



*CITY OF OAK POINT, TEXAS*  
*WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1*  
*ROADWAY MAINTENANCE AND DPS SERVICES*  
2018 AMENDED AND RESTATED O&M  
SERVICE AND ASSESSMENT PLAN  
JULY 24, 2018

## INTRODUCTION

On June 16, 2014, the City of Oak Point, Texas (the “City”) passed and approved Resolution No. 2014-06-15R authorizing the establishment of the Wildridge Public Improvement District No. 1 (the “District”) in accordance with Chapter 372, Texas Local Government Code, as amended (the “Act”), which authorization was effective upon publication as required by the Act.

On July 24, 2018, the City Council approved and adopted Ordinance No. 2018-07-\_\_\_\_, which approved and accepted the “2018 Amended and Restated O&M Service and Assessment Plan” that replaces the 2018 Service and Assessment Plan (Phase 1 and Phase 2) Roadway Maintenance and DPS Services (the “2018 SAP”) that was adopted on July 21, 2017 by the City Council as Ordinance No. 2017-07-435. The 2018 SAP served to levy Assessments and create a lien against Lots within Phase 1 and Phase 2 to pay for Supplemental Services Cost and terminated the “S/F Lots 2015 Special Assessments Roadway Maintenance and Public Safety Services” levied on March 16, 2015, thereby releasing the lien created by Ordinance No. 2015-03-396.

This Wildridge Public Improvement District No. 1 – Roadway Maintenance and DPS Services 2018 Amended and Restated O&M Service and Assessment Plan (the “2018 Amended and Restated O&M Service and Assessment Plan”) serves to levy Assessments and create a lien against Improvement Area #1, Phase 1 Assessed Property and Improvement Area #2, Phase 2 Assessed Property and Phase 3 Assessment Property to pay for Supplemental Services Cost in accordance with the Act and as the annual update to the 2018 SAP in accordance with the Act, and terminates the “S/F Lots 2017 Special Assessment Roadway Maintenance and Public Safety Services” levied on July 21, 2017, thereby releasing the lien created by Ordinance No. 2017-07-435.

Capitalized terms used in this 2018 Amended and Restated O&M Service and Assessment Plan have the meanings given to them in **Section I** unless otherwise defined in this 2018 Amended and Restated O&M Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this 2018 Amended and Restated O&M Service and Assessment Plan or an Exhibit attached to and made part of the 2018 Amended and Restated O&M Service and Assessment Plan for all purposes.

The Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected costs of the Supplemental Services (as updated, from time to time, a “Service Plan”). The Service Plan is contained in **Section IV**.

The Act requires that the Service Plan include an Assessment Plan that assesses the Supplemental Services against Assessed Property within the District based on the special benefits conferred on the Assessed Property by the Supplemental Services (as updated, from time to time, an Assessment Plan”). The Assessment Plan is contained in **Section V**.

The Act requires an assessment roll that states the Assessment against each Parcel within the Assessed Property determined by the method chosen by the City Council (as updated, from time to time, and

which may be in one or more parts, the “Assessment Roll”). The Assessment against each Parcel within the Assessed Property must be sufficient to pay the costs of the share of Supplemental Services apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Supplemental Services. The Phase 1 Assessment Roll is attached as **Exhibit F-1**. The Phase 2 Assessment Roll is attached as **Exhibit F-2**. The Phase 3 Assessment Roll is attached as **Exhibit F-3**.

## SECTION I: DEFINITIONS

**“2018 Amended and Restated O&M Service and Assessment Plans”** means this 2018 Amended and Restated O&M Service and Assessment Plan, as it may be amended and updated from time to time.

**“Act”** means Chapter 372, Texas Local Government Code.

**“Administrator”** means the person or independent firm designated by the City Council to perform the duties and obligations of the “Administrator” in this 2018 Amended and Restated O&M Service and Assessment Plan.

**“Annual Collection Costs”** mean the actual or budgeted costs and expenses related to (1) preparation of updates to this 2018 Amended and Restated O&M Service and Assessment Plan; (2) the performance of any duties or obligations imposed by this 2018 Amended and Restated O&M Service and Assessment Plan related to (i) the collection and application of Assessments, or (ii) the use of the foregoing to pay for the Phase 1 Supplemental Services Cost, Phase 2 Supplemental Services Cost or Phase 3 Supplemental Services Cost; and (4) the maintenance of books and records.

**“Annual Service Plan Update”** means an update to the 2018 Amended and Restated O&M Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Property”** means any and all Parcels within Phase 1, Phase 2, and Phase 3 other than Non-Benefited Property that are located within the City’s extraterritorial jurisdiction and are subject to Assessments.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the Act.

**“Assessment Ordinance”** means any ordinance adopted by the City Council in accordance with the Act that levies Assessments.

**“Assessment Plan”** assesses the Supplemental Services against Assessed Property within the District based on the special benefits conferred on the Assessed Property by the Supplemental Services. The Assessment Plan is contained in **Section V**.

**“Assessment Roll”** means the assessment roll, in one or more parts, for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with any Annual Service Plan Updates. This 2018 Amended and Restated O&M Service and Assessment Plan includes the Phase 1 Assessment Roll attached as **Exhibit F-1**, the Phase 2 Assessment Roll attached as **Exhibit F-2**, and the Phase 3 Assessment Roll attached as **Exhibit F-3**.



**“City”** means the City of Oak Point, Texas.

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

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

**“Delinquent Collection Costs”** mean, for a Parcel, interest, penalties and other costs and expenses authorized by the Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2018 Amended and Restated O&M Service and Assessment Plan, including costs and expenses to foreclose liens.

**“Development Agreement”** means the Amended and Restated Development Agreement Between the City of Oak Point, Texas, and CR-TDI, LLC effective September 26, 2013, recorded October 1, 2013, in the Official Records of Denton County, Texas, as Document Number 2013-121261.

**“District”** means approximately 377.778 acres located within the corporate limits and extraterritorial jurisdiction of the City, as shown on **Exhibit B-1** and as more specifically described by metes and bounds on **Exhibit A-1**.

**“DPS Services”** mean Police, Fire and EMS Services as defined in the Development Agreement Section 9.06A.

**“Future Assessed Property”** means any and all Parcels within the Major Improvement Area other than Non-Benefited Property that are located within the City’s extraterritorial jurisdiction and are subject to Future Assessments.

**“Future Assessments”** mean any Assessment levied on Future Assessed Property.

**“Homeowner Association Property”** means property within the boundaries of the District that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association established for the benefit of property owners within the District. The City Council finds that the Homeowner Association Property within the District receives an incidental, but not a special benefit from the Phase 1 Supplemental Services, Phase 2 Supplemental Services, and Phase 3 Supplemental Services; consequently, none of the Supplemental Services Cost is apportioned to the Homeowner Association Property.

**“Improvement Area #1”** means the initial area developed within the District consisting of Phase 1 which is generally shown on the map on **Exhibit B-2** and as described on **Exhibit A-6** consisting of approximately 62.454 acres.

**“Improvement Area #2”** means a defined area within the District consisting of Phase 2 and Phase 3 which combine for 120.326 acres as described on **Exhibit A-7**. Phase 2 is generally shown on the map on **Exhibit B-3** and as described by metes and bounds on **Exhibit A-3** consisting of approximately 60.642 acres and Phase 3 is generally shown on the map on **Exhibit B-4** and as described by metes and bounds on **Exhibit A-4** consisting of approximately 59.684 acres.

**“Internal Roadways”** mean roadways internal to the Phase 1 Final Plats, Phase 2 Final Plats or Phase 3 Final Plats (excluding any portion of Shahan Prairie Road).

**“Lot”** means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

**“Major Improvement Area”** means all the property within the District, excluding Improvement Area #1 (Phase 1) and Improvement Area #2 (Phase 2 and Phase 3), as described by metes and bounds on **Exhibit A-5** consisting of approximately 195.000 acres.

**“Non-Benefited Property”** means Parcels that receive no special benefit from the Phase 1 Supplemental Services, Phase 2 Supplemental Services or Phase 3 Supplemental Services as determined by the City Council which may include Public Property, Homeowner Association Property and Parcels located within the District and the City’s corporate limits.

**“Parcel” or “Parcels”** means a specific property within the District identified by either a tax map identification number assigned by Denton Central Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

**“Phase 1”** means the initial area developed within the District as generally shown on the map on **Exhibit B-2** and as described by metes and bounds in **Exhibit A-2** consisting of approximately 62.454 acres.

**“Phase 1 Assessed Property”** means any and all Parcels within Phase 1 other than Non-Benefited Property that are located within the City’s extraterritorial jurisdiction and are subject to Assessments.

**“Phase 1 Assessment Roll”** mean the Assessment Roll for Phase 1 included in this 2018 Amended and Restated O&M Service and Assessment Plan as **Exhibit F-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

**“Phase 1 Assessments”** mean the Assessments levied on Phase 1 Assessed Property to pay for the operation and maintenance of the Phase 1 Supplemental Services.

**“Phase 1 DPS Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 1 DPS Revenue is deposited, and the funds are used only to pay for the Phase 1 DPS Services in accordance with the Development Agreement.

**“Phase 1 DPS Revenue”** means the revenue received by the City from the levy of Assessments against Phase 1 Assessed Property to pay for the operation and maintenance of Phase 1 DPS Services.

**“Phase 1 DPS Services”** mean Police, Fire and EMS Services provided to Phase 1 Assessed Property.

**“Phase 1 DPS Services Cost”** means the cost to provide DPS Services to Phase 1 Assessed Property as determined by the Development Agreement.

**“Phase 1 Final Plats”** mean the final plats of record for Phase 1A, Phase 1B and Phase 1C, located in Phase 1, as shown on **Exhibit C-1**.

**“Phase 1 Roadway Maintenance”** means maintaining and improving the public Internal Roadways in Phase 1.

**“Phase 1 Roadway Maintenance Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 1 Roadway Maintenance Revenue is deposited and the funds are used only to pay for the Phase 1 Roadway Maintenance.

**“Phase 1 Roadway Maintenance Cost”** means the probable cost of operation and maintenance of the public Internal Roadways in Phase 1 as described by Kimley-Horn and Associates and shown on **Exhibit D-1**.

**“Phase 1 Roadway Maintenance Revenue”** means the revenue received by the City from the levy of Assessments against Phase 1 Assessed Property to pay for the Phase 1 Roadway Maintenance.

**“Phase 1 Supplemental Services”** mean collectively, the Phase 1 Roadway Maintenance and the Phase 1 DPS Services.

**“Phase 1 Supplemental Services Cost”** means collectively, the Phase 1 Roadway Maintenance Cost and the Phase 1 DPS Services Costs.

**“Phase 2”** means the second phase of development of the District as generally shown on the map on **Exhibit B-3** and as described by metes and bounds on **Exhibit A-3** consisting of approximately 60.642 acres.

**“Phase 2 Assessed Property”** means any and all Parcels within Phase 2 other than Non-Benefited Property that are located within the City’s extraterritorial jurisdiction and are subject to Assessments.

**“Phase 2 Assessment Roll”** mean the Assessment Roll for Phase 2 included in this 2018 Amended and Restated O&M Service and Assessment Plan as **Exhibit F-2**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

**“Phase 2 Assessments”** mean the Assessments levied on Phase 2 Assessed Property to pay for the operation and maintenance of the Phase 2 Supplemental Services.

**“Phase 2 DPS Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 2 DPS Revenue is deposited, and the funds are used only to pay for the Phase 2 DPS Services in accordance with the Development Agreement.

**“Phase 2 DPS Revenue”** means the revenue received by the City from the levy of Assessments against Phase 2 Assessed Property to pay for the operation and maintenance of Phase 2 DPS Services.

**“Phase 2 DPS Services”** mean Police, Fire and EMS Services provided to Phase 2 Assessed Property.

**“Phase 2 DPS Services Cost”** means the cost to provide DPS Services to Phase 2 Assessed Property as determined by the Development Agreement.

**“Phase 2 Final Plats”** mean the final plats of record for Phase 2A, Phase 2B and Phase 2C, located in Phase 2, as shown on **Exhibit C-2**.

**“Phase 2 Roadway Maintenance”** means maintaining and improving the public Internal Roadways in Phase 2.

**“Phase 2 Roadway Maintenance Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 2 Roadway Maintenance Revenue is deposited and the funds are used only to pay for the Phase 2 Roadway Maintenance.

**“Phase 2 Roadway Maintenance Cost”** means the probable cost of operation and maintenance of the public Internal Roadways in Phase 2 as described by Kimley-Horn and Associates and shown on **Exhibit D-2**.

**“Phase 2 Roadway Maintenance Revenue”** means the revenue received by the City from the levy of Assessments against Phase 2 Assessed Property to pay for the Phase 2 Roadway Maintenance.

**“Phase 2 Supplemental Services”** mean collectively, the Phase 2 Roadway Maintenance and the Phase 2 DPS Services.

**“Phase 2 Supplemental Services Cost”** means collectively, the Phase 2 Roadway Maintenance Cost and the Phase 2 DPS Services Costs.

**“Phase 3”** means the third phase of development of the District as generally shown on the map on **Exhibit B-4** and as described by metes and bounds on **Exhibit A-4** consisting of approximately 59.684 acres.

**“Phase 3 Assessed Property”** means any and all Parcels within Phase 3 other than Non-Benefited Property that are located within the City’s extraterritorial jurisdiction and are subject to Assessments.

**“Phase 3 Assessment Roll”** mean the Assessment Roll for Phase 3 included in this 2018 Amended and Restated O&M Service and Assessment Plan as **Exhibit F-3**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

**“Phase 3 Assessments”** mean the Assessments levied on Phase 3 Assessed Property to pay for the operation and maintenance of the Phase 3 Supplemental Services.

**“Phase 3 DPS Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 3 DPS Revenue is deposited, and the funds are used only to pay for the Phase 3 DPS Services in accordance with the Development Agreement.

**“Phase 3 DPS Revenue”** means the revenue received by the City from the levy of Assessments against Phase 3 Assessed Property to pay for the operation and maintenance of Phase 3 DPS Services.

