP, Class III                            | LF          | 652.00          | \$160.00          | \$104,320.00           |
| 4' Storm Junction Box                         | EA          | 1.00            | \$5,500.00        | \$5,500.00             |
| 5' Storm Junction Box                         | EA          | 2.00            | \$7,928.57        | \$15,857.14            |
| 10' Curb Inlet                                | EA          | 6.00            | \$4,000.00        | \$24,000.00            |
| 4' X 4' Drop Inlet                            | EA          | 3.00            | \$4,500.00        | \$13,500.00            |
| Inlet Protection                              | EA          | 9.00            | \$250.00          | \$2,250.00             |
| <b>Subtotal - Storm Drainage Improvements</b> |             |                 |                   | <b>\$210,695.14</b>    |

| <b>Public Landscaping, Trails and Parks</b>            |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                                | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Sod  | SF          | 81,194.40       | \$0.70            | \$56,836.08            |
| Fine Grade   | SF          | 81,194.40       | \$0.05            | \$4,059.72             |
| Trees  | EA          | 64.00           | \$700.00          | \$44,800.00            |
| Permits and Inspection, Design                         | EA          | 1.00            | \$7,000.00        | \$7,000.00             |
| Irrigation   | LS          | 1.00            | \$35,000.00       | \$35,000.00            |
| <b>Subtotal - Public Landscaping, Trails and Parks</b> |             |                 |                   | <b>\$147,695.80</b>    |

| <b>LIFT STATION PHASE 2 UPGRADES</b>                 |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <b>Sewer Improvements</b>                            |             |                 |                   |                        |
| <i>Item Description</i>                              | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Piping and Valve Submittals                          | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Mobilization   | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Bonds  | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Valve Procurement                                    | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Discharge Piping Installation                        | LS          | 1.00            | \$18,891.00       | \$18,891.00            |
| Lift Station and Vault Piping and Valve Installation | LS          | 1.00            | \$20,000.00       | \$20,000.00            |
| Pump Submittals                                      | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Pump Procurement                                     | LS          | 1.00            | \$41,107.00       | \$41,107.00            |
| Air Release Valve and Piping Installation            | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Swing Check Valve Installation                       | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Riser Discharge Piping Installation                  | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Gate Valve Installation                              | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Pump 2 Propeller Installation                        | LS          | 1.00            | \$16,532.00       | \$16,532.00            |
| Pump 3 Propeller Installation                        | LS          | 1.00            | \$16,532.00       | \$16,532.00            |
| Completion of All Electrical Submittals              | LS          | 1.00            | \$20,000.00       | \$20,000.00            |
| Electrical and Controls Installation                 | LS          | 1.00            | \$79,368.00       | \$79,368.00            |
| Bypass Pump Submittal                                | LS          | 1.00            | \$10,000.00       | \$10,000.00            |
| Bypass Pump Mobilization                             | LS          | 1.00            | \$15,000.00       | \$15,000.00            |
| Bypass Installation                                  | LS          | 1.00            | \$25,000.00       | \$25,000.00            |
| Bypass Pump Schedule Days                            | Days        | 12.00           | \$4,080.83        | \$48,969.96            |
| Bypass Pump Monitoring                               | Days        | 12.00           | \$2,488.34        | \$29,860.08            |
| <b>Subtotal - Sewer Improvements</b>                 |             |                 |                   | <b>\$451,260.04</b>    |
| <b>Other Soft Costs and Miscellaneous Items</b>      |             |                 |                   |                        |
| <i>Item Description</i>                              | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| IPRC Application Fee                                 | LS          | 1.00            | \$1,000.00        | \$1,000.00             |
| CFA Application Fee                                  | LS          | 1.00            | \$2,508.75        | \$2,508.75             |
| IPRC Inspection Fees                                 | LS          | 1.00            | \$75,937.50       | \$75,937.50            |
| Engineering/Surveying                                | LS          | 1.00            | \$65,000.00       | \$65,000.00            |
| <b>Subtotal - Sewer Improvements</b>                 |             |                 |                   | <b>\$144,446.25</b>    |

| <b>SUMMARY TOTALS</b>                           |                    |
|---|--------------------|
| <b>RESIDENTIAL IMPROVEMENTS</b>                 |                    |
| Storm Drainage Improvements                     | \$1,309,286        |
| Other Soft and Miscellaneous Costs              | \$55,605           |
| <b>Subtotal - RESIDENTIAL IMPROVEMENTS</b>      | <b>\$1,364,891</b> |
| <b>AUTHORIZED IMPROVEMENTS</b>                  |                    |
| Water Improvements                              | \$468,315          |
| Sewer Improvements                              | \$550,994          |
| Other Soft and Miscellaneous Costs              | \$408,000          |
| <b>Subtotal - AUTHORIZED IMPROVEMENTS</b>       | <b>\$1,427,309</b> |
| <b>ORCHARD WAY</b>                              |                    |
| Roadway Improvements                            | \$1,219,985        |
| Storm Drainage Improvements                     | \$210,695          |
| Public Landscaping, Trails and Parks            | \$147,696          |
| <b>Subtotal - ORCHARD WAY</b>                   | <b>\$1,578,376</b> |
| <b>LIFT STATION PHASE 2 UPGRADES</b>            |                    |
| Sewer Improvements                              | \$451,260          |
| Other Soft and Miscellaneous Costs              | \$144,446          |
| <b>Subtotal - LIFT STATION PHASE 2 UPGRADES</b> | <b>\$595,706</b>   |
| <b>TOTAL - IMPROVEMENT AREA #5</b>              |                    |
| Roadway Improvements                            | \$1,219,985        |
| Water Improvements                              | \$468,315          |
| Sewer Improvements                              | \$1,002,254        |
| Storm Drainage Improvements                     | \$1,519,981        |
| Public Landscaping, Trails and Parks            | \$147,696          |
| Other Soft and Miscellaneous Costs              | \$608,051          |
| <b>TOTAL - IMPROVEMENT AREA #5</b>              | <b>\$4,966,282</b> |

**NON-AUTHORIZED IMPROVEMENTS - VENTANA PHASE 8, IMPROVEMENT AREA #5**

| <b>RESIDENTIAL IMPROVEMENTS</b>                                    |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <b>Grading Improvements</b>  |             |                 |                   |                        |
| <i>Item Description</i>  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 8A   |             |                 |                   |                        |
| CLEARING AND GRUBBING  | ACRE        | 20.90           | \$750.00          | \$15,675.00            |
| UNCLASSIFIED EXCAVATION  | CY          | 25,507.05       | \$3.95            | \$100,752.85           |
| ROUGH LOT GRADING  | LOT         | 95.00           | \$250.00          | \$23,750.00            |
| FINAL LOT GRADING  | LOT         | 95.00           | \$250.00          | \$23,750.00            |
| MOISTURE CONDITIONING (40'X75' PAD) - 4 FEET DEEP                  | LOT         | 33.00           | \$1,200.00        | \$39,600.00            |
| MOISTURE CONDITIONING (40'X75' PAD) - 8 FEET DEEP                  | LOT         | 7.00            | \$3,780.00        | \$26,460.00            |
| MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)                  | LOT         | 40.00           | \$300.00          | \$12,000.00            |
| 8B   |             |                 |                   |                        |
| CLEARING AND GRUBBING  | ACRE        | 43.90           | \$725.00          | \$31,827.50            |
| UNCLASSIFIED EXCAVATION IN 8B                                      | CY          | 48,532.07       | \$3.20            | \$155,302.62           |
| UNCLASSIFIED EXCAVATION CUT FROM 8A                                | CY          | 252,081.44      | \$3.95            | \$995,721.69           |
| FINAL LOT GRADING  | LOT         | 182.00          | \$250.00          | \$45,500.00            |
| MOISTURE CONDITIONING (30'x75' PAD) - 4 FEET DEEP                  | LOT         | 27.00           | \$950.00          | \$25,650.00            |
| MOISTURE CONDITIONING (40'x75' PAD) - 6 FEET DEEP                  | LOT         | 38.00           | \$1,200.00        | \$45,600.00            |
| MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP                  | LOT         | 25.00           | \$1,500.00        | \$37,500.00            |
| MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP                  | LOT         | 10.00           | \$1,850.00        | \$18,500.00            |
| MOISTURE CONDITIONING (60'x80' PAD) - 6 FEET DEEP                  | LOT         | 8.00            | \$3,000.00        | \$24,000.00            |
| MOISTURE CONDITIONING (60'x80' PAD) - 8 FEET DEEP                  | LOT         | 9.00            | \$5,600.00        | \$50,400.00            |
| MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)                  | LOT         | 126.00          | \$300.00          | \$37,800.00            |
| MOISTURE CONDITIONING (30'x75' PAD) - 4 FEET DEEP                  | LOT         | (27.00)         | \$950.00          | (\$25,650.00)          |
| MOISTURE CONDITIONING (40'x75' PAD) - 6 FEET DEEP                  | LOT         | (38.00)         | \$1,200.00        | (\$45,600.00)          |
| MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP                  | LOT         | (19.00)         | \$1,500.00        | (\$28,500.00)          |
| MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP                  | LOT         | (10.00)         | \$1,850.00        | (\$18,500.00)          |
| MOISTURE CONDITIONING (50'x75' PAD) - 6 FEET DEEP                  | LOT         | (9.00)          | \$2,800.00        | (\$25,200.00)          |
| MOISTURE CONDITIONING (60'x80' PAD) - 6 FEET DEEP                  | LOT         | (4.00)          | \$3,000.00        | (\$12,000.00)          |
| MOISTURE CONDITIONING (50'x75' PAD) - 8 FEET DEEP                  | LOT         | 6.00            | \$4,500.00        | \$27,000.00            |
| MOISTURE CONDITIONING (60'x80' PAD) - 8 FEET DEEP                  | LOT         | 3.00            | \$5,600.00        | \$16,800.00            |
| MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)                  | LOT         | (104.00)        | \$300.00          | (\$31,200.00)          |
| MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP (PREV CUT)       | LOT         | 9.00            | \$1,500.00        | \$13,500.00            |
| MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP (PREV CUT)       | LOT         | 6.00            | \$1,850.00        | \$11,100.00            |
| MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)                  | LOT         | 65.00           | \$250.00          | \$16,250.00            |
| MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS) (PREV CUT)       | LOT         | 5.00            | \$300.00          | \$1,500.00             |
| EROSION CONTROL  | EA          | 1.00            | \$82,424.86       | \$82,424.86            |
| <b>Subtotal - Grading Improvements</b>                             |             |                 |                   | <b>\$1,762,414.52</b>  |
| <b>Roadway Improvements</b>  |             |                 |                   |                        |
| <i>Item Description</i>  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 8A   |             |                 |                   |                        |
| 3211.0400 Hydrated Lime (32 lbs/sy for Residential)                | TON         | 157.00          | \$285.00          | \$44,745.00            |
| 3211.0501 6" Lime Treatment  | SY          | 9,810.00        | \$4.00            | \$39,240.00            |
| 3213.0101 6" Conc Pvmt   | SY          | 9,182.00        | \$62.00           | \$569,284.00           |
| 3213.0301 4" Conc Sidewalk (Developer)                             | SF          | 950.00          | \$4.50            | \$4,275.00             |
| 3213.0506 Barrier Free Ramp, Type P-1                              | EA          | 2.00            | \$2,400.00        | \$4,800.00             |
| 3291.0100 Topsoil  | CY          | 12.00           | \$28.00           | \$336.00               |
| 3292.0100 Block Sod Placement                                      | SY          | 71.00           | \$8.00            | \$568.00               |
| 9999.0006 Remove Barricade and Connect to Existing Pavement Header | EA          | 5.00            | \$1,000.00        | \$5,000.00             |
| 9999.0007 Stop Signs   | EA          | 6.00            | \$850.00          | \$5,100.00             |
| 9999.0008 Street Name Blade Pair                                   | EA          | 6.00            | \$250.00          | \$1,500.00             |
| 2605.3015 2" CONDT PVC SCH 80 (T)                                  | LF          | 670.00          | \$15.00           | \$10,050.00            |
| 3441.1410 NO 10 Insulated Elec Condr                               | LF          | 670.00          | \$6.00            | \$4,020.00             |
| 3441.1633 Install Type 33B Arm                                     | EA          | 14.00           | \$600.00          | \$8,400.00             |
| 3441.3002 Rdwy Illum Assembly TY 8,11,D-25, and D-30               | LF          | 14.00           | \$2,500.00        | \$35,000.00            |
| 3441.3201 LED Lighting Fixture (50W)                               | EA          | 14.00           | \$750.00          | \$10,500.00            |
| 3441.3301 Rdwy Illum Foundation TY 1,2, and 4                      | EA          | 14.00           | \$1,200.00        | \$16,800.00            |