**“Phase 3 DPS Services”** mean Police, Fire and EMS Services provided to Phase 3 Assessed Property.

**“Phase 3 DPS Services Cost”** means the cost to provide DPS Services to Phase 3 Assessed Property as determined by the Development Agreement.

**“Phase 3 Final Plats”** mean the final plats of record for Phase 3A, Phase 3B, Phase 3C, and Phase 3D, located in Phase 3, as shown on **Exhibit C-3**.

**“Phase 3 Roadway Maintenance”** means maintaining and improving the public Internal Roadways in Phase 3.

**“Phase 3 Roadway Maintenance Account”** means the interest-bearing account that is segregated from all other funds of the City where Phase 3 Roadway Maintenance Revenue is deposited, and the funds are used only to pay for the Phase 3 Roadway Maintenance.

**“Phase 3 Roadway Maintenance Cost”** means the probable cost of operation and maintenance of the public Internal Roadways in Phase 3 as described by Kimley-Horn and Associates and shown on **Exhibit D-3**.

**“Phase 3 Roadway Maintenance Revenue”** means the revenue received by the City from the levy of Assessments against Phase 3 Assessed Property to pay for the Phase 3 Roadway Maintenance.

**“Phase 3 Supplemental Services”** mean collectively, the Phase 3 Roadway Maintenance and the Phase 3 DPS Services.

**“Phase 3 Supplemental Services Cost”** means collectively, the Phase 3 Roadway Maintenance Cost and the Phase 3 DPS Services Costs.

**“Public Property”** means property owned by or dedicated to a political subdivision or government agency.

**“Service Plan”** means a plan that covers a period of five years and defines the annual projected costs and indebtedness for the public improvements undertaken within the District during the five year period. The Service Plan is described in **Section IV**.

**“Supplemental Services”** mean collectively, the Phase 1 Supplemental Services, the Phase 2 Supplemental Services, and the Phase 3 Supplemental Services, which constitute public improvements as authorized by Section 372.003 of the Act. The Supplemental Services are described in detail in **Section III**.

**“Supplemental Services Cost”** means collectively the cost of the Phase 1 Supplemental Services Cost, the Phase 2 Supplemental Services Cost, and the Phase 3 Supplemental Services Cost.

## SECTION II: THE DISTRICT

The District includes approximately 377.778 acres located within the corporate limits and extraterritorial jurisdiction of the City, as shown on **Exhibit B-1** and as more specifically described by metes and bounds on **Exhibit A-1**. Development of the District is occurring in phases. Improvement Area #1 consists of Phase 1 in its entirety and is the initial area developed within the District as generally shown on the map on **Exhibit B-2** and as described by metes and bounds on **Exhibit A-2** consisting of approximately 62.454 acres. Phase 1 is subdivided into 172 Lots shown on the Phase 1 Final Plats on **Exhibit C-1** where all 172 Lots are located in the extraterritorial jurisdiction of the City, subject to Assessments for Supplemental Services, and make up Phase 1 Assessed Property. Improvement Area #2 consists of Phase 2 and Phase 3. Phase 2 is the second phase developed within District as generally shown on the map on **Exhibit B-3** and as described by metes and bounds on **Exhibit A-3** consisting of approximately 60.642 acres. Phase 2 is subdivided into 199 Lots shown on the Phase 2 Final Plats on **Exhibit C-2** where 190 Lots are located in the extraterritorial jurisdiction of the City, subject to Assessments for Supplemental Services, and make up the Phase 2 Assessed Property. Phase 3 is the third phase developed within the District as generally shown on the map on **Exhibit B-4** and as described by metes and bound on **Exhibit A-4** consisting of approximately 59.684 acres. Phase 3 is subdivided into 217 Lots shown on the Phase 3 Final Plats on **Exhibit C-3** where 124 Lots are located in the City's extraterritorial jurisdiction, subject to Assessments for Supplemental Services, and make up the Phase 3 Assessed Property. The Major Improvement Area is intended to be developed in phases and may result in Future Assessed Property.

## SECTION III: SUPPLEMENTAL SERVICES

The City Council has determined that the services described below are public improvements in accordance with Section 372.003 of the Act, (the “Supplemental Services”). The Supplemental Services confer a special benefit on the Assessed Property and are described below.

### A. Phase 1 Supplemental Services

1. Phase 1 Roadway Maintenance  
Operating and maintaining the public Internal Roadways shown on the Phase 1 Final Plats based on the Phase 1 Roadway Maintenance Cost described by Kimley-Horn and Associates as shown on **Exhibit D-1**. Note: Calculations based on a Pavement and Drainage Unit Cost of \$50.00 per equivalent square yard.
2. Phase 1 DPS Services  
Providing Police, Fire, and EMS Services to the Phase 1 Assessed Property in accordance with Section 9.06A of the Development Agreement as shown on **Exhibit D-5**.

### B. Phase 2 Supplemental Services

1. Phase 2 Roadway Maintenance  
Operating and maintaining the public Internal Roadways shown on the Phase 2 Final Plats based on the Phase 2 Roadway Maintenance Cost described by Kimley-Horn and Associates as shown on **Exhibit D-2**. Note: Calculations based on a Pavement and Drainage Unit Cost of \$50.00 per equivalent square yard.
2. Phase 2 DPS Services  
Providing Police, Fire, and EMS Services to the Phase 2 Assessed Property in accordance with Section 9.06A of the Development Agreement as shown on **Exhibit D-5**.

### C. Phase 3 Supplemental Services

1. Phase 3 Roadway Maintenance  
Operating and maintaining the public Internal Roadways shown on the Phase 3 Final Plats based on the Phase 3 Roadway Maintenance Cost described by Kimley-Horn and Associates as shown on **Exhibit D-3**. Note: Calculations based on a Pavement and Drainage Unit Cost of \$90.00 per equivalent square yard.
3. Phase 3 DPS Services  
Providing Police, Fire, and EMS Services to the Phase 3 Assessed Property in accordance with Section 9.06A of the Development Agreement as shown on **Exhibit D-5**.



## SECTION IV: SERVICE PLAN

The 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 to operate and maintain the District during the five year period. The Service Plan must be reviewed and updated by the City Council at least annually. **Exhibit E** summarizes the Service Plan for the Assessed Property within the District including Phase 1, Phase 2, and Phase 3.

## SECTION V: ASSESSMENT PLAN

The Act allows the City Council to apportion the Supplemental Services Cost to the Assessed Property based on the special benefit received by the provision of Supplemental Services. The Act provides that the Supplemental Services Cost may be apportioned in any manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefitted.

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 all owners and future owners of the Assessed Property.

### A. Assessment Methodology

The City Council, acting in its legislative capacity, has determined that the Supplemental Services Cost shall be allocated as follows:

#### 1. Phase 1 Supplemental Services

Phase 1 Roadway Maintenance Costs shall be allocated 100% to the Phase 1 Assessed Property. Phase 1 Roadway Maintenance Costs shall be allocated equally among all Lots located within Phase 1 Assessed Property. Phase 1 DPS Services Cost shall be allocated equally among all Lots located within Phase 1 Assessed Property according to the Development Agreement Section 9.06A and charged the amount according to Section 9.06B but will be charged and collected annually based on Lots with available building permits as of June 1. **Exhibit D-6** shows Section 9.06A-B of the Development Agreement.

#### 2. Phase 2 Supplemental Services

Phase 2 Roadway Maintenance Costs shall be allocated 95% to the Phase 2 Assessed Property. This percentage is based on the number of Lots within the Phase 3 Assessed Property divided by the number of Lots within Phase 2. **Exhibit D-3** summarizes the allocation of Phase 2 Roadway Maintenance Costs. Phase 2 DPS Services Cost shall be allocated equally among all Lots located within Phase 2 Assessed Property according to the Development Agreement Section 9.06A and charged the amount according to Section 9.06B but will be charged and collected annually based on Lots with available building permits as of June 1. **Exhibit D-6** shows Section 9.06A-B of the Development Agreement.



3. Phase 3 Supplemental Services

Phase 3 Roadway Maintenance Costs shall be allocated 57% to the Phase 3 Assessed Property. This percentage is based on the number of Lots within the Phase 3 Assessed Property divided by the number of Lots within Phase 3. **Exhibit D-5** summarizes the allocation of Phase 3 Roadway Maintenance Costs. Phase 3 DPS Services Cost shall be allocated equally among all Lots located within the Phase 3 Assessed Property according to the Development Agreement Section 9.06A and charged the amount according to Section 9.06B but will be charged and collected annually based on Lots with available building permits as of June 1. **Exhibit D-6** shows Section 9.06A-B of the Development Agreement.

**B. Assessments and Annual Installments**

Assessments and Annual Installments shall be calculated and collected each year in an amount sufficient to pay the Supplemental Services Costs.

**C. Payment of Assessment in Annual Installments**

1. Annual Installments are calculated in this 2018 Amended and Restated O&M Service and Assessment Plan and are subject to adjustment in each Annual Service Plan Update.
2. The Administrator shall prepare and submit to the City Council for its review and approval and Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.
3. Distribution of Annual Installments
  - a. The City will deposit Annual Installments collected from Phase 1 Assessed Property as follows: (1) Phase 1 Roadway Maintenance Revenue shall be deposited into the Phase 1 Roadway Maintenance Account; and (2) Phase 1 DPS Revenue shall be deposited into the Phase 1 DPS Account.
  - b. The City will deposit Annual Installments collected from Phase 2 Assessed Property as follows: (1) Phase 2 Roadway Maintenance Revenue shall be deposited into the Phase 2 Roadway Maintenance Account; and (2) Phase 2 DPS Revenue shall be deposited into the Phase 2 DPS Account.
  - c. The City will deposit Annual Installments collected from Phase 3 Assessed Property as follows: (1) Phase 3 Roadway Maintenance Revenue shall be deposited into the Phase 3 Roadway Maintenance Account; and (2) Phase 3 DPS Revenue shall be deposited into the Phase 3 DPS Account.
4. Sales of Lots within the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments, including Delinquent

Collection Costs against the Lot, and the Lot may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

5. If two or more Lots within the Assessed Property are consolidated, the Administrator shall allocate the Assessments against the Lots before the consolidation to the consolidated Lot, which allocation shall be approved by the City Council in the next Annual Service Plan Update.
6. Each Annual Installment shall be delinquent if not paid prior to February 1 of the year following the Service Plan update levying the Annual Installment.
7. The Phase 1 Assessments are shown in Annual Installments on the Phase 1 Service Plan, attached hereto on **Exhibit E-1**. The Phase 1 Assessment Roll is attached as **Exhibit F-1**. The Phase 2 Assessments are shown in Annual Installments on the Phase 2 Service Plan, attached hereto on **Exhibit E-2**. The Phase 2 Assessment Roll is attached as **Exhibit F-2**. The Phase 3 Assessments are shown in Annual Installments on the Phase 3 Service Plan, attached hereto on **Exhibit E-3**. The Phase 1 Assessment Roll is attached as **Exhibit F-3**.

#### **D. Findings of Special Benefit**

The City Council, acting in its legislative capacity, has found and determined the following:

1. Phase 1 Supplemental Services
  - a. Phase 1 Roadway Maintenance Cost equals \$17,195.29 as shown on **Exhibit E-1**; and
  - b. Phase 1 DPS Services Cost equals \$37,920.00 as shown on **Exhibit E-1**; and
  - c. Phase 1 Supplemental Services Cost equals \$55,115.29 as shown on **Exhibit E-1**; and
  - d. The special benefit received by the Phase 1 Assessed Property is equal to the Phase 1 Assessment levied for the Phase 1 Supplemental Services Cost.
2. Phase 2 Supplemental Services
  - a. Phase 2 Roadway Maintenance Cost apportioned to the Phase 2 Assessed Property equals \$13,666.92 as shown on **Exhibit E-2**; and
  - b. Phase 2 DPS Services Cost equals \$30,240.00 as shown on **Exhibit E-2**; and
  - c. Phase 2 Supplemental Services Cost equals \$43,906.92 as shown on **Exhibit E-2**; and
  - d. The special benefit received by the Phase 2 Assessed Property is equal to or greater than the Phase 2 Assessments levied for the Phase 2 Supplemental Services Cost.
3. Phase 3 Supplemental Services
  - a. Phase 3 Roadway Maintenance Cost apportioned to the Phase 3 Assessed Property equals \$16,124.65 as shown on **Exhibit E-3**; and
  - b. Phase 3 DPS Services Cost equals \$1,920.00 as shown on **Exhibit E-3**; and
  - c. Phase 3 Supplemental Services Cost equals \$18,044.65 as shown on **Exhibit E-3**; and
  - d. The special benefit received by the Phase 3 Assessed Property is equal to or greater than the Phase 3 Assessments levied for the Phase 3 Supplemental Services Cost.

4. **Non-Benefited Property**

Public Property, Homeowner Association Property and Lots within Phase 1, Phase 2 and Phase 3 that are located within the City’s corporate limits receive an incidental but not a special benefit from the Supplemental Services and are therefor Non-Benefited Property. None of the Supplemental Services Cost is apportioned to the Non-Benefited Property.

**E. Annual Collection Costs**

The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The Annual Collection Costs shall be collected as part of and in the same manner as the Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Supplemental Services Costs in any Annual Service Plan Updates.

**SECTION VI: ADDITIONAL PROVISIONS**

**A. Calculation Errors**

If the owner of a Lot claims that an error has been made in any calculations required by this 2018 Amended and Restated O&M SAP, including, but no limited to, any calculation made as part of any Annual Service Plan Update, the owner’s sole and exclusive remedy shall be to submit a written notice of error to the City Council within 30 days of the mailing of a bill for the Annual Installments resulting from the 2018 Amended and Restated O&M Service and Assessment Plan or an Annual Service Plan Update; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the Owner within 30 days of such referral. The City Council shall consider the owner’s notice of error and the Administrator’s Response, and within 30 days the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the Act, this 2018 Amended and Restated O&M Service and Assessment Plan, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and Administrator.

**B. Amendments**

Amendments to this 2018 Amended and Restated O&M Service and Assessment Plan must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this 2018 Amended and Restated O&M Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2018 Amended and Restated O&M Service and Assessment Plan.

**C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2018 Amended and Restated O&M Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2018 Amended and Restated O&M Service and Assessment Plan. Interpretations of this 2018 Amended and Restated O&M Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decision by the City Council shall be final and binding on the owners and developers and their successors and assigns.

**D. Severability**

If any provision of this 2018 Amended and Restated O&M Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provisions shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

**SECTION VII: ASSESSMENT ROLL**

The Phase 1 Assessment Roll is attached as **Exhibit F-1**. The Phase 2 Assessment Roll is attached as **Exhibit F-2**. The Phase 3 Assessment Roll is attached as **Exhibit F-3**. The Administrator shall prepare and submit to City Council for review and approval, updates and proposed revisions to the Assessment Rolls and Annual Installments as part of each Annual Service Plan Update.

## EXHIBITS

The following Exhibits are attached to and made part of this 2018 Amended and Restated O&M Service and Assessment Plan for all purposes:

<b>Exhibit A-1</b>	District Legal Description
<b>Exhibit A-2</b>	Phase 1 Legal Description
<b>Exhibit A-3</b>	Phase 2 Legal Description
<b>Exhibit A-4</b>	Phase 3 Legal Description
<b>Exhibit B-1</b>	District Map
<b>Exhibit B-2</b>	Phase 1 Map
<b>Exhibit B-3</b>	Phase 2 Map
<b>Exhibit B-4</b>	Phase 3 Map
<b>Exhibit C-1</b>	Phase 1 Final Plats
<b>Exhibit C-2</b>	Phase 2 Final Plats
<b>Exhibit C-3</b>	Phase 3 Final Plats
<b>Exhibit D-1</b>	Phase 1 Operation and Maintenance of Internal Roadways
<b>Exhibit D-2</b>	Phase 2 Operation and Maintenance of Internal Roadways
<b>Exhibit D-3</b>	Phase 2 Allocation of Operation and Maintenance of Internal Roadways
<b>Exhibit D-4</b>	Phase 3 Operation and Maintenance of Internal Roadways
<b>Exhibit D-6</b>	Phase 3 Allocation of Operation and Maintenance of Internal Roadways
<b>Exhibit D-6</b>	DPS Services Cost
<b>Exhibit E-1</b>	Phase 1 Service Plan
<b>Exhibit E-2</b>	Phase 2 Service Plan
<b>Exhibit E-3</b>	Phase 3 Service Plan
<b>Exhibit F-1</b>	Phase 1 Assessment Roll
<b>Exhibit F-2</b>	Phase 2 Assessment Roll
<b>Exhibit F-3</b>	Phase 3 Assessment Roll

## EXHIBIT A-1: DISTRICT LEGAL DISCRPTION

### LEGAL DESCRIPTION OF THE 377.78 ACRES WITHIN THE DISTRICT:

**BEING** a tract of land situated in the William McNeil Survey, Abstract No. 814, the John M. McNeil Survey, Abstract No. 884, and the Elizabeth A. Shahan Survey, Abstract Number 1204, Denton County, Texas and being all of Tract 1, called 215.051 acres and all of Tract 2, called 35.240 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, all of a called 114.881 acre tract of land described in a General Warranty Deed to CR-TDI, LLC, recorded in Document Number 2013-121534 of the Official Records of Denton County, Texas, all of a called 2.636 acre tract of land described in a General Warranty Deed to CR-TDI, LLC, recorded in Document Number 2012-122318 of the Official Records of Denton County, Texas, and all of a called 9.955 acre tract of land described in a Special Warranty Deed to CR-TDI, LLC, recorded in Document Number 2014-71236 of the Official Records of Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found for the most southerly corner of said 215.051 acre tract and the southwest corner of Shahan Lakeview Addition Phase 1, an addition to the City of Oak Point, according to the plat thereof recorded in Cabinet X, Pages 542-544 of the Plat Records of Denton County, Texas, said corner being in the northeast line of a called 13.499 acre tract of land conveyed to Craig Olden, Inc. in a Special Warranty Deed recorded in Instrument No. 2008-116615 of the Official Records of Denton County, Texas, and also being in the approximate centerline of Shahan Prairie Road;

**THENCE** North 43°56'19" West, along the southwest line of said 215.051 acre tract, the northeast line of said 13.499 acre tract, the northeast line of a called 0.252 acre tract of land conveyed to Craig Olden, Inc. in a Special Warranty Deed recorded in Volume 3041, Page 71 of the Real Property Records of Denton County, Texas, the northeast line of a called 5.816 acre tract of land conveyed to Craig Olden, Inc. in a Warranty Deed with Vendor's Lien recorded in Volume 1538, Page 836 of the Real Property Records of Denton County, Texas, the northeast line of a called 17.605 acre tract of land conveyed to Craig Olden recorded in a Special Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 96-R0034557 of the Real Property Records of Denton County, Texas, and the northeast line of a called 47.34 acre tract of land conveyed to Craig Olden in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2005-43157 and to Eric Schmitz in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2005-43159 of the Official Records of Denton County, Texas, and with the approximate centerline of said Shahan Prairie Road, a distance of 2920.35 feet to a 1/2 inch iron rod found for the northwest corner of said 47.34 acre tract and an angle point of said 215.051 acre tract;

**THENCE** South 00°15'14" West, along an east line of said 215.051 acre tract and the west line of said 47.34 acre tract, and across said Shahan Prairie Road, passing at a distance of 70.83 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found for a southerly corner of said 215.051 acre tract and the northeast corner of said Tract 2, called 35.240 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, said corner being in the southwest line of Shahan Prairie Road, continuing along the east line of said Tract 2, called 35.240 acres, a total distance of 248.67 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for an ell corner of said 47.34 acre tract and the northwest corner of a called 0.499 acre tract of land conveyed to Craig Olden in a Special Warranty Deed recorded in Instrument No. 2008-116616 of the Official Records of Denton County, Texas;

**THENCE** South 00°11'20" West, continuing along the east line of said 35.240 acre tract and the west line of said 0.499 acre tract, a distance of 272.39 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for an ell corner of said 47.34 acre tract and the southwest corner of said 0.499 acre tract;

**THENCE** South 00°14'23" West, continuing along the east line of said 35.240 acre tract and the west line of said 47.34 acre tract, a distance of 941.86 feet to a 1/2 inch iron rod found for the southeast corner of said 35.240 acre tract and an ell corner of said 47.34 acre tract, said corner being in a north line of the aforesaid 191.116 acre tract;

**THENCE** North 87°55'55" West, along the south line of said 35.240 acre tract and a north line of said 191.116 acre tract, a distance of 1181.98 feet to a 60d nail found for the southwest corner of said 35.240 acre tract and an ell corner of said 191.116 acre tract;

**THENCE** North 0°13'00" East, along the west line of said 35.240 acre tract and an east line of said 191.116 acre tract, a distance of 1249.73 feet to a 5/8 inch iron rod with yellow plastic cap stamped "JACOBS" found for the most westerly northwest corner of said 35.240 acre tract and the southwest corner of a called 15.836 acre tract of land conveyed to Little Elm Independent School District in a Special Warranty Deed recorded in Document No. 2006-154537 of the Official Records of Denton County, Texas, said corner being in an east line of a called 191.116 acre tract of land conveyed to Highwood Development, LTD. in a Warranty Deed recorded in Instrument No. 2004-52651 of the Official Records of Denton County, Texas;

**THENCE**, departing the east line of said 191.116 acre tract and along the north line of said 35.240 acre tract and the south line of said 15.836 acre tract, the following courses and distances:

South 89°45'43" East, a distance of 763.70 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the left;



Northeasterly, along said tangent curve to the left through a central angle of 46°48'49", having a radius of 320.00 feet, a chord bearing of North 66°49'53" East, a chord distance of 254.24 feet and an arc length of 261.46 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a compound curve to the left;

Northeasterly, along said compound curve to the left through a central angle of 17°10'00", having a radius of 125.00 feet, a chord bearing of North 34°50'28" East, a chord distance of 37.31 feet and an arc length of 37.45 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right through a central angle of 19°48'31", having a radius of 125.00 feet, a chord bearing of North 36°09'44" East, a chord distance of 43.00 feet and an arc length of 43.22 feet to a 5/8 inch iron rod with yellow plastic cap stamped "JACOBS" found at the end of said curve;

North 46°04'00" East, a distance of 36.00 feet to an "X" cut found for corner;

North 01°04'00" East, a distance of 28.26 feet to a 5/8 inch iron rod with yellow plastic cap stamped "JACOBS" found for the most northerly northwest corner of said 35.240 acre tract and the northeast corner of said 15.836 acre tract, said corner being in the southwest line of Tract 1, called 215.051 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, and being in the southwest line of Shahan Prairie Road;

**THENCE** North 43°56'46" West, along the southwest line of said 215.051 acre tract and the northeast line of said Little Elm Independent School District tract for a total distance of 999.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found at the beginning of a tangent curve to the left;

**THENCE** northwesterly, continuing along the southwest line of said 215.051 acre tract and said Shahan Prairie Road and the northeast line of said Little Elm Independent School District tract, and along said tangent curve to the left through a central angle of 20°56'59", having a radius of 540.00 feet, a chord bearing of North 54°25'15" West, a chord distance of 196.35 feet, and an arc length of 197.45 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found at the end of said curve, said corner being the northwest corner of said Little Elm Independent School District tract, a southwest corner of said 215.051 acre tract, the northeast corner of a called 1.97 acre tract of land conveyed to Julie Carter in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2013-147380 of



the Official Records of Denton County, Texas, and the southeast corner of a called 0.025 acre tract of land conveyed to the City of Oak Point, Texas in a Right-of-Way Dedication Deed recorded in Instrument No. 2006-147365 of the Official Records of Denton County, Texas;

**THENCE** North 00°11'23" East, along a west line of said 215.051 acre tract and the east line of said 0.025 acre tract, a distance of 7.34 feet to a 1/2 inch iron rod found for the northeast corner of said 0.025 acre tract, said corner being at the beginning of a non-tangent curve to the left,

**THENCE** northwesterly, along the southwest line of said 215.051 acre tract and the northeast line of said 0.025 acre tract, and along said non-tangent curve to the left through a central angle of 20°10'07", having a radius of 625.00 feet, a chord bearing of North 77°04'56" West, a chord distance of 218.87 feet, and an arc length of 220.01 feet to a 1/2 inch iron rod found at the end of said curve, said corner being the northwest corner of said 0.0205 acre tract and the most westerly southwest corner of said 215.051 acre tract, said corner being in the east line of a called 191.116 acre tract of land conveyed to Highwood Development, LTD. in a Warranty Deed recorded in Instrument No. 2004-52651 of the Official Records of Denton County, Texas;

**THENCE** North 00°13'00" East, along the west line of said 215.051 acre tract and the east line of said 191.116 acre tract, a distance of 24.90 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said 215.051 acre tract and the northeast corner of said 191.116 acre tract, said corner being in the south line of a said 114.881 acre tract of land conveyed to CR-TDI, LLC in a General Warranty Deed recorded in Document No. 2013-121534 of the Official Records of Denton County, Texas, and also being in the approximate centerline of said Shahan Prairie Road

;

**THENCE** North 87°57'23" West, along the south line of said 114.881 acre tract and a common north line of said 215.051 acre tract, passing at a distance of 141.29 feet, the southwest corner of said 114.881 acre tract and the southeast corner of aforesaid 9.955 acre CR-TDI, LLC tract, continuing along the south line of said 9.955 acre tract, a total distance of 191.29 feet to the southwest corner of said 9.955 acre tract, same being the southeast corner of a called 136.658 acre tract of land, called Tract F0117.00, conveyed in a deed to The Rudman Partnership, recorded in Volume 2844, Page 42 of the Official Records of Denton County, Texas;

**THENCE** North 00°09'40" West, departing said Shahan Prairie Road, along the west line of said 9.930 acre tract and the east line of said Tract F0117.00, passing at a distance of 33.55 feet, a fence corner post, passing at a distance of 1,586.82 feet the northwest corner of said 9.930 acre tract, same being a southwest corner of aforesaid 114.881 acre tract, from which a 1/2 inch iron rod found bears South 86°53'22" East a distance of 1.41 feet, continuing along the east line of said Tract F0117.00 and the

west line of said 114.881 acre tract for a total distance of 2,621.12 feet to a wood cross tie fence post found for the most westerly, northwest corner of said 114.881 acre tract;

**THENCE** South 88°07'02" East, along a north line of said 114.881 acre tract and a common south line of said Tract F0117.00acre tract, a distance of 657.55 feet to a 24 inch deed tree fence corner found for a common ell corner of said 114.881 acre tract and said 136.658 acre tract, from which a rock found bears North 10°48' West a distance of 10.0 feet;

**THENCE** North 01°20'19" East, along the west line of said 114.881 acre tract and the common east line of said Tract F0117.00, a distance of 783.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northwest corner of said 114.881 acre tract and the common northeast corner of said Tract F0117.00, said corner being in the south line of a called 40.951 acre tract of land, conveyed in a deed to The Rudman Partnership, recorded in Volume 2844, Page 42 of the Real Property Records of Denton County, Texas, from said corner a 18 inch elm fence corner found bears North 89°15'27" East a distance of 15.14 feet;

**THENCE** South 89°14'08" East, along the north line of said 114.881 acre tract and the common south line of said 40.951 acre tract, passing at a distance of 992.66 feet a 1 inch iron pipe found for the southeast corner of said 40.951 acre tract and the common southwest corner of a called 57.220 acre tract of land conveyed in a Special Warranty Deed to Stevan A. Hammond, recorded in Document Number 2008-122099 of the Official Records of Denton County, Texas, and continuing along said north line and the common south line of said 57.220 acre tract, for a total distance of 1,227.14 feet to a mag nail set in a broken concrete monument for the northeast corner of said 114.881 acre tract and a common northwest corner a called 5.09 acre tract of land, called Tract No. K-933-1, conveyed in a General Warranty Deed to the United States of America, by deed recorded in Volume 393, Page 163 of the Deed Records of Denton County, Texas, from which a dead 12 inch oak fence corner found bears North 83°37'48" West a distance of 20.19 feet;