| 8B   |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| 3211.0400 Hydrated Lime(32 lbs/sy for Residential)                 | TON         | 388.30          | \$285.00          | \$110,665.50           |
| 3211.0111 4" Flexible Base, Type A, GR-1                           | SY          | 795.00          | \$16.00           | \$12,720.00            |
| 3211.0501 6" Lime Treatment  | SY          | 24,270.00       | \$4.00            | \$97,080.00            |
| 3213.0101 6" Conc Pvmt   | SY          | 23,550.00       | \$62.00           | \$1,460,100.00         |
| 3213.0301 4" Conc Sidewalk   | SF          | 5,604.00        | \$4.25            | \$23,817.00            |
| 3213.0506 Barrier Free Ramp, Type P-1                              | EA          | 14.00           | \$2,400.00        | \$33,600.00            |
| 3291.0100 Topsoil  | CY          | 98.00           | \$28.00           | \$2,744.00             |
| 3292.0100 Block Sod Placement                                      | SY          | 590.00          | \$8.00            | \$4,720.00             |
| 9999.0020 Construct Type III Barricade                             | EA          | 2.00            | \$800.00          | \$1,600.00             |
| 9999.0021 Construct Std. Pvmt Header                               | LF          | 58.00           | \$25.00           | \$1,450.00             |
| 9999.0022 Remove Barricade and Connect to Existing Pavement Header | EA          | 3.00            | \$1,000.00        | \$3,000.00             |
| 9999.0023 Stop Signs   | EA          | 9.00            | \$850.00          | \$7,650.00             |
| 9999.0024 Street Name Blade Pair                                   | EA          | 10.00           | \$250.00          | \$2,500.00             |
| 9999.0025 Street Sign Pole   | EA          | 10.00           | \$300.00          | \$3,000.00             |
| Maintenance Bond   | LS          | 1.00            | \$0.00            | \$0.00                 |
| 2605.3015 2" CONDT PVC SCH 80 (T)                                  | LF          | 1,879.00        | \$15.00           | \$28,185.00            |
| 3441.1633 Install Type 33B Arm                                     | EA          | 39.00           | \$600.00          | \$23,400.00            |
| 3441.3002 Rdwy Illum Assembly TY 8,11,D-25, and D-30               | EA          | 39.00           | \$2,500.00        | \$97,500.00            |
| R2   | EA          | 35.00           | \$750.00          | \$26,250.00            |
| 3441.3301 Rdwy Illum Foundation TY 1,2, and 4                      | EA          | 39.00           | \$1,200.00        | \$46,800.00            |
| R4   | LF          | 4.00            | \$950.00          | \$3,800.00             |
| 3441.1410 NO 10 Insulated Elec Condr                               | LF          | 1,879.00        | \$6.00            | \$11,274.00            |
| <b>Subtotal - Roadway Improvements</b>                             |             |                 |                   | <b>\$2,763,273.50</b>  |
| <b>Retaining Wall Improvements</b>                                 |             |                 |                   |                        |
| <i>Item Description</i>  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 8A Retaining Walls   | LS          | 1.00            | \$708,179.00      | \$708,179.00           |
| 8B Retaining Walls   | LS          | 1.00            | \$1,065,858.00    | \$1,065,858.00         |
| <b>Subtotal - Retaining Wall Improvements</b>                      |             |                 |                   | <b>\$1,065,858.00</b>  |
| <b>Water Improvements</b>  |             |                 |                   |                        |
| <i>Item Description</i>  | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 8A   |             |                 |                   |                        |
| 8" Waterline Lowering  | EA          | 4.00            | \$5,500.00        | \$22,000.00            |
| Trench Safety  | LF          | 2,802.00        | \$2.00            | \$5,604.00             |
| Ductile Iron Water Fittings w/ Restraint                           | TON         | 0.92            | \$9,500.00        | \$8,721.00             |
| 8" Water Pipe  | LF          | 2,728.00        | \$56.00           | \$152,768.00           |
| 8" DIP Water, CLSM Backfill  | LF          | 74.00           | \$86.00           | \$6,364.00             |
| Fire Hydrant   | EA          | 4.00            | \$7,500.00        | \$30,000.00            |
| 2" Combination Air Valve Assembly for Water                        | EA          | 3.00            | \$12,500.00       | \$37,500.00            |
| 1" Water Service   | EA          | 95.00           | \$1,200.00        | \$114,000.00           |
| 8" Gate Valve  | EA          | 6.00            | \$2,500.00        | \$15,000.00            |
| Connection to Existing 4"-12" Water Main                           | EA          | 5.00            | \$1,000.00        | \$5,000.00             |
| 1" Irrigation Service  | EA          | 1.00            | \$1,500.00        | \$1,500.00             |
| 8B   |             |                 |                   |                        |
| 20" Casing By Open Cut   | LF          | 78.00           | \$320.00          | \$24,960.00            |
| 8" Waterline Lowering  | EA          | 18.00           | \$5,500.00        | \$99,000.00            |
| Trench Safety  | LF          | 5,575.00        | \$2.00            | \$11,150.00            |
| 8" Water Carrier Pipe  | LF          | 78.00           | \$66.00           | \$5,148.00             |
| Ductile Iron Water Fittings w/ Restraint                           | TON         | 1.97            | \$10,500.00       | \$20,685.00            |
| 8" Water Pipe  | LF          | 5,184.00        | \$56.00           | \$290,304.00           |
| 8" DIP Water, CLSM Backfill  | LF          | 313.00          | \$86.00           | \$26,918.00            |
| Fire Hydrant   | EA          | 15.00           | \$7,500.00        | \$112,500.00           |
| 1" Water Service   | EA          | 165.00          | \$1,200.00        | \$198,000.00           |
| 8" Gate Valve  | EA          | 21.00           | \$2,500.00        | \$52,500.00            |
| Connection to Existing 4"-12" Water Main                           | EA          | 4.00            | \$1,000.00        | \$4,000.00             |
| 1" Irrigation Service  | EA          | 2.00            | \$1,500.00        | \$3,000.00             |
| Tap 1" Water Service into Existing 8" Waterline                    | EA          | 1.00            | \$2,500.00        | \$2,500.00             |
| <b>Subtotal - Water Improvements</b>                               |             |                 |                   | <b>\$1,249,122.00</b>  |

| <b>Sewer Improvements</b>                               |             |                 |                   |                        |
|---|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                                 | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| 8A  |             |                 |                   |                        |
| Post-CCTV Inspection                                    | LF          | 2,824.00        | \$4.00            | \$11,296.00            |
| Final MH-CCTV Inspection                                | EA          | 17.00           | \$400.00          | \$6,800.00             |
| Trench Safety   | LF          | 2,824.00        | \$2.00            | \$5,648.00             |
| Trench Water Stops                                      | EA          | 8.00            | \$350.00          | \$2,800.00             |
| 4" Sewer Service  | EA          | 95.00           | \$900.00          | \$85,500.00            |
| 8" Sewer Pipe - SDR 26                                  | LF          | 2,724.00        | \$72.00           | \$196,128.00           |
| 8" Sewer Pipe, CSS Backfill                             | LF          | 100.00          | \$92.00           | \$9,200.00             |
| Epoxy Manhole Liner                                     | VF          | 69.00           | \$485.00          | \$33,465.00            |
| 4' Manhole  | EA          | 17.00           | \$5,000.00        | \$85,000.00            |
| 4' Extra Depth Manhole                                  | VF          | 23.00           | \$225.00          | \$5,175.00             |
| Connect to Existing 8" Sewer Stub                       | EA          | 5.00            | \$1,500.00        | \$7,500.00             |
| 8B  |             |                 |                   |                        |
| Post-CCTV Inspection                                    | LF          | 5,791.00        | \$4.00            | \$23,164.00            |
| Final MH-CCTV Inspection                                | EA          | 36.00           | \$400.00          | \$14,400.00            |
| Manhole Vacuum Testing                                  | EA          | 36.00           | \$200.00          | \$7,200.00             |
| Trench Safety   | LF          | 5,791.00        | \$2.00            | \$11,582.00            |
| Trench Water Stops                                      | EA          | 26.00           | \$350.00          | \$9,100.00             |
| 20" Casing By Open Cut                                  | LF          | 65.00           | \$380.00          | \$24,700.00            |
| 8" Sewer Carrier Pipe                                   | LF          | 65.00           | \$104.00          | \$6,760.00             |
| 4" Sewer Service  | EA          | 180.00          | \$900.00          | \$162,000.00           |
| 8" Sewer Pipe   | LF          | 5,369.00        | \$74.00           | \$397,306.00           |
| 8" Sewer Pipe, CSS Backfill                             | LF          | 310.00          | \$94.00           | \$29,140.00            |
| 8" DIP Sewer Pipe                                       | LF          | 47.00           | \$104.00          | \$4,888.00             |
| Epoxy Manhole Liner                                     | VF          | 227.00          | \$485.00          | \$110,095.00           |
| 4' Manhole  | EA          | 34.00           | \$5,000.00        | \$170,000.00           |
| 4' Drop Manhole   | EA          | 2.00            | \$6,000.00        | \$12,000.00            |
| 4' Extra Depth Manhole                                  | VF          | 124.00          | \$225.00          | \$27,900.00            |
| Connect to Existing 8" Sewer Stub                       | EA          | 2.00            | \$4,500.00        | \$9,000.00             |
| End and Plug 8" PVC                                     | EA          | 2.00            | \$500.00          | \$1,000.00             |
| <b>Subtotal - Sewer Improvements</b>                    |             |                 |                   | <b>\$1,468,747.00</b>  |
| <b>Landscape and Open Space Improvements</b>            |             |                 |                   |                        |
| <i>Item Description</i>                                 | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Sod   | SF          | 65,000.00       | \$0.70            | \$45,500.00            |
| Fine Grade  | SF          | 65,000.00       | \$0.05            | \$3,250.00             |
| Trees   | EA          | 42.00           | \$700.00          | \$29,400.00            |
| Permits and Inspetion, Design                           | EA          | 1.00            | \$7,000.00        | \$7,000.00             |
| Irrigation  | LS          | 1.00            | \$35,000.00       | \$35,000.00            |
| <b>Subtotal - Landscape and Open Space Improvements</b> |             |                 |                   | <b>\$120,150.00</b>    |

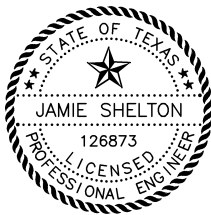
| <b>Other Soft and Miscellaneous Costs</b>            |             |                 |                   |                        |
|--|-------------|-----------------|-------------------|------------------------|
| <i>Item Description</i>                              | <i>Unit</i> | <i>Quantity</i> | <i>Unit Price</i> | <i>Total Item Cost</i> |
| Preliminary Plat Application Fee                     | LS          | 1.00            | \$3,702.79        | \$3,702.79             |
| Final Plat Application Fee                           | LS          | 1.00            | \$6,979.76        | \$6,979.76             |
| IPRC Review Fee                                      | LS          | 1.00            | \$32,865.64       | \$32,865.64            |
| IPRC Inspection Fees                                 | LS          | 1.00            | \$121,744.01      | \$121,744.01           |
| Engineering/Surveying                                | LS          | 1.00            | \$621,240.51      | \$621,240.51           |
| Final Geotechnical Report & Testing                  | LS          | 1.00            | \$55,605.73       | \$55,605.73            |
| <b>Subtotal - Other Soft and Miscellaneous Costs</b> |             |                 |                   | <b>\$842,138.44</b>    |

| <b>SUMMARY TOTALS</b>                      |                    |
|--|--------------------|
| <b>RESIDENTIAL IMPROVEMENTS</b>            |                    |
| Grading Improvements                       | \$1,762,415        |
| Roadway Improvements                       | \$2,763,274        |
| Retaining Wall Improvements                | \$1,065,858        |
| Water Improvements                         | \$1,249,122        |
| Sewer Improvements                         | \$1,468,747        |
| Landscape and Open Space Improvements      | \$120,150          |
| Other Soft and Miscellaneous Costs         | \$842,138          |
| <b>Subtotal - RESIDENTIAL IMPROVEMENTS</b> | <b>\$9,271,703</b> |
| <b>TOTAL - IMPROVEMENT AREA #5</b>         |                    |
| Grading Improvements                       | \$1,762,415        |
| Roadway Improvements                       | \$2,763,274        |
| Retaining Wall Improvements                | \$1,065,858        |
| Water Improvements                         | \$1,249,122        |
| Sewer Improvements                         | \$1,468,747        |
| Landscape and Open Space Improvements      | \$120,150          |
| Other Soft and Miscellaneous Costs         | \$842,138          |
| <b>TOTAL - IMPROVEMENT AREA #5</b>         | <b>\$9,271,703</b> |

February 26, 2026

Re: Engineer's Report  
Ventana Phase 8  
Fort Worth, Texas

Ventana Phase 8 is a proposed single-family development comprised of approximately 277 residential lots in Fort Worth, Texas. Phase 8A is comprised of 95 residential lots, and is currently under construction. Phase 8B is comprised of 182 residential lots, and is also currently under construction. The proposed authorized infrastructure improvements associated with Phase 8 of the development are shown in the attached exhibits. A quantity takeoff and associated construction cost summary has been prepared based on executed contractor bids, and construction costs associated with authorized improvements have been quantified. Authorized Improvements are categorized as any public utility infrastructure (public drainage, water and sanitary sewer lines greater than 8" in diameter) serving Ventana Phase 8, improvements associated with Orchard Way (a 60' wide right-of-way Collector Road), and improvements associated with the Ventana Lift Station Phase 2 Upgrades (a lift station upgrade project needed to provide adequate sewer capacity to serve Ventana Phase 8). All Authorized Improvements are necessary in order to provide utilities and access to Ventana Phase 8 residential lots.