**THENCE** South 01°03'00" West, along the east line of said 114.881 acre tract and the common west line of said 5.09 acre tract, a distance of 338.55 feet to a concrete monument with brass disk stamped "Corps of Engineers K-933-1-13" found for a southwest corner of said 5.09 acre tract and a common northwest corner of a called 215.051 acre tract of land conveyed to CR-TDI, LLC, recorded in Document Number 2012-96693 of the Official Records of Denton County, Texas;

**THENCE**, departing the east line of said 114.881 acre tract and along the southwest bank of Lake Lewisville and the common lines of said 215.051 acre tract, the following courses and distances:

South 65°40'21" East, a distance of 349.86 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 36°42'54" East, a distance of 403.76 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 10°57'45" East, a distance of 223.12 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 30°37'34" West, a distance of 363.64 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 82°54'41" East, a distance of 451.10 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 40°30'25" East, a distance of 169.92 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 23°41'06" West, a distance of 190.32 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 64°13'36" West, a distance of 349.82 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 22°58'48" East, a distance of 244.41 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 83°25'31" East, a distance of 525.98 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 01°00'32" East, a distance of 500.89 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 88°21'23" East, a distance of 409.80 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 88°40'49" East, a distance of 396.44 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 56°18'39" West, a distance of 469.39 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 85°33'04" West, a distance of 174.27 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 88°38'52" West, a distance of 285.85 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 31°43'35" West, a distance of 156.71 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 73°22'56" West, a distance of 79.25 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 00°49'17" East, a distance of 204.49 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 43°02'48" East, a distance of 131.64 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for an easterly corner of said 215.051 acre tract and the northwest corner of a called 1.000 acre tract of land conveyed to Steven A. Mundt, SR. in a Special Warranty Deed recorded in Document No. 2006-1605 of the Official Records of Denton County, Texas;

**THENCE** South 00°01'01" East, departing said common line, and along an east line of said 215.051 acre tract and the west line of said 1.000 acre tract, a distance of 344.05 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for an easterly corner of said 215.051 acre tract and the southwest corner of said 1.000 acre tract, said corner being in southwest bank of Lake Lewisville;

**THENCE**, along the southwest bank of Lake Lewisville and the common lines of said 215.051 acre tract, the following courses and distances:

South 38°04'37" West, a distance of 18.21 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 49°08'39" West, a distance of 128.70 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 01°46'58" West, a distance of 107.39 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 23°35'01" East, a distance of 146.57 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2 inch iron rod found bears South 17°24'13" West a distance of 14.00 feet;

North 83°53'00" East, a distance of 167.63 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 55°29'55" East, a distance of 183.16 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 64°33'17" East, a distance of 125.54 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 48°48'57" East, a distance of 206.97 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 66°59'57" East, a distance of 170.45 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 81°19'41" East, a distance of 425.15 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 49°23'21" West, a distance of 130.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 35°20'10" West, a distance of 449.96 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 19°32'57" West, a distance of 107.33 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 43°40'09" West, a distance of 243.13 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 77°58'25" East, a distance of 115.24 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 61°36'54" East, a distance of 217.83 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 23°53'05" East, a distance of 138.91 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 88°30'07" East, a distance of 151.32 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 09°45'31" West, a distance of 141.04 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 30°21'01" East, a distance of 138.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 31°11'23" East, a distance of 172.36 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner, said corner being in the west line of a called 102.324 acre tract of land conveyed to Shahan Prairie, L.P. in a Special Warranty Deed recorded in Document No. 2004-125495 of the Official Records of Denton County, Texas;

**THENCE** South 01°27'51" West, departing common line, and along the most easterly line of said 215.051 acre tract and the west line of said 102.324 acre tract, a distance of 669.74 feet to a 2 inch iron pipe found for the most easterly southeast corner of said 215.051 acre tract and an ell corner of said 102.324 acre tract;

**THENCE** North 87°36'08" West, along a south line of said 215.051 acre tract and a north line of said 102.324 acre tract and the north line of the aforesaid Shahan Lakeview Addition Phase 1, a distance of 644.55 feet to a 1/2 inch iron rod found for an ell corner of said 215.051 acre tract and the most northerly northwest corner of said Shahan Lakeview Addition Phase 1;

**THENCE** South 01°10'39" West, along the east line of said 215.051 acre tract and the west line of said Shahan Lakeview Addition Phase 1, a distance of 2708.94 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** South 45°58'05" West, continuing along the east line of said 215.051 acre tract and the west line of said Shahan Lakeview Addition Phase 1, a distance of 100.64 feet to the **POINT OF BEGINNING** and containing 377.78 acres of land, more or less.

## EXHIBIT A-2: PHASE 1 LEGAL DISCRPTION

### **PHASE 1 PROPERTY (62.454 ACRES) CONSISTING OF PHASE 1A AND PHASE 1B**

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1204 and the William McNeil Survey, Abstract Number 814, Denton County, Texas and being a part of Tract 1, called 215.051 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, being part of a called 2.636 acre tract of land conveyed to CR-TDI, LLC in a General Warranty Deed recorded in Document No. 2012-122318 of the Official Records of Denton County, Texas, and part of a called 114.881 acre tract of land conveyed to CR-TDI, LLC in a General Warranty Deed recorded in Document No. 2013-121534 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found for the most southerly corner of said 215.051 acre tract and the southwest corner of Shahan Lakeview Addition Phase 1, an addition to the City of Oak Point, according to the plat thereof recorded in Cabinet X, Pages 542-544 of the Plat Records of Denton County, Texas, said corner being in the northeast line of a called 13.499 acre tract of land conveyed to Craig Olden, Inc. in a Special Warranty Deed recorded in Instrument No. 2008-116615 of the Official Records of Denton County, Texas, and also being in the approximate centerline of Shahan Prairie Road;

**THENCE** North 43°56'19" West, along the southwest line of said 215.051 acre tract, the northeast line of said 13.499 acre tract, the northeast line of a called 0.252 acre tract of land conveyed to Craig Olden, Inc. in a Special Warranty Deed recorded in Volume 3041, Page 71 of the Real Property Records of Denton County, Texas, the northeast line of a called 5.816 acre tract of land conveyed to Craig Olden, Inc. in a Warranty Deed with Vendor's Lien recorded in Volume 1538, Page 836 of the Real Property Records of Denton County, Texas, the northeast line of a called 17.605 acre tract of land conveyed to Craig Olden recorded in a Special Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 96-R0034557 of the Real Property Records of Denton County, Texas, and the northeast line of a called 47.34 acre tract of land conveyed to Craig Olden in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2005-43157 and to Eric Schmitz in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2005-43159 of the Official Records of Denton County, Texas, and with the approximate centerline of said Shahan Prairie Road, a distance of 2920.35 feet to a 1/2 inch iron rod found for the northwest corner of said 47.34 acre tract and an angle point of said 215.051 acre tract;

**THENCE** South 00°15'14" West, along an east line of said 215.051 acre tract and the west line of said 47.34 acre tract, and across said Shahan Prairie Road, a distance of 70.83 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found for a southerly corner of said 215.051 acre



tract and the northeast corner of Tract 2, called 35.240 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, said corner being in the southwest line of Shahan Prairie Road;

**THENCE** North 43°56'46" West, along the southwest line of said 215.051 acre tract and said Shahan Prairie Road and the northeast line of said 35.240 acre tract, passing at a distance of 160.73 feet a 5/8 inch iron rod with a yellow plastic cap stamped "JACOBS" found for the most northerly corner of said 35.240 acre tract and the northeast corner of a called 15.836 acre tract of land conveyed to Little Elm Independent School District in a Special Warranty Deed recorded in Document No. 2006-154537 of the Official Records of Denton County, Texas, and continuing along the southwest line of said 215.051 acre tract and said Shahan Prairie Road and the northeast line of said Little Elm Independent School District tract for a total distance of 1159.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found at the beginning of a tangent curve to the left;

**THENCE** northwesterly, continuing along the southwest line of said 215.051 acre tract and said Shahan Prairie Road and the northeast line of said Little Elm Independent School District tract, and along said tangent curve to the left through a central angle of 20°56'59", having a radius of 540.00 feet, a chord bearing of North 54°25'15" West, a chord distance of 196.35 feet, and an arc length of 197.45 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found at the end of said curve, said corner being the northwest corner of said Little Elm Independent School District tract, a southwest corner of said 215.051 acre tract, the northeast corner of a called 1.97 acre tract of land conveyed to Julie Carter in a General Warranty Deed with Vendor's Lien recorded in Instrument No. 2013-147380 of the Official Records of Denton County, Texas, and the southeast corner of a called 0.025 acre tract of land conveyed to the City of Oak Point, Texas in a Right-of-Way Dedication Deed recorded in Instrument No. 2006-147365 of the Official Records of Denton County, Texas;

**THENCE** North 00°11'23" East, along a west line of said 215.051 acre tract and the east line of said 0.025 acre tract, a distance of 7.34 feet to a 1/2 inch iron rod found for the northeast corner of said 0.025 acre tract, said corner being at the beginning of a non-tangent curve to the left,

**THENCE** northwesterly, along the southwest line of said 215.051 acre tract and the northeast line of said 0.025 acre tract, and along said non-tangent curve to the left through a central angle of 20°10'07", having a radius of 625.00 feet, a chord bearing of North 77°04'56" West, a chord distance of 218.87 feet, and an arc length of 220.01 feet to a 1/2 inch iron rod found at the end of said curve, said corner being the northwest corner of said 0.0205 acre tract and the most westerly southwest corner of said 215.051 acre tract, said corner being in the east line of a called 191.116 acre tract of land conveyed to Highwood Development, LTD. in a Warranty Deed recorded in Instrument No. 2004-52651 of the Official Records of Denton County, Texas;

**THENCE** North  $00^{\circ}13'00''$  East, along the west line of said 215.051 acre tract and the east line of said 191.116 acre tract, a distance of 24.90 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said 215.051 acre tract and the northeast corner of said 191.116 acre tract, said corner being in the south line of the aforesaid 114.881 acre tract, and also being in the approximate centerline of said Shahan Prairie Road;

**THENCE** North  $87^{\circ}57'23''$  West, along the south line of said 114.881 acre tract, the north line of said 191.116 acre tract, and with the approximate centerline of said Shahan Prairie Road, a distance of 141.33 feet to a P.K. Nail found for the most southerly southwest corner of said 114.881 acre tract and the most southerly southeast corner of a called 9.930 acre tract of land conveyed to Michele Y. Ditmer in a Warranty Deed recorded in Volume 4278, Page 332 of the Real Property Records of Denton County, Texas;

**THENCE** North  $00^{\circ}42'45''$  West, departing the north line of said 191.116 acre tract and the approximate centerline of said Shahan Prairie Road, and along a west line of said 114.881 acre tract and an east line of said 9.930 acre tract, passing at a distance of 33.31 feet a 1/2 inch iron rod found in the north line of said Shahan Prairie Road, and continuing for a total distance of 55.06 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** South  $87^{\circ}57'23''$  East, departing the west line of said 114.881 acre tract and the east line of said 9.930 acre tract, over and across said 114.881, a distance of 256.79 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right;

**THENCE** southeasterly, continuing over and across said 114.881 acre tract and across said 215.051 acre tract, and along said tangent curve to the right through a central angle of  $44^{\circ}00'37''$ , having a radius of 445.00 feet, a chord bearing of South  $65^{\circ}57'05''$  East, a chord distance of 333.47 feet and an arc length of 341.82 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

**THENCE**, continuing over and across said 215.051 acre tract the following courses and distances:

South  $43^{\circ}56'46''$  East, a distance of 1040.99 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North  $88^{\circ}20'46''$  East, a distance of 26.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left through a central angle of  $45^{\circ}00'29''$ , having a radius of 355.00 feet, a chord bearing of North  $16^{\circ}54'36''$  East, a chord distance of

271.75 feet, and an arc length of 278.87 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

North 05°35'39" West, a distance of 348.27 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°24'21" East, a distance of 390.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°51'34" East, a distance of 92.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 79°46'42" East, a distance of 92.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 71°41'33" East, a distance of 92.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 62°17'25" East, a distance of 105.99 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 56°11'27" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 47°07'54" East, a distance of 244.49 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 38°15'14" East, a distance of 176.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 14°53'57" East, a distance of 334.54 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 79°51'00" East, a distance of 108.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right;

Northeasterly, along said non-tangent curve to the right through a central angle of 141°41'02", having a radius of 50.00 feet, a chord bearing of North 68°52'46" East, a chord distance of 94.46

feet and an arc length of 123.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

South 66°07'14" East, a distance of 23.73 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left through a central angle of 09°58'04", having a radius of 350.00 feet, a chord bearing of South 71°06'16" East, a chord distance of 60.81 feet and an arc length of 60.89 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

South 13°54'42" West, a distance of 184.13 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 79°29'33" East, a distance of 89.23 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°16'05" East, a distance of 89.73 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 93.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 80°41'49" East, a distance of 95.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 23°14'44" East, a distance of 130.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left through a central angle of 36°42'50", having a radius of 325.00 feet, a chord bearing of North 48°23'51" East, a chord distance of 204.71 feet and an arc length of 208.25 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

South 59°57'34" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 61°38'26" East, a distance of 121.41 feet to a 1/2 inch iron rod found for an ell corner of said 215.051 acre tract and the northwest corner of the aforesaid Shahan Lakeview Addition

Phase 1, from which a 2 inch iron pipe found for an ell corner of said 215.051 acre tract and an ell corner of a called 102.324 acre tract of land conveyed to Shahan Prairie, L.P. in a Warranty Deed recorded in Instrument No. 2004-125495 of the Official Records of Denton County, Texas, bears South 87°36'08" East a distance of 644.55 feet;

**THENCE** South 01°10'39" West, along the east line of said 215.051 acre tract and the west line of said Shahan Lakeview Addition Phase 1, a distance of 848.53 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE**, departing the east line of said 215.051 acre tract and the west line of said Shahan Lakeview Addition Phase 1, over and across said 215.051 acre tract the following courses and distances:

North 88°49'15" West, a distance of 446.15 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°10'45" West, a distance of 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 11.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°10'45" West, a distance of 177.40 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 204.09 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 77°13'52" West, a distance of 75.08 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 69°58'42" West, a distance of 120.59 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 46°03'14" West, a distance of 123.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

Southeasterly, along said non-tangent curve to the left through a central angle of 03°20'55", having a radius of 325.00 feet, a chord bearing of South 46°21'52" East, a chord distance of

18.99 feet and an arc length of 19.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

South 41°57'41" West, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right;

Northwesterly, along said non-tangent curve to the right through a central angle of 03°26'53", having a radius of 375.00 feet, a chord bearing of North 46°18'53" West, a chord distance of 22.56 feet and an arc length of 22.57 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the end of said curve;

South 46°03'14" West, a distance of 240.02 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 43°56'46" East, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 46°03'14" West, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 43°56'46" West, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 46°03'14" West, a distance of 144.77 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 43°56'19" East, a distance of 1726.97 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner in the southeast line of said 215.051 acre tract and the northwest line of said Shahan Lakeview Addition Phase 1;

**THENCE** South 46°03'41" West, along the southeast line of said 215.051 acre tract and the northwest line of said Shahan Lakeview Addition Phase 1, a distance of 55.00 feet to the **POINT OF BEGINNING** and containing 62.454 acres of land, more or less.