*Jamie Shelton*  
02.26.2026

**APPENDIX C-1**  
**IMPROVEMENT AREA #4 LEGAL DESCRIPTION**

**EXHIBIT C-1**  
**421.082 ACRES**

BEING A 421.082-ACRE TRACT OF LAND SITUATED IN THE D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY SURVEY, ABSTRACT NO. 1878, T. F. RODGERS SURVEY, ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431 AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038385 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "SET IRON ROD") ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF BENBROOK BOULEVARD / US HIGHWAY 377 SOUTH (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1-INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF LOT 10, BLOCK 35 OF BELLA FLORA PHASE 10, AN ADDITION TO TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221350274 OF SAID OFFICIAL PUBLIC RECORDS BEARS SOUTH 47°57'57" WEST, A DISTANCE OF 719.57 FEET;

THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02°35'06" EAST, A DISTANCE OF 14.05 FEET TO A SET IRON ROD;

NORTH 42°47'44" WEST, A DISTANCE OF 44.89 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS NORTH 37°51'06" WEST, 140.82 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 140.99 FEET TO A SET IRON ROD;

NORTH 32°54'28" WEST, A DISTANCE OF 100.32 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS NORTH 65°59'02" WEST, 771.70 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 66°09'10", AN ARC-DISTANCE OF 816.29 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID FW CLUB LP TRACT;

THENCE SOUTH 47°59'24" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 650.35 FEET TO A SET IRON ROD;

THENCE OVER AND ACROSS SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 48°30'20" WEST, A DISTANCE OF 224.30 FEET TO A SET IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET AND A CHORD THAT BEARS SOUTH 70°56'47" WEST, 112.95 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°06'26", AN ARC-DISTANCE OF 115.06 FEET TO A SET IRON ROD;

WEST, A DISTANCE OF 365.34 FEET TO A SET IRON ROD;

NORTH 35°40'44" WEST, A DISTANCE OF 2,234.12 FEET TO A SET IRON ROD;

**EXHIBIT C-1**  
**421.082 ACRES**

NORTH 81°00'15" WEST, A DISTANCE OF 1,573.98 FEET TO A SET IRON ROD;

NORTH 76°19'21" WEST, A DISTANCE OF 107.04 FEET TO A SET IRON ROD;

NORTH 49°27'05" WEST, A DISTANCE OF 40.36 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 618.00 FEET, AND A CHORD THAT BEARS NORTH 43°57'09" EAST, 73.39 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°48'29", AN ARC-DISTANCE OF 73.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, AND A CHORD THAT BEARS NORTH 42°25'22" EAST, 136.23 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°52'04", AN ARC-DISTANCE OF 136.40 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 672.90 FEET, AND A CHORD THAT BEARS NORTH 39°46'51" EAST, 16.36 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°23'34", AN ARC-DISTANCE OF 16.36 FEET TO A SET IRON ROD FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 475.59 FEET, AND A CHORD THAT BEARS NORTH 44°08'41" EAST, 165.75 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°04'16", AN ARC-DISTANCE OF 166.60 FEET TO A SET IRON ROD;

SOUTH 15°22'58" EAST, A DISTANCE OF 135.83 FEET TO A SET IRON ROD;

NORTH 74°37'02" EAST, A DISTANCE OF 630.00 FEET TO A SET IRON ROD;

SOUTH 86°23'54" EAST, A DISTANCE OF 115.70 FEET TO A SET IRON ROD;

SOUTH 79°37'25" EAST, A DISTANCE OF 184.75 FEET TO A SET IRON ROD;

NORTH 50°49'59" EAST, A DISTANCE OF 184.81 FEET TO A SET IRON ROD;

NORTH 13°20'55" WEST, A DISTANCE OF 170.00 FEET TO A SET IRON ROD;

NORTH 63°31'55" EAST, A DISTANCE OF 541.02 FEET TO A SET IRON ROD;

NORTH 45°52'19" EAST, A DISTANCE OF 221.60 FEET TO A SET IRON ROD;

SOUTH 50°22'10" EAST, A DISTANCE OF 150.00 FEET TO A SET IRON ROD;

NORTH 42°43'19" EAST, A DISTANCE OF 425.62 FEET TO A SET IRON ROD;

NORTH 39°37'50" EAST, A DISTANCE OF 85.00 FEET TO A SET IRON ROD;

NORTH 34°23'51" EAST, A DISTANCE OF 274.70 FEET TO A SET IRON ROD;

NORTH 81°12'46" EAST, A DISTANCE OF 406.70 FEET TO A SET IRON ROD;

**EXHIBIT C-1**  
**421.082 ACRES**

THENCE NORTH 00°32'23" WEST, PASSING A SET IRON ROD FOR REENTRANT CORNER ON THE NORTHERLY LINE OF SAID FW CLUB LP TRACT AT 184.60 FEET AND CONTINUING WITH SAID NORTHERLY LINE A TOTAL DISTANCE OF 907.40 FEET TO A SET IRON ROD;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°27'34" EAST, A DISTANCE OF 444.62 FEET TO A SET IRON ROD;

SOUTH 24°54'16" EAST, A DISTANCE OF 164.11 FEET TO A SET IRON ROD;

SOUTH 07°05'06" EAST, A DISTANCE OF 246.75 FEET TO A SET IRON ROD;

EAST, A DISTANCE OF 628.83 FEET TO A SET IRON ROD;

NORTH 60°24'29" EAST, A DISTANCE OF 780.16 FEET TO A SET IRON ROD;

NORTH 32°45'42" WEST, A DISTANCE OF 102.90 FEET TO A SET IRON ROD;

NORTH 14°56'25" EAST, A DISTANCE OF 122.85 FEET TO A SET IRON ROD;

NORTH 46°56'31" EAST, A DISTANCE OF 1,061.55 FEET TO A SET IRON ROD;

NORTH 89°38'01" EAST, A DISTANCE OF 1,065.53 FEET TO A SET IRON ROD FOR THE NORTHEAST CORNER OF SAID FW CLUB LP TRACT;

THENCE WITH THE EASTERLY AND SOUTHERLY LINES OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°22'06" EAST, A DISTANCE OF 187.48 FEET TO A SET IRON ROD;

NORTH 89°38'01" EAST, A DISTANCE OF 19.77 FEET TO A SET IRON ROD;

SOUTH 00°22'06" EAST, A DISTANCE OF 3,480.72 FEET TO A SET IRON ROD FOR THE EAST COMMON CORNER OF SAME TRACT AND A TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038386 OF SAID OFFICIAL PUBLIC RECORDS;

SOUTH 89°57'02" WEST, A DISTANCE OF 1,016.95 FEET TO A SET IRON ROD;

SOUTH 47°12'16" WEST, A DISTANCE OF 1,105.20 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, AND A CHORD THAT BEARS SOUTH 34°23'46" WEST, 775.92 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°37'01", AN ARC-DISTANCE OF 782.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS SOUTH 55°00'01" EAST, 614.55 FEET;

THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT AS DESCRIBED BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038385 THE FOLLOWING COURSES AND DISTANCES:

**EXHIBIT C-1**  
**421.082 ACRES**

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°11'06", AN ARC-DISTANCE OF 630.05 FEET TO A SET IRON ROD;

SOUTH 32°54'28" EAST, A DISTANCE OF 100.32 FEET TO A SET IRON ROD; TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS SOUTH 37°51'06" EAST, 121.86 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 122.01 FEET TO A SET IRON ROD;

SOUTH 42°47'44" EAST, A DISTANCE OF 46.35 FEET TO A SET IRON ROD;

SOUTH 87°24'54" EAST, A DISTANCE OF 14.24 FEET TO A SET IRON ROD ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID BENBROOK BOULEVARD;

THENCE SOUTH 47°57'57" WEST, WITH SAID NORTHWESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 130.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 421.082 ACRES (18,342,393 SQ. FEET) OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

---

Aaron C. Brown, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6702  
LJA Surveying, Inc.  
3017 West 7<sup>th</sup> Street, Suite 300  
Fort Worth, Texas 76107  
817-288-1900  
TBPELS Firm No. 10194382

September 16, 2025

**APPENDIX C-2**  
**IMPROVEMENT AREA #5 LEGAL DESCRIPTION**

**EXHIBIT C-2**  
**72.059-ACRE TRACT**

BEING A 72.059-ACRE TRACT OF LAND SITUATED IN THE T. F. ROGERS SURVEY, ABSTRACT NO. 1357 AND THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 1961, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO PMB VENTANA DEVELOPER SOUTH LLC BY DEED RECORDED IN COUNTY CLERK FILE NOS. D221026481 (HEREINAFTER REFERRED TO AS "PMB VENTANA TRACT 1") AND D224176443 (HEREINAFTER REFERRED TO AS "PMB VENTANA TRACT 2"), OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO PHDFW-VENTANA 36 LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224169598 OF SAID OFFICIAL PUBLIC RECORDS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO AMERICAN LEGEND LOT HOLDINGS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224123917 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND FOR THE WEST COMMON CORNER OF SAID PMB VENTANA TRACT 1 AND A TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00°32'29" WEST, WITH THE WEST LINE OF SAID PMB VENTANA TRACT 1, A DISTANCE OF 1074.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") FOR THE SOUTHEAST CORNER OF SAID PMB VENTANA TRACT 2;

THENCE NORTH 29°01'22" WEST, WITH THE SOUTHWESTERLY LINE OF SAID PMB VENTANA TRACT 2, A DISTANCE OF 310.00 FEET TO AN IRON ROD SET;

THENCE OVER AND ACROSS SAID PMB VENTANA TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 60°58'38" EAST, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET;

NORTH 29°01'22" WEST, A DISTANCE OF 125.00 FEET TO AN IRON ROD SET;

NORTH 60°58'38" EAST, A DISTANCE OF 176.00 FEET TO AN IRON ROD SET ON THE WEST LINE OF SAID PMB VENTANA TRACT 1;

THENCE NORTH 00°32'29" WEST, WITH SAID WEST LINE, A DISTANCE OF 341.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER OF LOT 18, BLOCK 26, VENTANA, PHASE 5A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221277917, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 60°58'38" EAST, WITH THE NORTHERLY LINE OF SAID PMB VENTANA TRACT 1, A DISTANCE OF 604.61 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND" ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EMBARGO ROAD (A 50-FOOT WIDE RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF VENTANA, PHASE 6A-1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D222166626 OF SAID PLAT RECORDS;

THENCE WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29°01'22" EAST, A DISTANCE OF 535.00 FEET TO A CAPPED IRON ROD FOUND;

**EXHIBIT C-2 72.059-  
ACRE TRACT**

SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 230.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 1.92 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1525.00 FEET AND A CHORD THAT BEARS SOUTH 33°10'56" EAST, 221.22 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°19'08", AN ARC-DISTANCE OF 221.42 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 40.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 07°09'49" WEST, A DISTANCE OF 14.26 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 50.01 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 82°50'11" EAST, A DISTANCE OF 14.02 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 168.42 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 10°07'50" WEST, A DISTANCE OF 13.52 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 31°57'59" EAST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 57°48'39" EAST, A DISTANCE OF 5.64 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 80°04'28" EAST, A DISTANCE OF 14.69 FEET TO A CAPPED IRON ROD FOUND FOR THE WEST COMMON CORNER OF SAID VENTANA PHASE 6A-1 ADDITION AND VENTANA, PHASE 6B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D224076545 OF SAID PLAT RECORDS;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID VENTANA PHASE 6B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37°20'30" EAST, A DISTANCE OF 110.29 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 09°34'50" WEST, A DISTANCE OF 13.66 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 33°09'44" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID VENTANA PHASE 6B ADDITION ON THE NORTH LINE OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT;

**EXHIBIT C-2 72.059-  
ACRE TRACT**

THENCE WITH THE NORTHWESTERLY LINE OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 56°43'20" EAST, A DISTANCE OF 3.65 FEET TO A CAPPED IRON ROD FOUND;  
SOUTH 80°31'33" EAST, A DISTANCE OF 14.58 FEET TO A CAPPED IRON ROD FOUND;  
NORTH 54°23'23" EAST, A DISTANCE OF 50.02 FEET TO A CAPPED IRON ROD FOUND;  
NORTH 07°34'26" EAST, A DISTANCE OF 14.16 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 905.00 FEET AND A CHORD THAT BEARS NORTH 50°03'34" EAST, 66.76 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°13'38", AN ARC-DISTANCE OF 66.77 FEET TO A CAPPED IRON ROD FOUND;  
NORTH 47°56'45" EAST, A DISTANCE OF 33.43 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT, SAME BEING A REENRANT CORNER OF SAID VENTANA PHASE 6B ADDITION;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID VENTANA PHASE 6B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37°20'30" EAST, A DISTANCE OF 565.64 FEET TO A CAPPED IRON ROD FOUND;  
NORTH 52°39'30" EAST, A DISTANCE OF 105.00 FEET TO A CAPPED IRON ROD FOUND;  
SOUTH 37°20'30" EAST, A DISTANCE OF 153.02 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID VENTANA PHASE 6B ADDITION ON THE NORTHWESTERLY LINE OF SAID FW CLUB LP TRACT;