## EXHIBIT A-3: PHASE 2 LEGAL DISCRPTION

### PHASE 2 PROPERTY (60.642 ACRES) CONSISTING OF PHASE 2A, PHASE 2B, AND PHASE 2C

#### PHASE 2A

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1204, Denton County, Texas and being a part of Tract 1, called 215.051 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a 2 inch iron pipe found at the northerly southeast corner of said called 215.051 acre tract, common to an interior corner of a called 102.324 acre tract of land described in a deed to Shahan Prairie, L.P., recorded in Instrument No. 2004-125495, Official Records of Denton County, Texas;

**THENCE** North 01°27'51" East, along the westerly line of said called 102.324 acre tract and easterly line of said called 215.051 acre tract a distance of 669.74 feet to a concrete monument with brass disk stamped "Corp of Engineers" found on the southwest bank of Lake Lewisville;

**THENCE** departing the westerly line of said called 102.324 acre tract and easterly line of said called 215.051 acre tract, and along the southwest bank of said Lake Lewisville, the following courses and distances:

South 31°11'23" West, a distance of 172.36 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

North 30°21'01" West, a distance of 138.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

North 09°45'31" East, a distance of 141.04 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

South 88°30'07" West, a distance of 151.32 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

South 23°53'05" West, a distance of 138.91 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

South 61°36'54" West, a distance of 217.83 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;

North 77°58'25" West, a distance of 115.24 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for the **POINT OF BEGINNING**;

**THENCE** departing the southwest bank of said Lake Lewisville, and crossing said called 215.051 acre tract, the following courses and distances:

South 28°17'23" West, a distance of 345.31 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 49°53'53" West, a distance of 267.88 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 80°41'49" West, a distance of 95.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 67.49 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°23'28" West, a distance of 115.46 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 79°29'33" West, a distance of 89.23 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°54'42" East, a distance of 184.13 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a radius of 350.00 feet, a delta angle of 09°58'04", an arc distance of 60.89 feet, and a chord bearing North 71°06'16" West, a distance of 60.81 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 66°07'14" West, a distance of 23.73 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 50.00 feet, a delta angle of 141°41'02", an arc distance of 123.64 feet, and a chord bearing South 68°52'46" West,



a distance of 94.46 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 79°51'00" West, a distance of 108.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°47'04" East, a distance of 247.70 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 25°37'56" East, a distance of 149.85 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 4°26'07" East, a distance of 129.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 53°18'21" East, a distance of 113.69 feet to a 5/8 inch iron rod found for an interior corner of said called 215.051 acre tract, being in the southwest bank of Lake Lewisville;

**THENCE** along the southwest bank of said Lake Lewisville and the common lines of said 215.051 acre tract, the following courses and distances:

North 23°35'01" East, a distance of 146.57 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2 inch iron rod found for witness bears South 17°24'13" West, 14.00 feet;

North 83°53'00" East, a distance of 167.63 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 55°29'55" East, a distance of 183.16 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 64°33'17" East, a distance of 125.54 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 48°48'57" East, a distance of 206.97 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 66°59'57" East, a distance of 170.45 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 81°19'41" East, a distance of 425.15 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 49°23'21" West, a distance of 130.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 35°20'10" West, a distance of 449.96 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 19°32'57" West, a distance of 107.33 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 43°40'09" West, a distance of 243.13 feet to the **POINT OF BEGINNING**, and containing 18.680 acres (813,709 sq. ft.) of land, more or less.

## **PHASE 2B**

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1204, Denton County, Texas and being a part of Tract 1, called 215.051 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a 3/8 inch iron rod found for the most southerly corner of said 215.051 acre tract and the southwest corner of Shahan Lakeview Addition Phase 1, an addition to the City of Oak Point, according to the plat thereof recorded in Cabinet X, Pages 542-544 of the Plat Records of Denton County, Texas, said corner being in the northeast line of a called 13.499 acre tract of land conveyed to Craig Olden, Inc. in a Special Warranty Deed recorded in Instrument No. 2008-116615 of the Official Records of Denton County, Texas, and also being in the approximate centerline of Shahan Prairie Road;

**THENCE**, departing the northeast line of said called 13.499 acre tract and the approximate centerline of said Shahan Prairie Road, along the easterly line of said 215.051 acre tract and the westerly line of said Shahan Lakeview Addition Phase 1, the following courses and distances:

North 45°58'05" East, a distance of 100.64 feet to a point for corner;

North 01°10'39" East, a distance of 1308.01 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner and the **POINT OF BEGINNING** of herein described tract;

**THENCE**, departing the easterly line of said 215.051 acre tract and the westerly line of said Shahan Lakeview Addition Phase 1, and crossing said 215.051 acre tract, the following courses and distances:

North 88°49'15" West, a distance of 124.96 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°10'45" West, a distance of 45.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 510.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°10'45" West, a distance of 125.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 5.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°10'45" West, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 132.04 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 45°02'33" West, a distance of 13.87 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 275.00 feet, a delta angle of 15°28'55", an arc distance of 74.31 feet, and a chord bearing South 09°50'45" East, a distance of 74.08 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

South 72°24'47" West, a distance of 165.89 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 14°07'16" West, a distance of 9.98 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 46°03'41" West, a distance of 66.31 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 43°56'19" West, a distance of 412.34 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 46°03'14" East, a distance of 144.77 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 43°56'46" East, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 46°03'14" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 43°56'46" West, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 46°03'14" East, a distance of 240.02 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 375.00 feet, a delta angle of 03°26'53", an arc distance of 22.57 feet, and a chord bearing South 46°18'53" East, a distance of 22.56 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 41°57'41" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a radius of 325.00 feet, a delta angle of 03°20'55", an arc distance of 19.00 feet, and a chord bearing North 46°21'52" West, a distance of 18.99 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 46°03'14" East, a distance of 123.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 69°58'42" East, a distance of 120.59 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 77°13'52" East, a distance of 75.08 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 204.09 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 01°10'45" East, a distance of 177.40 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 11.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 01°10'45" East, a distance of 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 446.15 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of said 215.051 acre tract and the westerly line of said Shahan Lakeview Addition Phase 1;

**THENCE** South 01°10'39" West, a distance of 552.40 feet to the **POINT OF BEGINNING**, and containing 13.376 acres (582,655 square feet) of land, more or less.

## **PHASE 2C**

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1204 and the William McNeil Survey, Abstract Number 814, Denton County, Texas and being a part of Tract 1, called 215.051 acres as conveyed to CR-TDI, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-96693 of the Official Records of Denton County, Texas, being part of a called 2.636 acre tract of land conveyed to CR-TDI, LLC in a General Warranty Deed recorded in Document No. 2012-122318 of the Official Records of Denton County, Texas, and part of a called 114.881 acre tract of land conveyed to CR-TDI, LLC in a General Warranty Deed recorded in Document No. 2013-121534 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" found for corner (hereinafter referred to as "iron rod set") on the northern right-of-way line of Shahan Prairie Road (a variable width right-of-way, Doc. No. 2015-311, Plat Records, Denton County, Texas), same being the end of a corner clip in

the westerly right-of-way line of Wildridge Boulevard (a variable width right-of-way, Doc. No. 2015-217, said Plat Records);

**THENCE** North 43°56'46" West, along said northerly right-of-way, a distance of 934.75 feet to an iron rod set;

**THENCE** departing said northerly right-of-way and across said called 2.636 acre tract and said called 114.881 acre tract and across said Tract 1 the following forty-eight (48) calls:

1. North 46°03'14" East, a distance of 233.91 feet to an iron rod set;
2. North 15°59'26" East, a distance of 120.00 feet to an iron rod set;
3. North 74°00'34" West, a distance of 133.53 feet to an iron rod set;
4. North 15°59'26" East, a distance of 50.00 feet to an iron rod set;
5. South 74°00'34" East, a distance of 125.14 feet to an iron rod set;
6. North 15°59'26" East, a distance of 120.00 feet to an iron rod set;
7. South 74°00'34" East, a distance of 119.27 feet to an iron rod set;
8. North 68°48'48" East, a distance of 40.99 feet to an iron rod set;
9. South 21°11'12" East, a distance of 141.71 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 7°56'12", a radius of 250.00 feet, a chord bearing and distance of North 72°46'55" East, 34.60 feet;
10. In a northeasterly direction, with said curve to the left, an arc distance of 34.63 feet to an iron rod set at the end of said curve to the left;
11. North 68°48'48" East, a distance of 80.48 feet to an iron rod set;
12. North 23°48'48" East, a distance of 14.14 feet to an iron rod set;
13. North 21°11'12" West, a distance of 36.30 feet to an iron rod set;
14. North 68°48'48" East, a distance of 38.00 feet to an iron rod set;
15. South 21°11'12" East, a distance of 36.30 feet to an iron rod set;
16. South 66°11'12" East, a distance of 14.14 feet to an iron rod set;
17. North 68°48'48" East, a distance of 78.62 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 5°12'37", a radius of 300.00 feet, a chord bearing and distance of North 71°25'07" East, 27.27 feet;
18. In a northeasterly direction, with said curve to the right, an arc distance of 27.28 feet to an iron rod set at the end of said curve to the right;

19. North 27°23'02" East, a distance of 18.37 feet to an iron rod set;
20. North 05°35'39" West, a distance of 23.60 feet to an iron rod set;
21. North 84°24'21" East, a distance of 38.00 feet to an iron rod set;
22. South 05°35'39" East, a distance of 24.12 feet to an iron rod set;
23. South 50°37'49" East, a distance of 14.13 feet to an iron rod set;
24. North 84°24'21" East, a distance of 115.01 feet to an iron rod set;
25. North 05°35'39" West, a distance of 74.86 feet to an iron rod set;
26. North 00°32'59" West, a distance of 56.74 feet to an iron rod set;
27. South 86°25'25" East, a distance of 71.35 feet to an iron rod set;
28. North 84°24'21" East, a distance of 60.00 feet to an iron rod set;
29. North 85°26'53" East, a distance of 64.32 feet to an iron rod set;
30. North 88°22'55" East, a distance of 64.79 feet to an iron rod set;
31. South 88°37'03" East, a distance of 65.67 feet to an iron rod set;
32. South 85°32'59" East, a distance of 67.59 feet to an iron rod set;
33. South 82°26'20" East, a distance of 67.59 feet to an iron rod set;
34. South 79°19'41" East, a distance of 67.59 feet to an iron rod set;
35. South 76°13'02" East, a distance of 67.59 feet to an iron rod set;
36. South 73°06'23" East, a distance of 67.59 feet to an iron rod set;
37. South 69°59'44" East, a distance of 67.59 feet to an iron rod set;
38. South 66°53'05" East, a distance of 67.59 feet to an iron rod set;
39. South 87°57'59" East, a distance of 59.08 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 08°54'09", a radius of 775.00 feet, a chord bearing and distance of North 02°25'04" West, 120.30 feet;
40. In a northeasterly direction, with said curve to the left, an arc distance of 120.42 feet to an iron rod set at the end of said curve to the left;
41. North 06°52'09" West, a distance of 59.85 feet to an iron rod set;
42. North 84°29'52" East, a distance of 50.01 feet to an iron rod set;
43. South 06°52'09" East, a distance of 58.66 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 05°07'01", a radius of 825.00 feet, a chord bearing and distance of South 04°18'38" East, 73.65 feet;

44. In a southeasterly direction, with said curve to the right, an arc distance of 73.68 feet to an iron rod set at the end of said curve to the right;
45. North 88°14'52" East, a distance of 120.00 feet to an iron rod set;
46. South 87°21'53" East, a distance of 212.17 feet to an iron rod set;
47. South 25°37'56" West, a distance of 149.85 feet to an iron rod set;
48. South 33°47'04" West, a distance of 247.70 feet to an iron rod set for the northwest corner of Lot 2, Block X, Wildridge Phase 1B, according to the plat thereof recorded in Doc. No. 2015-311, said Plat Records;

**THENCE** South 14°53'57" West, along the westerly line of said Lot 2, a distance of 334.54 feet to an iron rod set;

**THENCE** South 38°15'14" West, continuing along said westerly line, a distance of 176.47 feet to an iron rod set for the southwest corner of said Lot 2, same being on the easterly line of Lot 1, Block X, Wildridge Phase 1A, according to the plat thereof recorded in Doc. No. 2015-217, said Plat Records;

**THENCE** along the northerly line of said Phase 1A, the following seven (7) calls:

1. North 47°07'54" West, a distance of 244.49 feet to an iron rod set;
2. North 56°11'27" West, a distance of 50.00 feet to an iron rod set;
3. North 62°17'25" West, a distance of 105.99 feet to an iron rod set;
4. North 71°41'33" West, a distance of 92.55 feet to an iron rod set;
5. North 79°46'42" West, a distance of 92.55 feet to an iron rod set;
6. North 87°51'34" West, a distance of 92.55 feet to an iron rod set;
7. South 84°24'21" West, a distance of 390.11 feet to an iron rod set on the westerly right-of-way line of the aforementioned Wildridge Boulevard;

**THENCE** South 05°35'39" East, along said westerly right-of-way, a distance of 348.27 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 45°00'29", a radius of 355.00 feet, a chord bearing and distance of South 16°54'36" West, 271.75 feet;

**THENCE** in a southwesterly direction, continuing along said westerly right-of-way and with said curve to the right, an arc distance of 278.87 feet to an iron rod set at the end of said curve to the right, same being the start of a corner clip in said westerly right-of-way;



**THENCE** South 88°20'46" West, along said corner clip, a distance of 26.92 feet to the **POINT OF BEGINNING** and containing 28.586 acres (1,245,215 sq. ft.) of land, more or less.