THENCE WITH SAID NORTHWESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46°56'31" WEST, A DISTANCE OF 287.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;  
SOUTH 14°56'25" WEST, A DISTANCE OF 122.85 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;  
SOUTH 32°45'42" EAST, A DISTANCE OF 102.90 FEET TO AN IRON ROD SET;  
SOUTH 60°24'29" WEST, A DISTANCE OF 780.16 FEET TO AN IRON ROD SET;  
WEST, A DISTANCE OF 628.83 FEET TO AN IRON ROD SET;  
NORTH 07°05'06" WEST, A DISTANCE OF 246.75 FEET TO AN IRON ROD SET;  
NORTH 24°54'16" WEST, A DISTANCE OF 164.11 FEET TO AN IRON ROD SET;

**EXHIBIT C-2**  
**72.059-ACRE TRACT**

SOUTH 89°27'34" WEST, A DISTANCE OF 444.34 FEET TO THE **POINT OF BEGINNING** AND  
CONTAINING A CALCULATED AREA OF 72.059 ACRES (3,138,884 SQ. FEET) OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED,  
VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

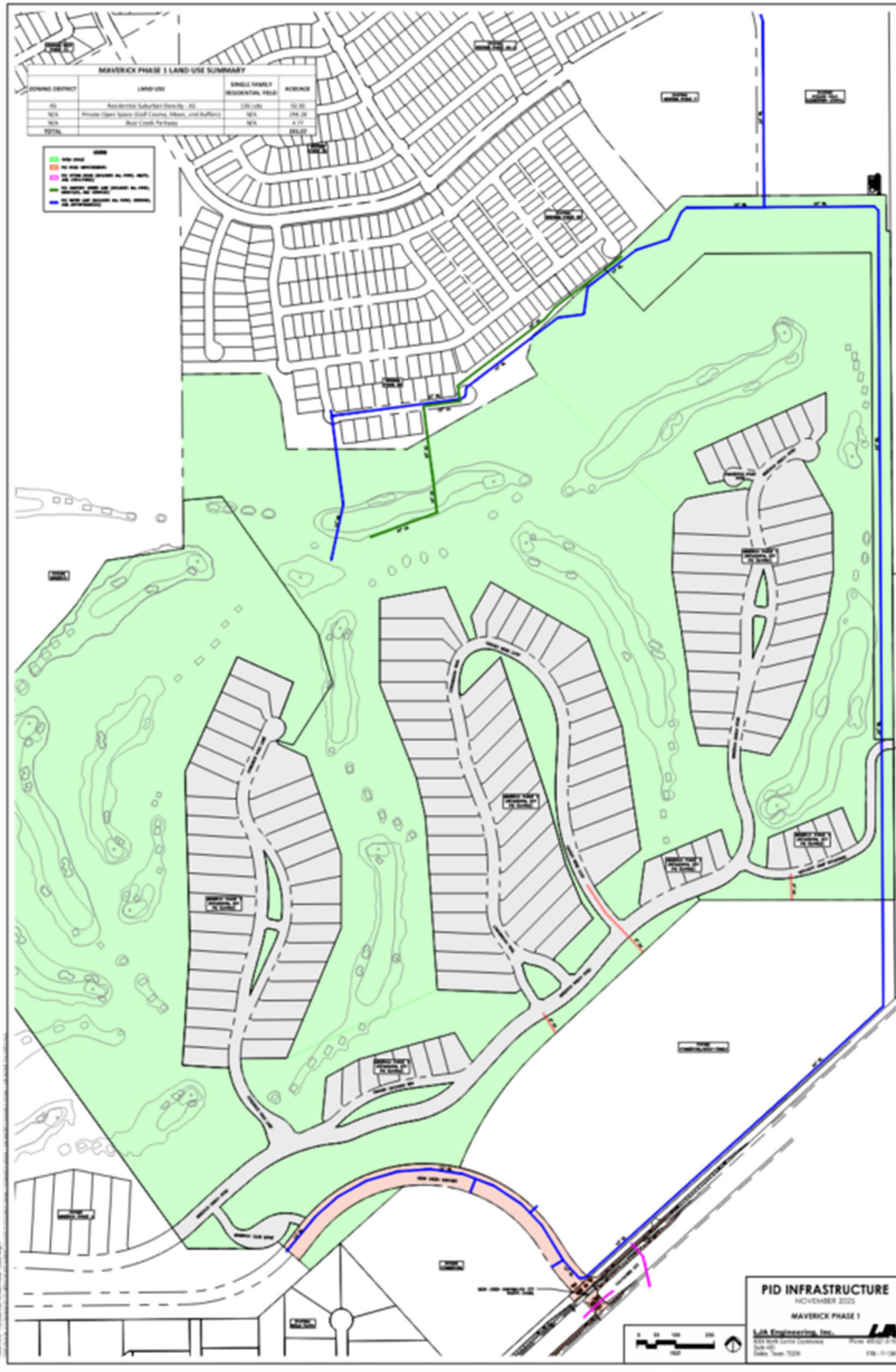
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Aaron C. Brown, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6702  
LJA Surveying, Inc.  
3017 West 7<sup>th</sup> Street, Suite 300  
Fort Worth, Texas 76107  
817-288-1900  
TBPELS Firm No. 10194382

September 17, 2025

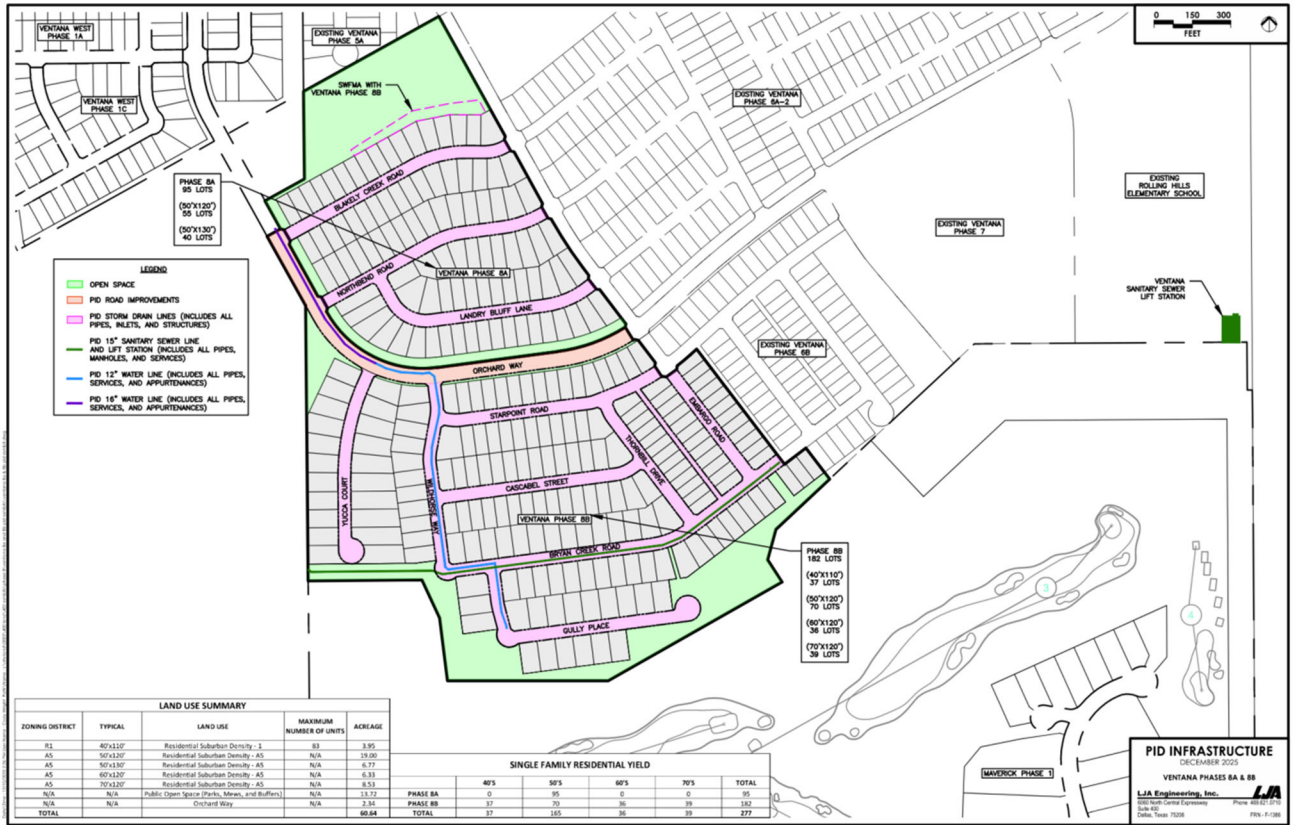
**APPENDIX D**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

## Improvement Area #4





# Improvement Area #5



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

AFTER RECORDING RETURN TO:

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

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF FORT WORTH, 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 Fort Worth, 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 ***Fort Worth Public Improvement District No. 22 (Veale Ranch)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

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

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

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

DATE:

DATE:

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

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

---

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



The undersigned 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 \_\_\_\_\_

§

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

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

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

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

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

## Appendix F

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

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically considered estate lots.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically considered cottage lots.

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 70 feet.

“**Lot Type 4**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet.

“**Lot Type 5**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

“**Lot Type 6**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet.

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

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

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

| <b>Proposed Development</b> | <b>Quantity</b> | <b>Measurement</b> |
|-----------------------------|-----------------|--------------------|
| Residential                 |                 | Units              |
| Single-family               | 6,000           | Units              |
| Multi-family                | 11,000,000      | GSF                |
| Commercial                  |                 |                    |
| Retail Pad                  | 600,000         | GSF                |
| Retail (Big Box)            | 900,000         | GSF                |
| Office                      | 5,000,000       | GSF                |
| Industrial                  | 12,000,000      | GSF                |

Table F-2 shows the actual units developed within Improvement Areas #1, #2, and #3.

**Table F-2**  
**Actual Development – Improvement Area #1, #2, and #3**

| <b>Proposed Development</b> | <b>Quantity</b> | <b>Measurement</b> |
|-----------------------------|-----------------|--------------------|
| Residential                 |                 | Units              |
| Single-family               | 273             | Units              |
| Multi-family                | 206,048         | GSF                |
| Commercial                  |                 |                    |
| Industrial                  | 1,592,554       | GSF                |

Table F-3 shows the proposed residential units within Improvement Area #4.

**Table F-3**  
**Proposed Development – Improvement Area #4**

| <b>Lot Type</b>           | <b>Proposed Development</b> |              |
|---------------------------|-----------------------------|--------------|
| Lot Type 1 (Estate Lots)  | 100                         | Units        |
| Lot Type 2 (Cottage Lots) | 36                          | Units        |
| <b>Total</b>              | <b>136</b>                  | <b>Units</b> |

Table F-4 shows the proposed residential Lot Types within Improvement Area #5.

**Table F-4**  
**Proposed Development – Improvement Area #5**

| <b>Lot Type</b>    | <b>Proposed Development</b> |              |
|--------------------|-----------------------------|--------------|
| Lot Type 3 (70 Ft) | 39                          | Units        |
| Lot Type 4 (60 Ft) | 38                          | Units        |
| Lot Type 5 (50 Ft) | 163                         | Units        |
| Lot Type 6 (40 Ft) | 37                          | Units        |
| <b>Total</b>       | <b>277</b>                  | <b>Units</b> |

Table F-5 shows the proposed units within the Future Improvement Areas.

**Table F-5**  
**Proposed Development – Future Improvement Areas**

| Proposed Development | Quantity   | Measurement |
|----------------------|------------|-------------|
| Residential          |            | Units       |
| Single-family        | 5,053      | Units       |
| Multi-family         | 10,793,952 | GSF         |
| Commercial           |            |             |
| Retail Pad           | 600,000    | GSF         |
| Retail (Big Box)     | 900,000    | GSF         |
| Office               | 5,000,000  | GSF         |
| Industrial           | 10,407,446 | GSF         |

**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 Improvement Area #4 Improvements and Improvement Area #5 Improvements to be financed with the Improvement Area #4 Reimbursement Agreement and Improvement Area #5 Reimbursement Agreement, respectively, shall be allocated to the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property by spreading the entire Improvement Area #4 Assessment and Improvement Area #5 Assessment across the Parcels of Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, respectively, based on the estimated Equivalent Units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Improvement Area #4 Assessments and the Improvement Area #5 Assessments shall be allocated to the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments on Parcels of Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Types (i.e., 70 Ft, 60 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

*Improvement Area #4*

Having taken into consideration the matters described above; the City Council has determined that allocating the Improvement Area #4 Assessments among Parcels of Improvement Area #4 Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 1 (Estate Lots) which represents the highest value to Lot Type 2 (Cottage Lots) representing the lowest value for residential lots are set forth in Table F-6. Improvement Area #4 Assessments are allocated to each Lot Type on the basis of the average home value for each class of lot. This is

accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each lot class, setting the Equivalent Unit factor for Lot Type 1 (Estate Lot) to 1.0.

**Table F-6**  
**Equivalent Unit Factors - Improvement Area #4**

| <b>Lot Type</b>          | <b>Estimated Average Unit Value</b> | <b>Equivalent Unit Factor</b> |                   |
|--------------------------|-------------------------------------|-------------------------------|-------------------|
| Lot Type 1 (Estate Lot)  | \$4,250,000                         | 1.00                          | Per dwelling unit |
| Lot Type 2 (Cottage Lot) | \$3,250,000                         | 0.76                          | Per dwelling unit |

*Improvement Area #5*

Having taken into consideration the matters described above; the City Council has determined that allocating the Improvement Area #5 Assessments among Parcels of Improvement Area #5 Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 3 (70 Ft Lot) representing the highest value to Lot Type 6 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-7. Improvement Area #5 Assessments are allocated to each Lot Type on the basis of the average home value for each class of lot. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each lot class, setting the Equivalent Unit factor for Lot Type 3 (70 Ft Lots) to 1.0.

**Table F-7**  
**Equivalent Unit Factors – Improvement Area #5**

| <b>Lot Type</b>        | <b>Estimated Average Unit Value</b> | <b>Equivalent Unit Factor</b> |                   |
|------------------------|-------------------------------------|-------------------------------|-------------------|
| Lot Type 3 (70 Ft Lot) | \$580,000                           | 1.00                          | Per dwelling unit |
| Lot Type 4 (60 Ft Lot) | \$530,000                           | 0.91                          | Per dwelling unit |
| Lot Type 5 (50 Ft Lot) | \$480,000                           | 0.83                          | Per dwelling unit |
| Lot Type 6 (40 Ft Lot) | \$430,000                           | 0.74                          | Per dwelling unit |

**C) Allocation of Assessments to Lots within Improvement Area #4**

The total estimated Equivalent Units for Improvement Area #4 Assessed Property are shown in Table F-8 as calculated based on the Equivalent Unit factors shown in Table F-6, estimated Lot Types and number of units estimated to be built within Improvement Area #4.

**Table F-8**  
**Estimated Equivalent Units - Improvement Area #4**

| <b>Lot Type</b>           | <b>Planned No. of units</b> | <b>Equivalent Unit Factor</b> | <b>Total Equivalent Units</b> |
|---------------------------|-----------------------------|-------------------------------|-------------------------------|
| Lot Type 1 (Estate Lots)  | 100                         | 1.00                          | 100.00                        |
| Lot Type 2 (Cottage Lots) | 36                          | 0.76                          | 27.36                         |
| <b>Total</b>              | <b>136</b>                  |                               | <b>127.36</b>                 |

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #4 Reimbursement Agreement, which represents the total Improvement Area #4 Assessment to be allocated on all Parcels of Improvement Area #4 Assessed Property, is \$16,630,000. As shown in Table F-8, there are a total of 127.36 estimated Equivalent Units in Improvement Area #4, resulting in an Assessment per Equivalent Unit of \$130,574.75.

The Improvement Area #4 Assessment per dwelling unit is calculated as the product of (i) \$130,574.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Improvement Area #4 Assessment for a Lot Type 1 (Estate Lot) dwelling unit is \$130,574.75 (i.e. \$130,574.75 × 1.00). The Improvement Area #4 Assessment for a Lot Type 2 (Cottage Lot) dwelling unit is \$99,236.81 (i.e. \$130,574.75 × 0.76), Table F-9 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #4.

**Table F-9**  
**Assessment Per Unit – Improvement Area #4**

| <b>Type</b>               | <b>Planned No. of Units</b> | <b>Assessment per Equivalent Unit</b> | <b>Equivalent Unit Factor</b> | <b>Assessment per Unit</b>     | <b>Total Assessments</b> |
|---------------------------|-----------------------------|---------------------------------------|-------------------------------|--------------------------------|--------------------------|
| Lot Type 1 (Estate Lots)  | 100                         | \$130,574.75                          | 1.00                          | \$130,574.75 Per dwelling unit | \$13,057,475             |
| Lot Type 2 (Cottage Lots) | 36                          | \$130,574.75                          | 0.76                          | \$99,236.81 Per dwelling unit  | \$3,572,525              |
| <b>Total</b>              | <b>136</b>                  |                                       |                               |                                | <b>\$16,630,000</b>      |

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit in Improvement Area #4 is shown in Table F-10.

**Table F-10**  
**Projected Leverage – Improvement Area #4**

| <b>Description</b>        | <b>Planned No. of Units</b> | <b>Estimated Finished Lot Value per unit</b> | <b>Projected Home Value per unit</b> | <b>Assessment per Unit</b> | <b>Leverage (Lot Value)</b> | <b>Leverage (Home Value)</b> |
|---------------------------|-----------------------------|--|--------------------------------------|----------------------------|-----------------------------|------------------------------|
| Lot Type 1 (Estate Lots)  | 100                         | \$1,500,000                                  | \$4,250,000                          | \$130,574.75               | 11.49                       | 32.55                        |
| Lot Type 2 (Cottage Lots) | 36                          | \$1,000,000                                  | \$3,250,000                          | \$99,236.81                | 10.08                       | 32.75                        |

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit in Improvement Area #4 is shown in Table F-11.

**Table F-11**  
**Estimated Tax Rate Equivalent per unit – Improvement Area #4**

| <b>Description</b>        | <b>Planned No. of Units</b> | <b>Estimated Finished Lot Value per unit</b> | <b>Projected Home Value per unit</b> | <b>Projected Average Annual Installment per unit</b> | <b>Tax Rate Equivalent (per \$100 Lot Value)</b> | <b>Tax Rate Equivalent (per \$100 Home Value)</b> |
|---------------------------|-----------------------------|--|--------------------------------------|--|--|---|
| Lot Type 1 (Estate Lots)  | 100                         | \$1,500,000                                  | \$4,250,000                          | \$12,225.75  | \$0.8150   | \$0.2877  |
| Lot Type 2 (Cottage Lots) | 36                          | \$1,000,000                                  | \$3,250,000                          | \$9,304.88   | \$0.9305   | \$0.2863  |

The Improvement Area #4 Assessment and Annual Installments for each Parcel of Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

**D) Allocation of Assessments to Lots within Improvement Area #5**

The total estimated Equivalent Units for Improvement Area #5 Assessed Property are shown in Table F-12 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within Improvement Area #5.

**Table F-12**  
**Estimated Equivalent Units - Improvement Area #5**

| <b>Lot Type</b>        | <b>Planned No. of units</b> | <b>Equivalent Unit Factor</b> | <b>Total Equivalent Units</b> |
|------------------------|-----------------------------|-------------------------------|-------------------------------|
| Lot Type 3 (70 Ft Lot) | 39                          | 1.00                          | 39.00                         |
| Lot Type 4 (60 Ft Lot) | 38                          | 0.91                          | 34.58                         |
| Lot Type 5 (50 Ft Lot) | 163                         | 0.83                          | 135.29                        |
| Lot Type 6 (40 Ft Lot) | 37                          | 0.74                          | 27.38                         |
| <b>Total</b>           | <b>277</b>                  |                               | <b>236.25</b>                 |

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #5 Reimbursement Agreement, which represents the total Improvement Area #5 Assessment to be allocated on all Parcels of Improvement Area #5 Assessed Property, is \$6,809,000. As shown in Table F-12, there are a total of 236.25 estimated Equivalent Units in Improvement Area #5, resulting in an Improvement Area #5 Assessment per Equivalent Unit of \$28,821.16.

The Improvement Area #5 Assessment per dwelling unit is calculated as the product of (i) \$28,821.16 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Improvement Area #5 Assessment for a Lot Type 3 (70 Ft Lot) dwelling unit is \$28,821.16

(i.e.  $\$28,821.16 \times 1.00$ ). The Improvement Area #5 Assessment for a Lot Type 4 (60 Ft Lot) dwelling unit is  $\$26,227.26$  (i.e.  $\$28,821.16 \times 0.91$ ), and so on. Table F-13 sets forth the projected Improvement Area #5 Assessment per dwelling unit for each Lot Type in Improvement Area #5.

**Table F-13**  
**Assessment Per Unit – Improvement Area #5**

| Type                   | Planned No. of Units | Assessment per Equivalent Unit | Equivalent Unit Factor | Assessment per Unit |                   | Total Assessments  |
|------------------------|----------------------|--------------------------------|------------------------|---------------------|-------------------|--------------------|
|                        |                      |                                |                        |                     |                   |                    |
| Lot Type 3 (70 Ft Lot) | 39                   | \$28,821.16                    | 1.00                   | \$28,821.16         | Per dwelling unit | \$1,124,025        |
| Lot Type 4 (60 Ft Lot) | 38                   | \$28,821.16                    | 0.91                   | \$26,227.26         | Per dwelling unit | \$996,636          |
| Lot Type 5 (50 Ft Lot) | 163                  | \$28,821.16                    | 0.83                   | \$23,921.57         | Per dwelling unit | \$3,899,215        |
| Lot Type 6 (40 Ft Lot) | 37                   | \$28,821.16                    | 0.74                   | \$21,327.66         | Per dwelling unit | \$789,123          |
| <b>Total</b>           | <b>277</b>           |                                |                        |                     |                   | <b>\$6,809,000</b> |

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit in Improvement Area #5 is shown in Table F-14.

**Table F-14**  
**Projected Leverage – Improvement Area #5**

| Description            | Planned No. of Units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per Unit | Leverage (Lot Value) | Leverage (Home Value) |
|------------------------|----------------------|---------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|
| Lot Type 3 (70 Ft Lot) | 39                   | \$169,000                             | \$580,000                     | \$28,821.16         | 5.86                 | 20.12                 |
| Lot Type 4 (60 Ft Lot) | 38                   | \$148,000                             | \$530,000                     | \$26,227.26         | 5.64                 | 20.21                 |
| Lot Type 5 (50 Ft Lot) | 163                  | \$126,000                             | \$480,000                     | \$23,921.57         | 5.27                 | 20.07                 |
| Lot Type 6 (40 Ft Lot) | 37                   | \$105,000                             | \$430,000                     | \$21,327.66         | 4.92                 | 20.16                 |

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit in Improvement Area #5 is shown in Table F-15.

**Table F-15**  
**Estimated Tax Rate Equivalent per unit – Improvement Area #5**

| 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 3 (70 Ft Lot) | 39                   | \$169,000                             | \$580,000                     | \$2,966.53                                    | \$1.7553                                  | \$0.5115                                   |
| Lot Type 4 (60 Ft Lot) | 38                   | \$148,000                             | \$530,000                     | \$2,699.54                                    | \$1.8240                                  | \$0.5093                                   |
| Lot Type 5 (50 Ft Lot) | 163                  | \$126,000                             | \$480,000                     | \$2,462.22                                    | \$1.9541                                  | \$0.5130                                   |
| Lot Type 6 (40 Ft Lot) | 37                   | \$105,000                             | \$430,000                     | \$2,195.23                                    | \$2.0907                                  | \$0.5105                                   |

The Improvement Area #5 Assessment and Annual Installments for each Parcel of Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

**APPENDIX G**  
**IMPROVEMENT AREA #4 ASSESSMENT ROLL**

**Appendix G-1  
Improvement Area #4 Assessment Roll**

|                               |                         |
|-------------------------------|-------------------------|
| <b>Parcels</b>                | <b>See Appendix G-4</b> |
| <b>Assessment</b>             | <b>\$16,630,000</b>     |
| <b>Total Equivalent Units</b> | <b>127.36</b>           |