## EXHIBIT A-4: PHASE 3 LEGAL DESCRIPTION

### PHASE 3 PROPERTY (59.684 ACRES) CONSISTING OF PHASE 3A, PHASE 3B, PHASE 3C AND PHASE 3D

#### PHASE 3A

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas, and being all of Tract 10B (called 11.175-acres), conveyed to LH Wildridge LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2017-20269, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 2-inch iron pipe found for the southeast corner of said Tract 10B, in the west line of a tract of land conveyed as Parcel 1 to DRH Land Opportunities 1, INC., according to the document filed of record in Instrument No. 2016-54320, said Official Public Records, same being the northeast corner of Shahan Lakeview Additional Phase 1, an addition to Denton County, Texas according to the plat thereof, recorded in Cabinet X, Pages 542-544, Plat Records, Denton County, Texas;

**THENCE** North 87°36'08" West, along the common line of said Tract 10B and said Shahan Lakeview Addition a distance of 644.55 feet to a 1/2-inch iron rod found for the northwest corner of said Shahan Lakeview Addition, common with the northeast corner of Wildridge Phase 1B, an addition to Denton County, Texas, according to the plat thereof, recorded in Instrument No. 2015-311, said Plat Records;

**THENCE** along the northerly line of said Tract 10B and said Phase 1B, the following courses and distances:

North 61°38'26" West, a distance of 121.41 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

North 59°57'34" West, a distance of 50.00 feet to a "X" cut in concrete found at the beginning of a non-tangent curve to the right having a central angle of 36°42'50", a radius of 325.00 feet, a chord bearing and distance of South 48°23'51" West, 204.71 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 208.25 feet to a 1/2-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 23°14'44" West, a distance of 130.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner on the southerly line of Lot 44, HOA Lot, Wildridge Phase 2A, an addition to Denton County, Texas, according to the plat thereof, recorded in Instrument No. 2016-2226, said Plat Records;

**THENCE** North 49°53'53" East, along the southerly line of said Phase 2A, a distance of 267.88 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** North 28°17'23" East, continuing along said southerly line, a distance of 345.31 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner on the southwest bank of Lake Lewisville;

**THENCE** along the southwest bank of said Lake Lewisville, the following courses and distances:

South 77°58'25" East, a distance of 115.24 feet, to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 61°36'54" East, a distance of 217.83 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 23°53'05" East, a distance of 138.91 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 88°30'07" East, a distance of 151.32 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 9°45'31" West, a distance of 141.04 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

South 30°21'01" East, a distance of 138.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;

North 31°11'23" East, a distance of 172.36 feet, to a concrete monument with brass disk stamped "Corps of Engineers" found for corner on the west line of the aforementioned DRH Land Opportunities tract;

**THENCE** South 1°27'51" West, along said west line, a distance of 669.74 feet to the **POINT OF BEGINNING** and containing 11.175 acres (486,768 square feet) of land, more or less.

### **PHASE 3B**

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract No. 1204, Denton County, Texas and being a portion of a tract of land described as "Tract 11" in Special Warranty Deed to LH WILDRIDGE, LLC, recorded in Document No. 2017-20269 Official Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost corner of Wildridge Phase 2B, according to the plat thereof recorded in Document No. 2016-2227, Plat Records, Denton County, Texas, on the northerly right-of-way line of Shahan Prairie Road (variable width right-of-way);

**THENCE** along the common line of said Tract 11 and said Wildridge Phase 2B the following courses and distances:

North 46°03'41" East, a distance of 66.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°07'16" East, a distance of 9.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°24'47" East, a distance of 165.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 15°28'55", a radius of 275.00 feet, a chord bearing and distance of North 9°50'45" West, 74.08 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 74.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the end of said curve to the right;

North 45°02'33" East, a distance of 13.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 132.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°10'45" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°49'15" West, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°10'45" East, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 510.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°10'45" East, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°49'15" East, a distance of 124.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost northeast corner of said Tract 11, common with the easternmost southeast corner of said Wildridge Phase 2B, on the common line of said Tract 11 and Shahan Lakeview Addition Phase 1, according to the plat thereof recorded in Cabinet X, Pages 542-544, said Plat Records;

**THENCE** South 1°10'39" West, along said common line, a distance of 1308.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 45°58'05" West, continuing along said common line, a distance of 45.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Tract 11, on the northerly line of said Shahan Prairie Road;

**THENCE** North 43°56'19" West, along the said northerly right-of-way line, a distance of 1314.53 feet to the **POINT OF BEGINNING** and containing 16.962 acres (738,863 sq. ft.) of land, more or less.

**PHASE 3C**

**BEING** a tract of land situated in the Elizabeth A. Shahan Survey, Abstract No. 1204, and the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a portion of Tract 10A (called 191.237-acres), conveyed to LH WILDRIDGE, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2017-20269, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" set for an angle point in the southerly line of said Tract 10A, common with the southeast corner of Block C of Wildridge Phase 2C, according to the Final Plat thereof recorded in Document No. 2016-2228 of the Plat Records of Denton County, Texas, same being on the northerly right-of-way line of Excursion Drive, a 50 foot wide right-of-way;

**THENCE** North 21°11'12" West, departing the northerly right-of-way line of said Excursion Drive and along the common line of said Tract 10A and said Block C, passing at a distance of 141.71 feet a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Block C, and continuing along the same course and crossing said Tract 10A, for a total distance of 245.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** continuing across said Tract 10A, the following courses and distances:

North 03°45'01" East, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 12°14'26", a radius of 300.00 feet, a chord bearing and distance of North 80°07'47" West, 63.97 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 64.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°00'34" West, a distance of 33.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°59'26" East, a distance of 340.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 122.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°43'20" East, a distance of 14.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°27'13" East, a distance of 14.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°32'47" East, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°27'13" West, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°16'40" East, a distance of 13.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 165.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 3°18'16", a radius of 1325.00 feet, a chord bearing and distance of South 72°21'26" East, 76.41 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 76.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 69°29'04" East, a distance of 15.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 02°12'08", a radius of 514.50 feet, a chord bearing and distance of North 31°06'57" East, 19.78 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 19.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°46'59" East, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 01°26'34", a radius of 476.50 feet, a chord bearing and distance of South 31°29'44" West, 12.00 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°06'46" East, a distance of 13.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 19°41'11", a radius of 475.00 feet, a chord bearing and distance of South 78°08'28" East, 162.40 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 163.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°00'56" East, a distance of 54.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°27'28" East, a distance of 108.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°51'41" East, a distance of 110.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'17" East, a distance of 64.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°48'37" East, a distance of 64.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°02'56" East, a distance of 64.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°17'16" East, a distance of 64.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°13'14" East, a distance of 61.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°05'40" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°05'40" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°19'51" East, a distance of 60.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°50'50" East, a distance of 54.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 09°25'47" East, a distance of 108.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 04°44'19", a radius of 225.00 feet, a chord bearing and distance of North 78°12'03" East, 18.60 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 18.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°10'07" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°00'07" West, a distance of 14.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said Tract 10A and the easterly right-of-way line of Wasatch Lane, a 50 foot wide right-of-way;

**THENCE** along the common line of said Tract 10A and said Wasatch Lane, the following courses and distances:

North 06°52'09" West, a distance of 17.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly end of the northerly terminus of said Wasatch Lane;

South 84°29'52" West, a distance of 50.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westerly end of said northerly terminus;

South 06°52'09" East, a distance of 59.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 08°54'09", a radius of 775.00 feet, a chord bearing and distance of South 02°25'04" East, 120.30 feet;

In southeasterly direction, with said curve to the right, an arc distance of 120.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of Block F of aforesaid Wildridge Phase 2C;

**THENCE** along the common line of said Tract 10A and said Block F, the following courses and distances:

North 87°57'59" West, a distance of 59.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°53'05" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 69°59'44" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°06'23" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°13'02" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°19'41" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;



North 82°26'20" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°32'59" West, a distance of 67.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°37'03" West, a distance of 65.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°22'55" West, a distance of 64.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°26'53" West, a distance of 64.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°24'21" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°25'25" West, a distance of 71.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block F;

South 00°32'59" East, a distance of 56.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°35'39" East, a distance of 74.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block F, being on the northerly right-of-way line of aforesaid Excursion Drive;

**THENCE** South 84°24'21" West, along the northerly right-of-way line of said Excursion Drive, a distance of 115.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly end of a corner clip at the intersection of the northerly right-of-way line of said Excursion Drive with the easterly right-of-way line of the northbound Wildridge Boulevard, a 38 foot wide right-of-way;

**THENCE** North 50°37'49" West, along said corner clip, a distance of 14.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of said corner clip, being on the easterly right-of-way line of said northbound Wildridge Boulevard;

**THENCE** North 05°35'39" West, along the easterly right-of-way line of said northbound Wildridge Boulevard, a distance of 24.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly end of the northerly terminus of said northbound Wildridge Boulevard;

**THENCE** South 84°24'21" West, along the northerly terminus of said northbound Wildridge Boulevard, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westerly end of said northerly terminus;

**THENCE** South 05°35'39" East, along the westerly right-of-way line of said northbound Wildridge Boulevard, a distance of 23.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of a corner clip at the intersection of the westerly right-of-way line of said northbound Wildridge Boulevard with the northerly right-of-way line of said Excursion Drive;

**THENCE** South 27°23'02" West, along said corner clip, a distance of 18.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly right-of-way line of said Excursion Drive, and at the beginning of a non-tangent curve to the left having a central angle of 05°12'37", a radius of 300.00 feet, a chord bearing and distance of South 71°25'07" West, 27.27 feet;

**THENCE** in a southwesterly direction, along the northerly right-of-way line of said Excursion Drive and with said curve to the left, an arc distance of 27.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 68°48'48" West, continuing along the northerly right-of-way line of said Excursion Drive, a distance of 78.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly end of a corner clip at the intersection of the northerly right-of-way line of said Excursion Drive with the easterly right-of-way line of the southbound Wildridge Boulevard, a 38 foot wide right-of-way;

**THENCE** North 66°11'12" West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of said corner clip, being on the easterly right-of-way line of said southbound Wildridge Boulevard;

**THENCE** North 21°11'12" West, along the easterly right-of-way line of said southbound Wildridge Boulevard, a distance of 36.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly end of the northerly terminus of said southbound Wildridge Boulevard;

**THENCE** South 68°48'48" West, along the northerly terminus of said southbound Wildridge Boulevard, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westerly end of said northerly terminus;

**THENCE** South 21°11'12" East, along the westerly right-of-way line of said southbound Wildridge Boulevard, a distance of 36.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of a corner clip at the intersection of the westerly right-of-way line of said southbound Wildridge Boulevard with the northerly right-of-way line of said Excursion Drive;

**THENCE** South 23°48'48" West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly end of said corner clip, being on the northerly right-of-way line of said Excursion Drive;

**THENCE** South 68°48'48" West, along the northerly right-of-way line of said Excursion Drive, a distance of 80.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent

curve to the right having a central angle of 07°56'12", a radius of 250.00 feet, a chord bearing and distance of South 72°46'54" West, 34.60 feet;

**THENCE** in a southwesterly direction, continuing along the northerly right-of-way line of said Excursion Drive and with said curve to the right, an arc distance of 34.63 feet to the **POINT OF BEGINNING** and containing 11.217 acres (488,613 square feet) of land, more or less.