| <b>Year</b>  | <b>Principal</b>    | <b>Interest<sup>1</sup></b> | <b>Administrative Expenses<sup>2</sup></b> | <b>Total Annual Installment</b> |
|--------------|---------------------|-----------------------------|--|---------------------------------|
| 2026         | \$0                 | \$0                         | \$0  | \$0                             |
| 2027         | \$20,000            | \$1,506,678                 | \$95,000                                   | \$1,621,678                     |
| 2028         | \$20,000            | \$1,504,866                 | \$96,900                                   | \$1,621,766                     |
| 2029         | \$20,000            | \$1,503,054                 | \$98,838                                   | \$1,621,892                     |
| 2030         | \$20,000            | \$1,501,242                 | \$100,815                                  | \$1,622,057                     |
| 2031         | \$20,000            | \$1,499,430                 | \$102,831                                  | \$1,622,261                     |
| 2032         | \$282,000           | \$1,163,712                 | \$104,888                                  | \$1,550,600                     |
| 2033         | \$299,000           | \$1,143,859                 | \$106,985                                  | \$1,549,845                     |
| 2034         | \$318,000           | \$1,122,810                 | \$109,125                                  | \$1,549,935                     |
| 2035         | \$338,000           | \$1,100,422                 | \$111,308                                  | \$1,549,730                     |
| 2036         | \$359,000           | \$1,076,627                 | \$113,534                                  | \$1,549,161                     |
| 2037         | \$381,000           | \$1,051,354                 | \$115,804                                  | \$1,548,158                     |
| 2038         | \$406,000           | \$1,024,531                 | \$118,121                                  | \$1,548,652                     |
| 2039         | \$432,000           | \$995,949                   | \$120,483                                  | \$1,548,432                     |
| 2040         | \$459,000           | \$965,536                   | \$122,893                                  | \$1,547,429                     |
| 2041         | \$489,000           | \$933,222                   | \$125,350                                  | \$1,547,573                     |
| 2042         | \$521,000           | \$898,797                   | \$127,857                                  | \$1,547,654                     |
| 2043         | \$555,000           | \$862,118                   | \$130,415                                  | \$1,547,533                     |
| 2044         | \$592,000           | \$823,046                   | \$133,023                                  | \$1,548,069                     |
| 2045         | \$631,000           | \$781,370                   | \$135,683                                  | \$1,548,053                     |
| 2046         | \$673,000           | \$736,947                   | \$138,397                                  | \$1,548,344                     |
| 2047         | \$718,000           | \$689,568                   | \$141,165                                  | \$1,548,733                     |
| 2048         | \$766,000           | \$639,021                   | \$143,988                                  | \$1,549,009                     |
| 2049         | \$817,000           | \$585,094                   | \$146,868                                  | \$1,548,962                     |
| 2050         | \$872,000           | \$527,578                   | \$149,805                                  | \$1,549,383                     |
| 2051         | \$931,000           | \$466,189                   | \$152,802                                  | \$1,549,990                     |
| 2052         | \$994,000           | \$400,646                   | \$155,858                                  | \$1,550,504                     |
| 2053         | \$1,061,000         | \$330,669                   | \$158,975                                  | \$1,550,644                     |
| 2054         | \$1,133,000         | \$255,974                   | \$162,154                                  | \$1,551,129                     |
| 2055         | \$1,211,000         | \$176,211                   | \$165,397                                  | \$1,552,608                     |
| 2056         | \$1,292,000         | \$90,957                    | \$168,705                                  | \$1,551,662                     |
| <b>Total</b> | <b>\$16,630,000</b> | <b>\$26,357,478</b>         | <b>\$3,853,968</b>                         | <b>\$46,841,446</b>             |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix G-2**  
**Improvement Area #4 Assessment Roll by Lot Type**

|                               |                                 |
|-------------------------------|---------------------------------|
| <b>Parcels</b>                | <b>Lot Type 1 (Estate Lots)</b> |
| <b>Assessment</b>             | <b>\$130,574.75</b>             |
| <b>Equivalent Unit Factor</b> | <b>1.00</b>                     |

| Year         | Principal        | Interest <sup>1</sup> | Administrative Expenses <sup>2</sup> | Total Annual Installment |
|--------------|------------------|-----------------------|--------------------------------------|--------------------------|
| 2026         | \$0              | \$0                   | \$0                                  | \$0                      |
| 2027         | \$157            | \$11,830              | \$746                                | \$12,733                 |
| 2028         | \$157            | \$11,816              | \$761                                | \$12,734                 |
| 2029         | \$157            | \$11,802              | \$776                                | \$12,735                 |
| 2030         | \$157            | \$11,787              | \$792                                | \$12,736                 |
| 2031         | \$157            | \$11,773              | \$807                                | \$12,738                 |
| 2032         | \$2,214          | \$9,137               | \$824                                | \$12,175                 |
| 2033         | \$2,348          | \$8,981               | \$840                                | \$12,169                 |
| 2034         | \$2,497          | \$8,816               | \$857                                | \$12,170                 |
| 2035         | \$2,654          | \$8,640               | \$874                                | \$12,168                 |
| 2036         | \$2,819          | \$8,453               | \$891                                | \$12,164                 |
| 2037         | \$2,992          | \$8,255               | \$909                                | \$12,156                 |
| 2038         | \$3,188          | \$8,044               | \$927                                | \$12,160                 |
| 2039         | \$3,392          | \$7,820               | \$946                                | \$12,158                 |
| 2040         | \$3,604          | \$7,581               | \$965                                | \$12,150                 |
| 2041         | \$3,840          | \$7,327               | \$984                                | \$12,151                 |
| 2042         | \$4,091          | \$7,057               | \$1,004                              | \$12,152                 |
| 2043         | \$4,358          | \$6,769               | \$1,024                              | \$12,151                 |
| 2044         | \$4,648          | \$6,462               | \$1,044                              | \$12,155                 |
| 2045         | \$4,954          | \$6,135               | \$1,065                              | \$12,155                 |
| 2046         | \$5,284          | \$5,786               | \$1,087                              | \$12,157                 |
| 2047         | \$5,638          | \$5,414               | \$1,108                              | \$12,160                 |
| 2048         | \$6,014          | \$5,017               | \$1,131                              | \$12,162                 |
| 2049         | \$6,415          | \$4,594               | \$1,153                              | \$12,162                 |
| 2050         | \$6,847          | \$4,142               | \$1,176                              | \$12,165                 |
| 2051         | \$7,310          | \$3,660               | \$1,200                              | \$12,170                 |
| 2052         | \$7,805          | \$3,146               | \$1,224                              | \$12,174                 |
| 2053         | \$8,331          | \$2,596               | \$1,248                              | \$12,175                 |
| 2054         | \$8,896          | \$2,010               | \$1,273                              | \$12,179                 |
| 2055         | \$9,508          | \$1,384               | \$1,299                              | \$12,191                 |
| 2056         | \$10,144         | \$714                 | \$1,325                              | \$12,183                 |
| <b>Total</b> | <b>\$130,575</b> | <b>\$206,953</b>      | <b>\$30,260</b>                      | <b>\$367,788</b>         |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix G-3**  
**Improvement Area #4 Assessment Roll by Lot Type**

|                               |                                  |
|-------------------------------|----------------------------------|
| <b>Parcels</b>                | <b>Lot Type 2 (Cottage Lots)</b> |
| <b>Assessment</b>             | <b>\$99,236.81</b>               |
| <b>Equivalent Unit Factor</b> | <b>0.76</b>                      |

| Year         | Principal       | Interest <sup>1</sup> | Administrative Expenses <sup>2</sup> | Total Annual Installment |
|--------------|-----------------|-----------------------|--------------------------------------|--------------------------|
| 2026         | \$0             | \$0                   | \$0                                  | \$0                      |
| 2027         | \$119           | \$8,991               | \$567                                | \$9,677                  |
| 2028         | \$119           | \$8,980               | \$578                                | \$9,678                  |
| 2029         | \$119           | \$8,969               | \$590                                | \$9,678                  |
| 2030         | \$119           | \$8,958               | \$602                                | \$9,679                  |
| 2031         | \$119           | \$8,948               | \$614                                | \$9,681                  |
| 2032         | \$1,683         | \$6,944               | \$626                                | \$9,253                  |
| 2033         | \$1,784         | \$6,826               | \$638                                | \$9,248                  |
| 2034         | \$1,898         | \$6,700               | \$651                                | \$9,249                  |
| 2035         | \$2,017         | \$6,567               | \$664                                | \$9,248                  |
| 2036         | \$2,142         | \$6,425               | \$677                                | \$9,244                  |
| 2037         | \$2,274         | \$6,274               | \$691                                | \$9,238                  |
| 2038         | \$2,423         | \$6,114               | \$705                                | \$9,241                  |
| 2039         | \$2,578         | \$5,943               | \$719                                | \$9,240                  |
| 2040         | \$2,739         | \$5,762               | \$733                                | \$9,234                  |
| 2041         | \$2,918         | \$5,569               | \$748                                | \$9,235                  |
| 2042         | \$3,109         | \$5,363               | \$763                                | \$9,235                  |
| 2043         | \$3,312         | \$5,145               | \$778                                | \$9,235                  |
| 2044         | \$3,533         | \$4,911               | \$794                                | \$9,238                  |
| 2045         | \$3,765         | \$4,663               | \$810                                | \$9,238                  |
| 2046         | \$4,016         | \$4,398               | \$826                                | \$9,239                  |
| 2047         | \$4,285         | \$4,115               | \$842                                | \$9,242                  |
| 2048         | \$4,571         | \$3,813               | \$859                                | \$9,243                  |
| 2049         | \$4,875         | \$3,491               | \$876                                | \$9,243                  |
| 2050         | \$5,204         | \$3,148               | \$894                                | \$9,246                  |
| 2051         | \$5,556         | \$2,782               | \$912                                | \$9,249                  |
| 2052         | \$5,932         | \$2,391               | \$930                                | \$9,252                  |
| 2053         | \$6,331         | \$1,973               | \$949                                | \$9,253                  |
| 2054         | \$6,761         | \$1,527               | \$968                                | \$9,256                  |
| 2055         | \$7,226         | \$1,052               | \$987                                | \$9,265                  |
| 2056         | \$7,710         | \$543                 | \$1,007                              | \$9,259                  |
| <b>Total</b> | <b>\$99,237</b> | <b>\$157,284</b>      | <b>\$22,998</b>                      | <b>\$279,519</b>         |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix G-4**  
**Improvement Area #4 Assessment Roll Summary**

| Parcel ID | Block # | Lot # | Lot Type     | Equivalent |                        |
|-----------|---------|-------|--------------|------------|------------------------|
|           |         |       |              | Units      | Outstanding Assessment |
| 43201159  | 1       | 1X    | 3 Total Lots | 2.52       | \$329,048              |
| 43201281  | 2       | 13    | Estate Lot   | 1.00       | \$130,575              |
| 43201272  | 2       | 12    | Estate Lot   | 1.00       | \$130,575              |
| 43201264  | 2       | 11    | Estate Lot   | 1.00       | \$130,575              |
| 43201256  | 2       | 10    | Estate Lot   | 1.00       | \$130,575              |
| 43201248  | 2       | 9     | Estate Lot   | 1.00       | \$130,575              |
| 43201230  | 2       | 8     | Estate Lot   | 1.00       | \$130,575              |
| 43201221  | 2       | 7     | Estate Lot   | 1.00       | \$130,575              |
| 43201213  | 2       | 6     | Estate Lot   | 1.00       | \$130,575              |
| 43201205  | 2       | 5     | Estate Lot   | 1.00       | \$130,575              |
| 43201191  | 2       | 4     | Estate Lot   | 1.00       | \$130,575              |
| 43201183  | 2       | 3     | Estate Lot   | 1.00       | \$130,575              |
| 43201175  | 2       | 2     | Estate Lot   | 1.00       | \$130,575              |
| 43201167  | 2       | 1     | Estate Lot   | 1.00       | \$130,575              |
| 43201141  | 1       | 120   | Estate Lot   | 1.00       | \$130,575              |
| 43201132  | 1       | 119   | Estate Lot   | 1.00       | \$130,575              |
| 43201124  | 1       | 118   | Estate Lot   | 1.00       | \$130,575              |
| 43201116  | 1       | 117   | Estate Lot   | 1.00       | \$130,575              |
| 43201108  | 1       | 116   | Estate Lot   | 1.00       | \$130,575              |
| 43201094  | 1       | 115   | Estate Lot   | 1.00       | \$130,575              |
| 43201086  | 1       | 114   | Estate Lot   | 1.00       | \$130,575              |
| 43201078  | 1       | 113   | Estate Lot   | 1.00       | \$130,575              |
| 43201060  | 1       | 112   | Estate Lot   | 1.00       | \$130,575              |
| 43201051  | 1       | 111   | Estate Lot   | 1.00       | \$130,575              |
| 43201043  | 1       | 110   | Estate Lot   | 1.00       | \$130,575              |
| 43201035  | 1       | 109   | Estate Lot   | 1.00       | \$130,575              |
| 43201027  | 1       | 108   | Estate Lot   | 1.00       | \$130,575              |
| 43201019  | 1       | 107   | Estate Lot   | 1.00       | \$130,575              |
| 43201001  | 1       | 106   | Estate Lot   | 1.00       | \$130,575              |
| 43200993  | 1       | 105   | Estate Lot   | 1.00       | \$130,575              |
| 43200985  | 1       | 104   | Estate Lot   | 1.00       | \$130,575              |
| 43200977  | 1       | 103   | Estate Lot   | 1.00       | \$130,575              |
| 43200969  | 1       | 102   | Estate Lot   | 1.00       | \$130,575              |
| 43200951  | 1       | 101   | Estate Lot   | 1.00       | \$130,575              |
| 43200942  | 1       | 100   | Estate Lot   | 1.00       | \$130,575              |
| 43200934  | 1       | 99    | Estate Lot   | 1.00       | \$130,575              |
| 43200926  | 1       | 98    | Estate Lot   | 1.00       | \$130,575              |
| 43200918  | 1       | 97    | Estate Lot   | 1.00       | \$130,575              |
| 43200900  | 1       | 96    | Estate Lot   | 1.00       | \$130,575              |
| 43200896  | 1       | 95    | Estate Lot   | 1.00       | \$130,575              |