**PHASE 3D**

**BEING** a tract of land situated in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a portion of a called 191.237 acre tract of land, described as Tract 10A, conveyed to LH Wildridge, LLC, as evidenced in Special Warranty Deed recorded in Document No. 2017-20269 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-iron rod with a plastic cap stamped "KHA" set at the southwest corner of said Tract 10A, on the easterly line of a called 136.658 acre tract of land, described as Tract F0117.00, conveyed to The Rudman Partnership, as evidenced in Conveyance, Assignment and Deed recorded in Volume 2844, Page 42 of the Real Property Records of Denton County, Texas, same being the northwest corner of a called 0.063 acre tract of land conveyed to the City of Oak Point, Texas, as evidenced in Right of Way Dedication Deed recorded in Document No. 2015-33178 of the Official Records of Denton County, Texas, same also being the northeast corner of a called 2.012 acre tract of land conveyed to the City of Oak Point, Texas, as evidenced in Right of Way Dedication Deed recorded in Document No. 2015-9522 of the Official Records of Denton County, Texas, on the northerly right of way if Shahan Prairie Road, a variable width right of way;

**THENCE** North 00°09'40" West, departing the northerly right of way line of said Shahan Prairie Road, along the westerly line of said Tract 10A and along the easterly line of said Tract F0117.00, a distance of 748.14 feet to a 5/8-iron rod with a plastic cap stamped "KHA" set for corner, from which, a wood cross tie fence post found for the westerly northwest corner of said Tract 10A bears North 00°09'40" West, 1817.94 feet;

**THENCE** departing the easterly line of said Tract F0117.00 and crossing said Tract 10A, the following courses:

North 89°50'20" East, a distance of 115.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 44°50'20" East, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 00°09'40" West, a distance of 110.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 89°50'20" East, a distance of 460.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 89°26'24" East, a distance of 49.10 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 87°00'58" East, a distance of 49.01 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 84°24'03" East, a distance of 49.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 82°21'28" East, a distance of 49.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 80°18'55" East, a distance of 49.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 77°42'00" East, a distance of 49.01 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 75°17'23" East, a distance of 49.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 155.75 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 15°59'26" West, a distance of 170.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 1.87 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 15°59'26" West, a distance of 290.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 33.26 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 12°14'26", a radius of 300.00 feet, a chord bearing and distance of South 80°07'47" East, 63.97 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 64.09 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 03°45'01" West, a distance of 20.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 21°11'12" East, a distance of 103.55 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner on the southerly line of said Tract 10A, being the northeast corner of Lot 3, Block C of Wildridge Phase 2C, an addition to the City of Oak Point according to the plat thereof recorded in Document No. 2016-2228 of the Plat Records of Denton County, Texas;

**THENCE** along the southerly line of said Tract 10A and along the northerly line of said Wildridge Phase 2C, the following courses:

South 68°48'48" West, a distance of 40.99 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 74°00'34" West, a distance of 119.27 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 15°59'26" West, a distance of 120.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 74°00'34" West, a distance of 125.14 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 15°59'26" West, a distance of 50.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 74°00'34" East, a distance of 133.53 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 15°59'26" West, a distance of 120.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 46°03'14" West, a distance of 233.91 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for the southernmost corner of said Tract 10A and the westernmost corner of said Wildridge Phase 2C, on the northerly right of way line of aforesaid Shahan Prairie Road;

**THENCE** continuing along the southerly line of said Tract 10R and along the northerly right of way line of said Shahan Prairie Road, the following courses:

North 43°56'46" West, a distance of 106.25 feet to a point at the beginning of a tangent curve to the left having a central angle of 44°00'37", a radius of 445.00 feet, a chord bearing and distance of North 65°57'05" West, 333.47 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 341.82 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

North 87°57'23" West, a distance of 306.26 feet to the **POINT OF BEGINNING** and containing 20.330 acres (885,562 square feet) of land, more or less.

## EXHIBIT A-5: MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

The Major Improvement Area contains approximately 195.000 acres of undeveloped property. The legal description of the Major Improvement Area consists of (1) the legal description of the 377.78 acres within the District attached hereto as **Exhibit A-1**, (2) **SAVE AND EXCEPT** Phase 1 (62.454 acres) attached hereto as **Exhibit A-2**, (3) **SAVE AND EXCEPT** Phase 2 (.326 acres) attached hereto as **Exhibit A-3**, and (4) **SAVE AND EXCEPT** Phase 3 (59.684 acres) attached hereto as **Exhibit A-4**.

## EXHIBIT A-6: IMPROVEMENT AREA #1 LEGAL DESCRIPTION

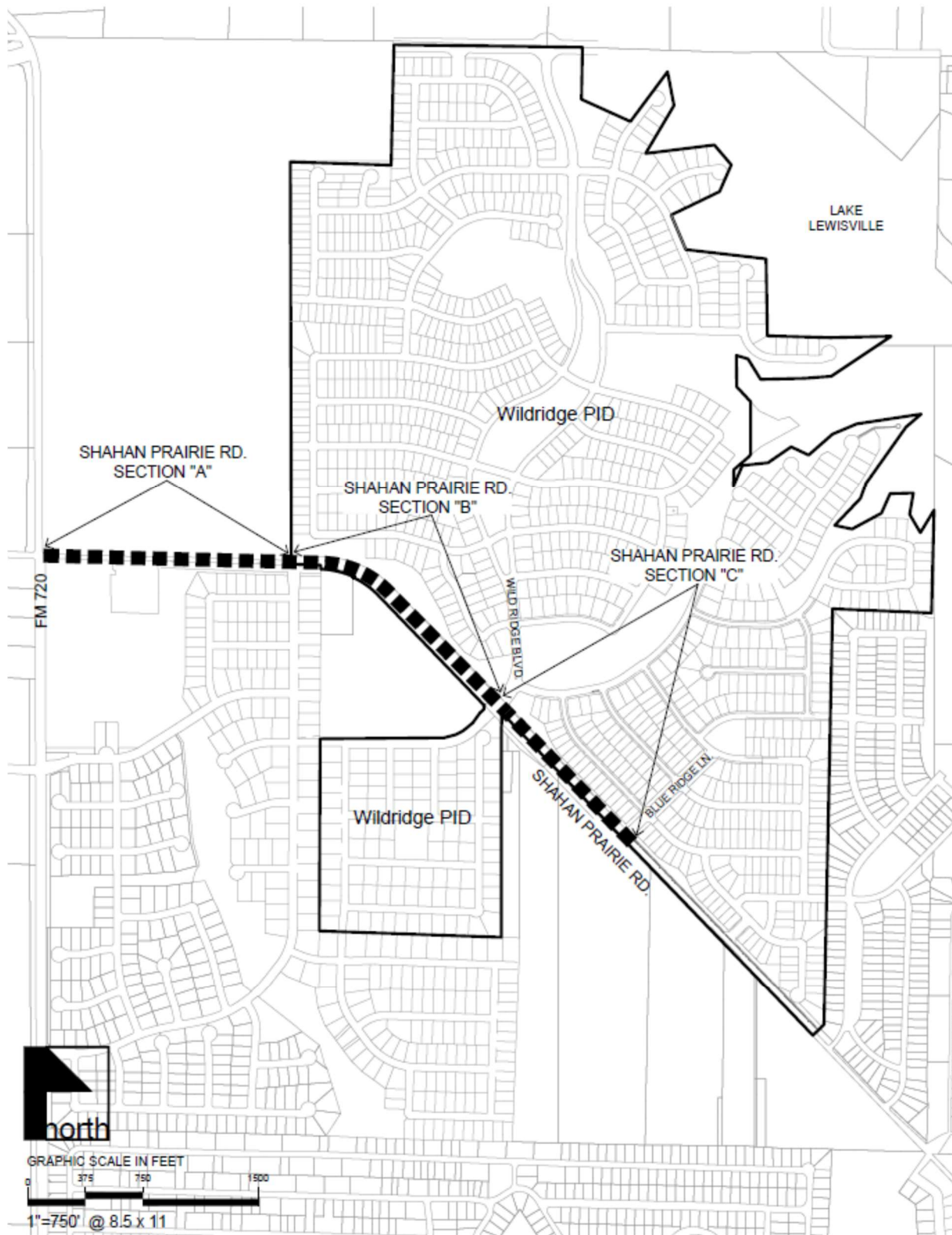
The Improvement Area #1 consists of approximately 62.454 acres. The legal description of Improvement Area #1 consists of the legal description of Phase 1 of the District attached hereto as **Exhibit A-2**.



## EXHIBIT A-7: IMPROVEMENT AREA #2 LEGAL DESCRIPTION

Improvement Area #2 is a defined area within the District consisting of Phase 2 and Phase 3 which combine for 120.326 acres. Improvement Area #2 consists of (1) the legal description of Phase 2 attached hereto as **Exhibit A-3** consisting of approximately 60.642 acres and (2) the legal description of Phase 3 attached hereto as **Exhibit A-4** consisting of approximately 59.684 acres.

EXHIBIT B-1: MAP OF THE DISTRICT



## EXHIBIT B-2: MAP OF PHASE 1

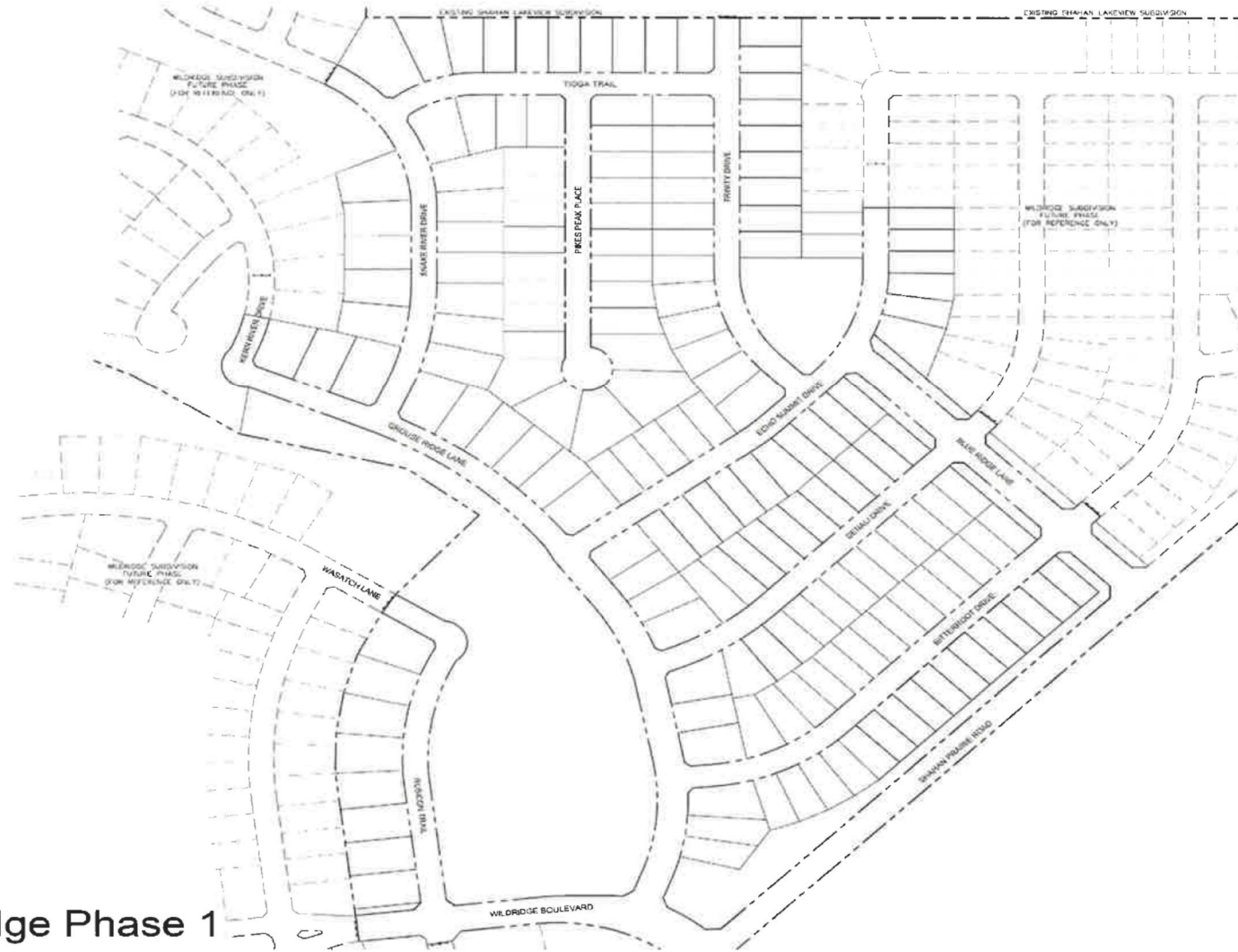
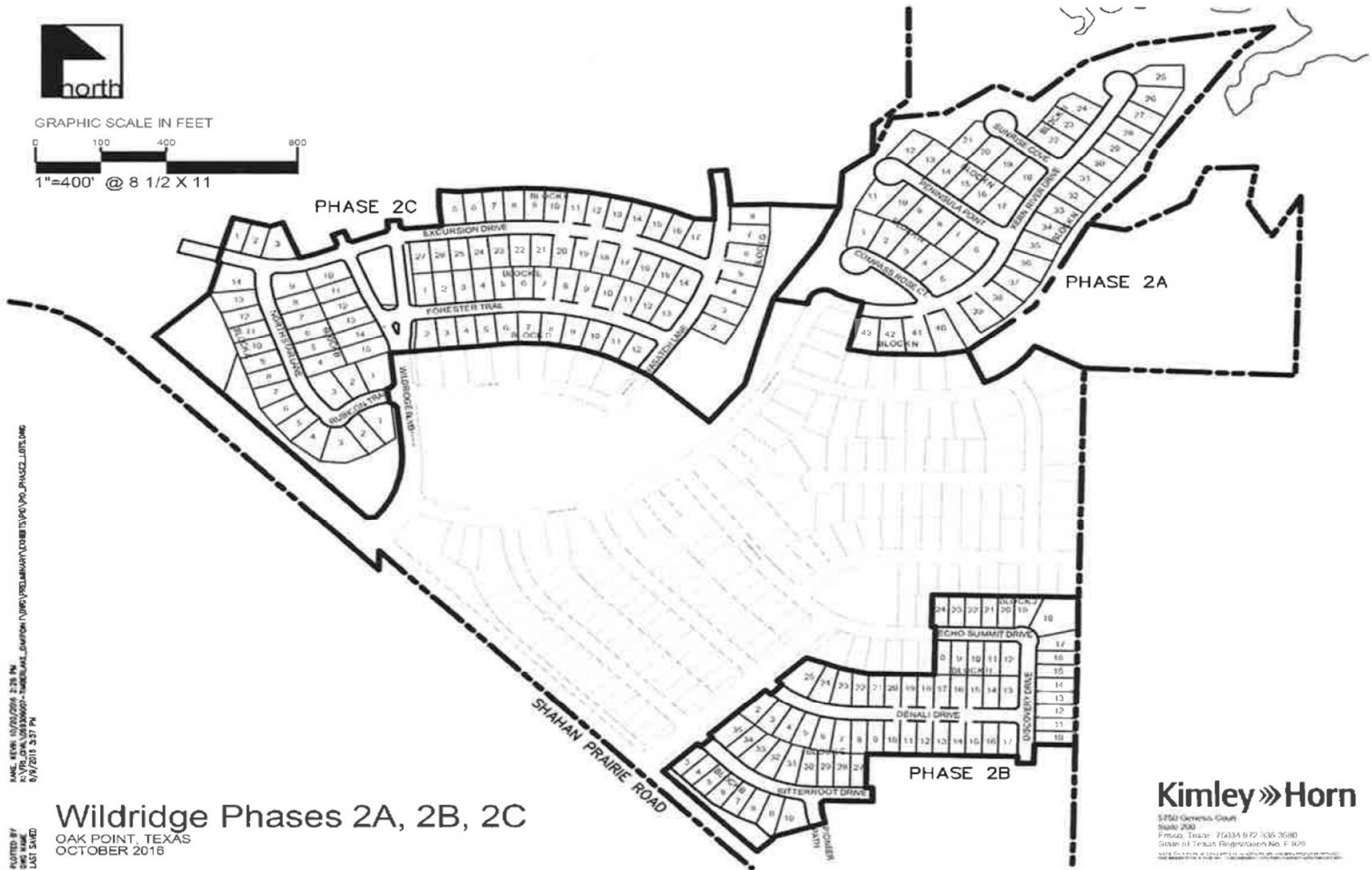
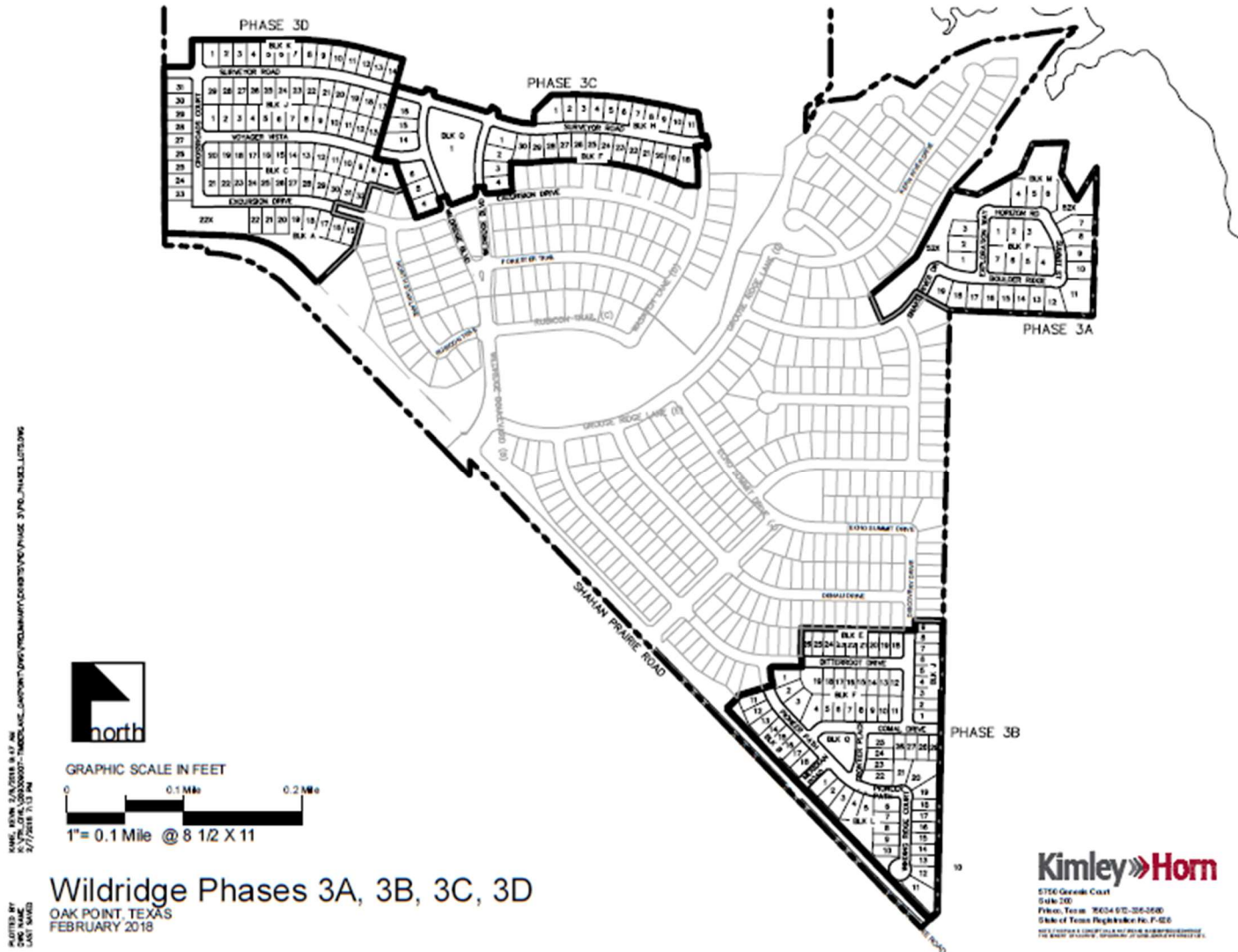