**Appendix G-4**  
**Improvement Area #4 Assessment Roll Summary**

| Parcel ID | Block # | Lot # | Lot Type    | Equivalent | Outstanding Assessment |
|-----------|---------|-------|-------------|------------|------------------------|
|           |         |       |             | Units      |                        |
| 43200888  | 1       | 94    | Estate Lot  | 1.00       | \$130,575              |
| 43200870  | 1       | 93    | Estate Lot  | 1.00       | \$130,575              |
| 43200861  | 1       | 92    | Estate Lot  | 1.00       | \$130,575              |
| 43200853  | 1       | 91    | Estate Lot  | 1.00       | \$130,575              |
| 43200845  | 1       | 90    | Estate Lot  | 1.00       | \$130,575              |
| 43200837  | 1       | 89    | Estate Lot  | 1.00       | \$130,575              |
| 43200829  | 1       | 88    | Estate Lot  | 1.00       | \$130,575              |
| 43200811  | 1       | 87    | Estate Lot  | 1.00       | \$130,575              |
| 43200802  | 1       | 86    | Estate Lot  | 1.00       | \$130,575              |
| 43200799  | 1       | 85    | Estate Lot  | 1.00       | \$130,575              |
| 43200781  | 1       | 84    | Cottage Lot | 0.76       | \$99,237               |
| 43200772  | 1       | 83    | Cottage Lot | 0.76       | \$99,237               |
| 43200764  | 1       | 82    | Cottage Lot | 0.76       | \$99,237               |
| 43200756  | 1       | 81    | Cottage Lot | 0.76       | \$99,237               |
| 43200748  | 1       | 80    | Cottage Lot | 0.76       | \$99,237               |
| 43200730  | 1       | 79    | Cottage Lot | 0.76       | \$99,237               |
| 43200721  | 1       | 78    | Cottage Lot | 0.76       | \$99,237               |
| 43200713  | 1       | 77    | Cottage Lot | 0.76       | \$99,237               |
| 43200705  | 1       | 76    | Estate Lot  | 1.00       | \$130,575              |
| 43200691  | 1       | 75    | Estate Lot  | 1.00       | \$130,575              |
| 43200683  | 1       | 74    | Estate Lot  | 1.00       | \$130,575              |
| 43200675  | 1       | 73    | Estate Lot  | 1.00       | \$130,575              |
| 43200667  | 1       | 72    | Estate Lot  | 1.00       | \$130,575              |
| 43200659  | 1       | 71    | Estate Lot  | 1.00       | \$130,575              |
| 43200641  | 1       | 70    | Estate Lot  | 1.00       | \$130,575              |
| 43200632  | 1       | 69    | Estate Lot  | 1.00       | \$130,575              |
| 43200624  | 1       | 68    | Estate Lot  | 1.00       | \$130,575              |
| 43200616  | 1       | 67    | Estate Lot  | 1.00       | \$130,575              |
| 43200608  | 1       | 66    | Estate Lot  | 1.00       | \$130,575              |
| 43200594  | 1       | 65    | Estate Lot  | 1.00       | \$130,575              |
| 43200586  | 1       | 64    | Estate Lot  | 1.00       | \$130,575              |
| 43200578  | 1       | 63    | Estate Lot  | 1.00       | \$130,575              |
| 43200560  | 1       | 62    | Estate Lot  | 1.00       | \$130,575              |
| 43200551  | 1       | 61    | Estate Lot  | 1.00       | \$130,575              |
| 43200543  | 1       | 60    | Estate Lot  | 1.00       | \$130,575              |
| 43200535  | 1       | 59    | Estate Lot  | 1.00       | \$130,575              |
| 43200527  | 1       | 58    | Estate Lot  | 1.00       | \$130,575              |
| 43200519  | 1       | 57    | Estate Lot  | 1.00       | \$130,575              |
| 43200501  | 1       | 56    | Cottage Lot | 0.76       | \$99,237               |
| 43200497  | 1       | 55    | Cottage Lot | 0.76       | \$99,237               |

**Appendix G-4**  
**Improvement Area #4 Assessment Roll Summary**

| Parcel ID | Block # | Lot # | Lot Type    | Equivalent |                        |
|-----------|---------|-------|-------------|------------|------------------------|
|           |         |       |             | Units      | Outstanding Assessment |
| 43200489  | 1       | 54    | Cottage Lot | 0.76       | \$99,237               |
| 43200471  | 1       | 53    | Cottage Lot | 0.76       | \$99,237               |
| 43200462  | 1       | 52    | Cottage Lot | 0.76       | \$99,237               |
| 43200454  | 1       | 51    | Cottage Lot | 0.76       | \$99,237               |
| 43200446  | 1       | 50    | Estate Lot  | 1.00       | \$130,575              |
| 43200438  | 1       | 49    | Estate Lot  | 1.00       | \$130,575              |
| 43200420  | 1       | 48    | Estate Lot  | 1.00       | \$130,575              |
| 43200411  | 1       | 47    | Estate Lot  | 1.00       | \$130,575              |
| 43200403  | 1       | 46    | Estate Lot  | 1.00       | \$130,575              |
| 43200390  | 1       | 45    | Estate Lot  | 1.00       | \$130,575              |
| 43200381  | 1       | 44    | Estate Lot  | 1.00       | \$130,575              |
| 43200373  | 1       | 43    | Estate Lot  | 1.00       | \$130,575              |
| 43200365  | 1       | 42    | Estate Lot  | 1.00       | \$130,575              |
| 43200357  | 1       | 41    | Estate Lot  | 1.00       | \$130,575              |
| 43200349  | 1       | 40    | Cottage Lot | 0.76       | \$99,237               |
| 43200331  | 1       | 39    | Cottage Lot | 0.76       | \$99,237               |
| 43200322  | 1       | 38    | Cottage Lot | 0.76       | \$99,237               |
| 43200314  | 1       | 37    | Cottage Lot | 0.76       | \$99,237               |
| 43200306  | 1       | 36    | Cottage Lot | 0.76       | \$99,237               |
| 43200292  | 1       | 35    | Estate Lot  | 1.00       | \$130,575              |
| 43200284  | 1       | 34    | Estate Lot  | 1.00       | \$130,575              |
| 43200276  | 1       | 33    | Estate Lot  | 1.00       | \$130,575              |
| 43200268  | 1       | 32    | Estate Lot  | 1.00       | \$130,575              |
| 43200250  | 1       | 31    | Estate Lot  | 1.00       | \$130,575              |
| 43200241  | 1       | 30    | Estate Lot  | 1.00       | \$130,575              |
| 43200233  | 1       | 29    | Estate Lot  | 1.00       | \$130,575              |
| 43200225  | 1       | 28    | Estate Lot  | 1.00       | \$130,575              |
| 43200217  | 1       | 27    | Estate Lot  | 1.00       | \$130,575              |
| 43200209  | 1       | 26    | Estate Lot  | 1.00       | \$130,575              |
| 43200195  | 1       | 25    | Cottage Lot | 0.76       | \$99,237               |
| 43200187  | 1       | 24    | Cottage Lot | 0.76       | \$99,237               |
| 43200179  | 1       | 23    | Cottage Lot | 0.76       | \$99,237               |
| 43200161  | 1       | 22    | Cottage Lot | 0.76       | \$99,237               |
| 43200152  | 1       | 21    | Cottage Lot | 0.76       | \$99,237               |
| 43200144  | 1       | 20    | Cottage Lot | 0.76       | \$99,237               |
| 43200136  | 1       | 19    | Cottage Lot | 0.76       | \$99,237               |
| 43200128  | 1       | 18    | Cottage Lot | 0.76       | \$99,237               |
| 43200110  | 1       | 17    | Estate Lot  | 1.00       | \$130,575              |
| 43200101  | 1       | 16    | Estate Lot  | 1.00       | \$130,575              |
| 43200098  | 1       | 15    | Estate Lot  | 1.00       | \$130,575              |

**Appendix G-4**  
**Improvement Area #4 Assessment Roll Summary**

| Parcel ID    | Block # | Lot # | Lot Type    | Equivalent    |                        |
|--------------|---------|-------|-------------|---------------|------------------------|
|              |         |       |             | Units         | Outstanding Assessment |
| 43200080     | 1       | 14    | Estate Lot  | 1.00          | \$130,575              |
| 43200071     | 1       | 13    | Estate Lot  | 1.00          | \$130,575              |
| 43200063     | 1       | 12    | Estate Lot  | 1.00          | \$130,575              |
| 43200055     | 1       | 11    | Estate Lot  | 1.00          | \$130,575              |
| 43200047     | 1       | 10    | Estate Lot  | 1.00          | \$130,575              |
| 43200039     | 1       | 9     | Estate Lot  | 1.00          | \$130,575              |
| 43200021     | 1       | 8     | Estate Lot  | 1.00          | \$130,575              |
| 43200012     | 1       | 7     | Cottage Lot | 0.76          | \$99,237               |
| 43200004     | 1       | 6     | Cottage Lot | 0.76          | \$99,237               |
| 43199995     | 1       | 5     | Cottage Lot | 0.76          | \$99,237               |
| 43199987     | 1       | 4     | Cottage Lot | 0.76          | \$99,237               |
| 43199979     | 1       | 3     | Cottage Lot | 0.76          | \$99,237               |
| 43199961     | 1       | 2     | Cottage Lot | 0.76          | \$99,237               |
| 43199952     | 1       | 1     | Cottage Lot | 0.76          | \$99,237               |
| <b>Total</b> |         |       |             | <b>127.36</b> | <b>\$16,630,000</b>    |

**APPENDIX H**  
**IMPROVEMENT AREA #5 ASSESSMENT ROLL**

**Appendix H-1  
Improvement Area #5 Assessment Roll**

**Parcels  
Assessment  
Total Equivalent Units**

**See Appendix H-6  
\$6,809,000  
236.25**

| <b>Year</b>  | <b>Principal</b>   | <b>Interest<sup>1</sup></b> | <b>Administrative Expenses<sup>2</sup></b> | <b>Total Annual Installment</b> |
|--------------|--------------------|-----------------------------|--|---------------------------------|
| 2026         | \$0                | \$0                         | \$0  | \$0                             |
| 2027         | \$37,000           | \$616,895                   | \$95,000                                   | \$748,895                       |
| 2028         | \$38,000           | \$613,543                   | \$96,900                                   | \$748,443                       |
| 2029         | \$40,000           | \$610,100                   | \$98,838                                   | \$748,938                       |
| 2030         | \$41,000           | \$606,476                   | \$100,815                                  | \$748,291                       |
| 2031         | \$44,000           | \$602,762                   | \$102,831                                  | \$749,593                       |
| 2032         | \$126,000          | \$465,274                   | \$104,888                                  | \$696,161                       |
| 2033         | \$132,000          | \$456,403                   | \$106,985                                  | \$695,389                       |
| 2034         | \$139,000          | \$447,110                   | \$109,125                                  | \$695,236                       |
| 2035         | \$146,000          | \$437,325                   | \$111,308                                  | \$694,632                       |
| 2036         | \$154,000          | \$427,046                   | \$113,534                                  | \$694,580                       |
| 2037         | \$162,000          | \$416,205                   | \$115,804                                  | \$694,009                       |
| 2038         | \$171,000          | \$404,800                   | \$118,121                                  | \$693,921                       |
| 2039         | \$180,000          | \$392,762                   | \$120,483                                  | \$693,245                       |
| 2040         | \$191,000          | \$380,090                   | \$122,893                                  | \$693,982                       |
| 2041         | \$201,000          | \$366,643                   | \$125,350                                  | \$692,994                       |
| 2042         | \$213,000          | \$352,493                   | \$127,857                                  | \$693,350                       |
| 2043         | \$225,000          | \$337,498                   | \$130,415                                  | \$692,912                       |
| 2044         | \$239,000          | \$321,658                   | \$133,023                                  | \$693,681                       |
| 2045         | \$253,000          | \$304,832                   | \$135,683                                  | \$693,515                       |
| 2046         | \$268,000          | \$287,021                   | \$138,397                                  | \$693,418                       |
| 2047         | \$285,000          | \$268,154                   | \$141,165                                  | \$694,319                       |
| 2048         | \$302,000          | \$248,090                   | \$143,988                                  | \$694,078                       |
| 2049         | \$321,000          | \$226,829                   | \$146,868                                  | \$694,697                       |
| 2050         | \$341,000          | \$204,230                   | \$149,805                                  | \$695,036                       |
| 2051         | \$363,000          | \$180,224                   | \$152,802                                  | \$696,026                       |
| 2052         | \$386,000          | \$154,669                   | \$155,858                                  | \$696,526                       |
| 2053         | \$411,000          | \$127,494                   | \$158,975                                  | \$697,469                       |
| 2054         | \$437,000          | \$98,560                    | \$162,154                                  | \$697,714                       |
| 2055         | \$466,000          | \$67,795                    | \$165,397                                  | \$699,192                       |
| 2056         | \$497,000          | \$34,989                    | \$168,705                                  | \$700,694                       |
| <b>Total</b> | <b>\$6,809,000</b> | <b>\$10,457,969</b>         | <b>\$3,853,968</b>                         | <b>\$21,120,937</b>             |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-2**  
**Improvement Area #5 Assessment Roll by Lot Type**

|                               |                           |
|-------------------------------|---------------------------|
| <b>Parcels</b>                | <b>Lot Type 3 (70 Ft)</b> |
| <b>Assessment</b>             | <b>\$28,281.16</b>        |
| <b>Equivalent Unit Factor</b> | <b>1.00</b>               |

| Year         | Principal       | Interest <sup>1</sup> | Administrative Expenses <sup>2</sup> | Total Annual Installment |
|--------------|-----------------|-----------------------|--------------------------------------|--------------------------|
| 2026         | \$0             | \$0                   | \$0                                  | \$0                      |
| 2027         | \$157           | \$2,611               | \$402                                | \$3,170                  |
| 2028         | \$161           | \$2,597               | \$410                                | \$3,168                  |
| 2029         | \$169           | \$2,582               | \$418                                | \$3,170                  |
| 2030         | \$174           | \$2,567               | \$427                                | \$3,167                  |
| 2031         | \$186           | \$2,551               | \$435                                | \$3,173                  |
| 2032         | \$533           | \$1,969               | \$444                                | \$2,947                  |
| 2033         | \$559           | \$1,932               | \$453                                | \$2,943                  |
| 2034         | \$588           | \$1,893               | \$462                                | \$2,943                  |
| 2035         | \$618           | \$1,851               | \$471                                | \$2,940                  |
| 2036         | \$652           | \$1,808               | \$481                                | \$2,940                  |
| 2037         | \$686           | \$1,762               | \$490                                | \$2,938                  |
| 2038         | \$724           | \$1,713               | \$500                                | \$2,937                  |
| 2039         | \$762           | \$1,662               | \$510                                | \$2,934                  |
| 2040         | \$808           | \$1,609               | \$520                                | \$2,937                  |
| 2041         | \$851           | \$1,552               | \$531                                | \$2,933                  |
| 2042         | \$902           | \$1,492               | \$541                                | \$2,935                  |
| 2043         | \$952           | \$1,429               | \$552                                | \$2,933                  |
| 2044         | \$1,012         | \$1,362               | \$563                                | \$2,936                  |
| 2045         | \$1,071         | \$1,290               | \$574                                | \$2,936                  |
| 2046         | \$1,134         | \$1,215               | \$586                                | \$2,935                  |
| 2047         | \$1,206         | \$1,135               | \$598                                | \$2,939                  |
| 2048         | \$1,278         | \$1,050               | \$609                                | \$2,938                  |
| 2049         | \$1,359         | \$960                 | \$622                                | \$2,941                  |
| 2050         | \$1,443         | \$864                 | \$634                                | \$2,942                  |
| 2051         | \$1,537         | \$763                 | \$647                                | \$2,946                  |
| 2052         | \$1,634         | \$655                 | \$660                                | \$2,948                  |
| 2053         | \$1,740         | \$540                 | \$673                                | \$2,952                  |
| 2054         | \$1,850         | \$417                 | \$686                                | \$2,953                  |
| 2055         | \$1,972         | \$287                 | \$700                                | \$2,960                  |
| 2056         | \$2,104         | \$148                 | \$714                                | \$2,966                  |
| <b>Total</b> | <b>\$28,821</b> | <b>\$44,267</b>       | <b>\$16,313</b>                      | <b>\$89,401</b>          |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-3  
Improvement Area #5 Assessment Roll by Lot Type**

|                               |                           |
|-------------------------------|---------------------------|
| <b>Parcels</b>                | <b>Lot Type 4 (60 Ft)</b> |
| <b>Assessment</b>             | <b>\$26,227.26</b>        |
| <b>Equivalent Unit Factor</b> | <b>0.91</b>               |

| Year         | Principal       | Interest <sup>1</sup> | Administrative Expenses <sup>2</sup> | Total Annual Installment |
|--------------|-----------------|-----------------------|--------------------------------------|--------------------------|
| 2026         | \$0             | \$0                   | \$0                                  | \$0                      |
| 2027         | \$143           | \$2,376               | \$366                                | \$2,885                  |
| 2028         | \$146           | \$2,363               | \$373                                | \$2,883                  |
| 2029         | \$154           | \$2,350               | \$381                                | \$2,885                  |
| 2030         | \$158           | \$2,336               | \$388                                | \$2,882                  |
| 2031         | \$169           | \$2,322               | \$396                                | \$2,887                  |
| 2032         | \$485           | \$1,792               | \$404                                | \$2,682                  |
| 2033         | \$508           | \$1,758               | \$412                                | \$2,679                  |
| 2034         | \$535           | \$1,722               | \$420                                | \$2,678                  |
| 2035         | \$562           | \$1,685               | \$429                                | \$2,676                  |
| 2036         | \$593           | \$1,645               | \$437                                | \$2,675                  |
| 2037         | \$624           | \$1,603               | \$446                                | \$2,673                  |
| 2038         | \$659           | \$1,559               | \$455                                | \$2,673                  |
| 2039         | \$693           | \$1,513               | \$464                                | \$2,670                  |
| 2040         | \$736           | \$1,464               | \$473                                | \$2,673                  |
| 2041         | \$774           | \$1,412               | \$483                                | \$2,669                  |
| 2042         | \$820           | \$1,358               | \$492                                | \$2,671                  |
| 2043         | \$867           | \$1,300               | \$502                                | \$2,669                  |
| 2044         | \$921           | \$1,239               | \$512                                | \$2,672                  |
| 2045         | \$975           | \$1,174               | \$523                                | \$2,671                  |
| 2046         | \$1,032         | \$1,106               | \$533                                | \$2,671                  |
| 2047         | \$1,098         | \$1,033               | \$544                                | \$2,674                  |
| 2048         | \$1,163         | \$956                 | \$555                                | \$2,673                  |
| 2049         | \$1,236         | \$874                 | \$566                                | \$2,676                  |
| 2050         | \$1,313         | \$787                 | \$577                                | \$2,677                  |
| 2051         | \$1,398         | \$694                 | \$589                                | \$2,681                  |
| 2052         | \$1,487         | \$596                 | \$600                                | \$2,683                  |
| 2053         | \$1,583         | \$491                 | \$612                                | \$2,687                  |
| 2054         | \$1,683         | \$380                 | \$625                                | \$2,687                  |
| 2055         | \$1,795         | \$261                 | \$637                                | \$2,693                  |
| 2056         | \$1,914         | \$135                 | \$650                                | \$2,699                  |
| <b>Total</b> | <b>\$26,227</b> | <b>\$40,283</b>       | <b>\$14,845</b>                      | <b>\$81,355</b>          |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-4  
Improvement Area #5 Assessment Roll by Lot Type**

|                               |                           |
|-------------------------------|---------------------------|
| <b>Parcels</b>                | <b>Lot Type 5 (50 Ft)</b> |
| <b>Assessment</b>             | <b>\$23,912.57</b>        |
| <b>Equivalent Unit Factor</b> | <b>0.83</b>               |

| Year         | Principal       | Interest <sup>1</sup> | Administrative Expenses <sup>2</sup> | Total Annual Installment |
|--------------|-----------------|-----------------------|--------------------------------------|--------------------------|
| 2026         | \$0             | \$0                   | \$0                                  | \$0                      |
| 2027         | \$130           | \$2,167               | \$334                                | \$2,631                  |
| 2028         | \$134           | \$2,156               | \$340                                | \$2,629                  |
| 2029         | \$141           | \$2,143               | \$347                                | \$2,631                  |
| 2030         | \$144           | \$2,131               | \$354                                | \$2,629                  |
| 2031         | \$155           | \$2,118               | \$361                                | \$2,633                  |
| 2032         | \$443           | \$1,635               | \$368                                | \$2,446                  |
| 2033         | \$464           | \$1,603               | \$376                                | \$2,443                  |
| 2034         | \$488           | \$1,571               | \$383                                | \$2,443                  |
| 2035         | \$513           | \$1,536               | \$391                                | \$2,440                  |
| 2036         | \$541           | \$1,500               | \$399                                | \$2,440                  |
| 2037         | \$569           | \$1,462               | \$407                                | \$2,438                  |
| 2038         | \$601           | \$1,422               | \$415                                | \$2,438                  |
| 2039         | \$632           | \$1,380               | \$423                                | \$2,436                  |
| 2040         | \$671           | \$1,335               | \$432                                | \$2,438                  |
| 2041         | \$706           | \$1,288               | \$440                                | \$2,435                  |
| 2042         | \$748           | \$1,238               | \$449                                | \$2,436                  |
| 2043         | \$790           | \$1,186               | \$458                                | \$2,434                  |
| 2044         | \$840           | \$1,130               | \$467                                | \$2,437                  |
| 2045         | \$889           | \$1,071               | \$477                                | \$2,436                  |
| 2046         | \$942           | \$1,008               | \$486                                | \$2,436                  |
| 2047         | \$1,001         | \$942                 | \$496                                | \$2,439                  |
| 2048         | \$1,061         | \$872                 | \$506                                | \$2,438                  |
| 2049         | \$1,128         | \$797                 | \$516                                | \$2,441                  |
| 2050         | \$1,198         | \$718                 | \$526                                | \$2,442                  |
| 2051         | \$1,275         | \$633                 | \$537                                | \$2,445                  |
| 2052         | \$1,356         | \$543                 | \$548                                | \$2,447                  |
| 2053         | \$1,444         | \$448                 | \$559                                | \$2,450                  |
| 2054         | \$1,535         | \$346                 | \$570                                | \$2,451                  |
| 2055         | \$1,637         | \$238                 | \$581                                | \$2,456                  |
| 2056         | \$1,746         | \$123                 | \$593                                | \$2,462                  |
| <b>Total</b> | <b>\$23,922</b> | <b>\$36,741</b>       | <b>\$13,540</b>                      | <b>\$74,203</b>          |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

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

|                               |                           |
|-------------------------------|---------------------------|
| <b>Parcels</b>                | <b>Lot Type 6 (40 Ft)</b> |
| <b>Assessment</b>             | <b>\$21,327.66</b>        |
| <b>Equivalent Unit Factor</b> | <b>0.74</b>               |

| <b>Year</b>  | <b>Principal</b> | <b>Interest<sup>1</sup></b> | <b>Administrative Expenses<sup>2</sup></b> | <b>Total Annual Installment</b> |
|--------------|------------------|-----------------------------|--|---------------------------------|
| 2026         | \$0              | \$0                         | \$0  | \$0                             |
| 2027         | \$116            | \$1,932                     | \$298                                      | \$2,346                         |
| 2028         | \$119            | \$1,922                     | \$304                                      | \$2,344                         |
| 2029         | \$125            | \$1,911                     | \$310                                      | \$2,346                         |
| 2030         | \$128            | \$1,900                     | \$316                                      | \$2,344                         |
| 2031         | \$138            | \$1,888                     | \$322                                      | \$2,348                         |
| 2032         | \$395            | \$1,457                     | \$329                                      | \$2,181                         |
| 2033         | \$413            | \$1,430                     | \$335                                      | \$2,178                         |
| 2034         | \$435            | \$1,400                     | \$342                                      | \$2,178                         |
| 2035         | \$457            | \$1,370                     | \$349                                      | \$2,176                         |
| 2036         | \$482            | \$1,338                     | \$356                                      | \$2,176                         |
| 2037         | \$507            | \$1,304                     | \$363                                      | \$2,174                         |
| 2038         | \$536            | \$1,268                     | \$370                                      | \$2,174                         |
| 2039         | \$564            | \$1,230                     | \$377                                      | \$2,171                         |
| 2040         | \$598            | \$1,191                     | \$385                                      | \$2,174                         |
| 2041         | \$630            | \$1,148                     | \$393                                      | \$2,171                         |
| 2042         | \$667            | \$1,104                     | \$400                                      | \$2,172                         |
| 2043         | \$705            | \$1,057                     | \$408                                      | \$2,170                         |
| 2044         | \$749            | \$1,008                     | \$417                                      | \$2,173                         |
| 2045         | \$792            | \$955                       | \$425                                      | \$2,172                         |
| 2046         | \$839            | \$899                       | \$433                                      | \$2,172                         |
| 2047         | \$893            | \$840                       | \$442                                      | \$2,175                         |
| 2048         | \$946            | \$777                       | \$451                                      | \$2,174                         |
| 2049         | \$1,005          | \$710                       | \$460                                      | \$2,176                         |
| 2050         | \$1,068          | \$640                       | \$469                                      | \$2,177                         |
| 2051         | \$1,137          | \$565                       | \$479                                      | \$2,180                         |
| 2052         | \$1,209          | \$484                       | \$488                                      | \$2,182                         |
| 2053         | \$1,287          | \$399                       | \$498                                      | \$2,185                         |
| 2054         | \$1,369          | \$309                       | \$508                                      | \$2,185                         |
| 2055         | \$1,460          | \$212                       | \$518                                      | \$2,190                         |
| 2056         | \$1,557          | \$110                       | \$528                                      | \$2,195                         |
| <b>Total</b> | <b>\$21,328</b>  | <b>\$32,757</b>             | <b>\$12,072</b>                            | <b>\$66,157</b>                 |

<sup>1</sup>The interest is calculated using an interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

<sup>2</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-6**  
**Improvement Area #5 Assessment Roll Summary**

| <b>Parcel ID</b> | <b>Total Lot Count</b> | <b>Equivalent Units</b> | <b>Outstanding Assessment</b> |
|------------------|------------------------|-------------------------|-------------------------------|
| 43124120         | 120                    | 108.25                  | \$3,119,891                   |
| 43218817         | 6                      | 6.00                    | \$172,927                     |
| 43124138         | 37                     | 27.38                   | \$789,123                     |
| 43188179         | 2                      | 1.66                    | \$47,843                      |
| 42724447         | 112                    | 92.96                   | \$2,679,215                   |
| <b>Total</b>     | <b>277</b>             | <b>236.25</b>           | <b>\$6,809,000</b>            |