EXHIBIT B-3: MAP OF PHASE 2



# EXHIBIT B-4: MAP OF PHASE 3







STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS CRD LTD, LLC is the sole owner of a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1204 and the William McNeil Survey, Abstract Number 814, Denton County, Texas and being a part of Tract 1, called 111.051 acres as conveyed to CRD LTD, LLC in an Assuroratory Special Warranty Deed recorded in Document No. 2012-0853 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found for a southerly corner of said 111.051 acre tract and the northeast corner of Tract 2, called 20.246 acres as conveyed to CRD LTD, LLC in an Assuroratory Special Warranty Deed recorded in Document No. 2012-0853 of the Official Records of Denton County, Texas, and being more particularly described as follows:

THENCE North 07°10'14" East, along an east line of said 215.051 acre tract and the west line of said 47.34 acre tract, going across said Shahan Prairie Road, a distance of 70.83 feet to a 1/2 inch iron rod found for the northwest corner of said 47.34 acre tract and an iron pipe of said 215.051 acre tract, said corner being in the approximate center of Shahan Prairie Road;

THENCE North 61°12'01" East, continuing across said Shahan Prairie Road, and over and across said 215.051 acre tract, a distance of 12.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for the POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across said 215.051 acre tract, the following courses and distances:

North 41°20'08" West, a distance of 130.86 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

North 80°22'49" East, a distance of 26.82 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left through a central angle of 46°00'09", having a radius of 353.03 feet, a chord bearing of North 18°34'36" East, a chord distance of 271.72 feet, and an arc length of 278.87 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

North 09°26'39" West, a distance of 348.27 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

North 84°24'21" East, a distance of 393.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 87°31'34" East, a distance of 82.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 79°46'42" East, a distance of 82.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 71°41'10" East, a distance of 82.55 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 62°17'25" East, a distance of 155.58 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 98°11'22" East, a distance of 82.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 47°07'54" East, a distance of 290.82 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right through a central angle of 30°52'07", having a radius of 425.00 feet, a chord bearing of North 44°23'07" West, a chord distance of 371.87 feet, and an arc length of 13.61 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

South 46°10'09" West, a distance of 180.78 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 42°16'59" West, a distance of 158.06 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 54°53'07" West, a distance of 175.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 30°23'53" West, a distance of 1.42 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 54°37'07" West, a distance of 235.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the right;

Northwesterly, along said non-tangent curve to the right through a central angle of 52°45'02", having a radius of 275.00 feet, a chord bearing of North 32°04'08" West, a chord distance of 371.87 feet, and an arc length of 13.61 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

South 80°11'26" West, a distance of 252.84 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the right;

Northwesterly, along said non-tangent curve to the right through a central angle of 30°16'24", having a radius of 375.00 feet, a chord bearing of North 14°59'24" West, a chord distance of 1.79 feet, and an arc length of 1.79 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

South 70°56'48" West, a distance of 189.98 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

North 55°42'14" West, a distance of 107.78 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

North 10°21'49" East, a distance of 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the right;

Northwesterly, along said non-tangent curve to the right through a central angle of 30°36'17", having a radius of 520.00 feet, a chord bearing of North 71°23'07" West, a chord distance of 56.44 feet, and an arc length of 47.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

North 69°20'29" West, a distance of 45.40 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 70°59'59" West, a distance of 22.53 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right through a central angle of 11°10'15", having a radius of 440.00 feet, a chord bearing of South 32°20'44" West, a chord distance of 87.27 feet, and an arc length of 87.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set at the end of said curve;

South 41°32'21" West, a distance of 3.34 feet to a 5/8 inch iron rod with red plastic cap stamped "KOH" set for corner;

South 01°29'29" East, a distance of 26.48 feet to the POINT OF BEGINNING and containing 15.547 acres (577.210 square feet) of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT CRD LTD, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plan designating the hereinafter described property as WILDRIDGE PHASE 1A, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- CRD LTD, LLC, does herein certify the following:
1. The streets and alleys are dedicated to the Public for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The assessments and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plan.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the assessments or shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same across the assessment lands the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. Public utilities shall have the right to remove and have removed all or parts of any building, fence, trees, shrubs or other improvements or growths which may impede or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
7. Public utilities shall at all times have the full right of access or egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, controlling, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity of any time-consuming permission from anyone.
8. All modifications to this document shall be by means of a plan and approved by the City of Oak Point, Texas.

This plan approved subject to all existing ordinances, rules, regulations and resolutions of the City of Oak Point, Texas. Witness, my hand this 5th day of May 2015.

CRD LTD, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: CRESCENT RESOURCES OAK POINT, LLC
ITS MANAGING MEMBER
[Signature]
ITS AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this personally appeared CRESCENT RESOURCES OAK POINT, LLC, known to me to be the person whose name is subscribed to the purpose and consideration therein expressed.

Given under my hand and seal this 5th day of May 2015.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 3/31/2017

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, Sylvia Garcia-Garza, do hereby certify that I prepared this plan and the field notes made a part thereof from an actual and accurate survey of the land and that the corner measurements shown thereon were personally placed under my personal supervision, in accordance with the Subdivision regulations of the City of Oak Point, Texas.

[Signature] 05/04/15
Sylvia Garcia-Garza
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
5730 Geneva Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3500
Fax 972-335-3779



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sylvia Garcia-Garza, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May 2015.

[Signature]
Notary Public, State of Texas



CERTIFICATE OF APPROVAL:

CITY OF OAK POINT CITY COUNCIL:

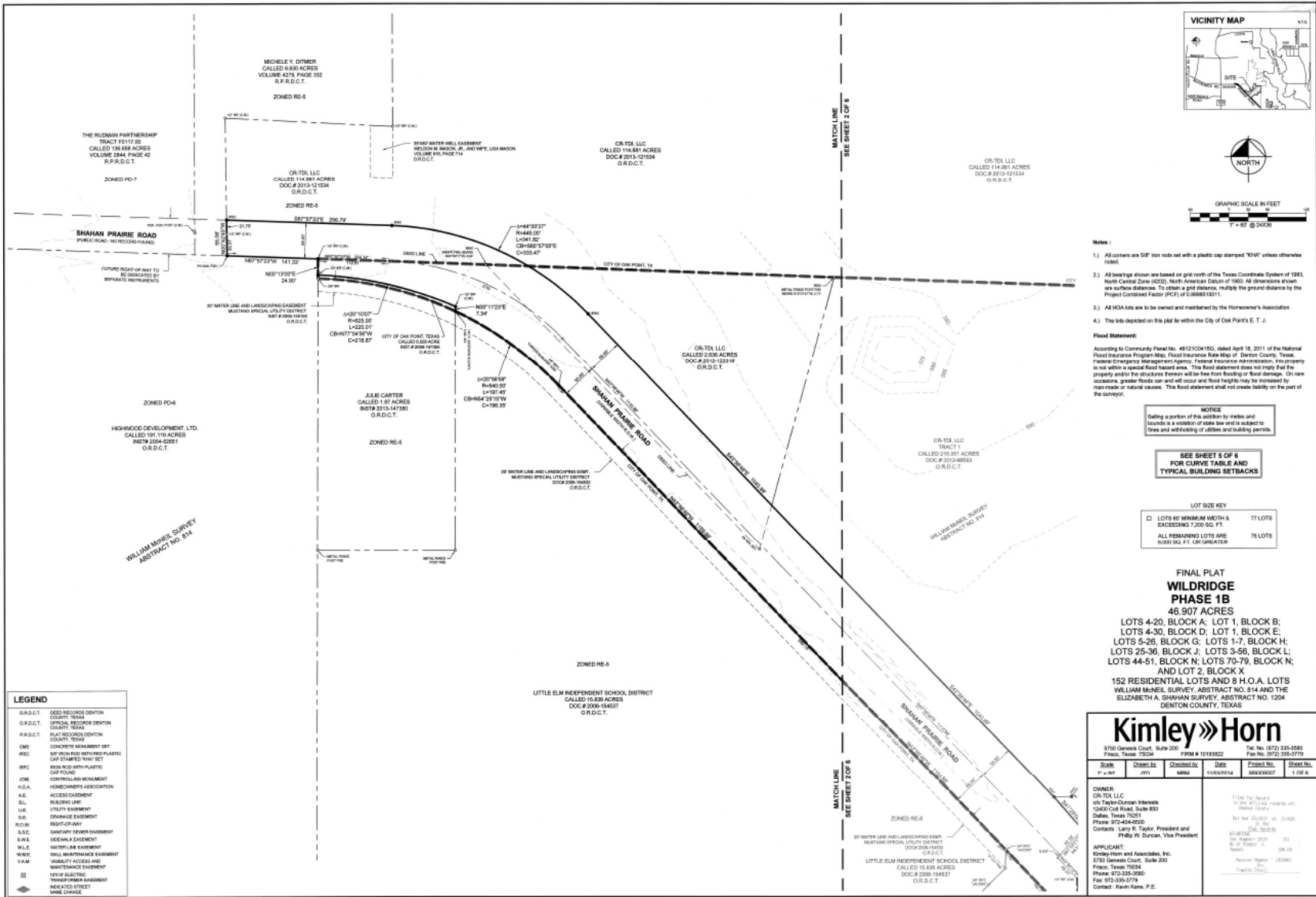
DATE APPROVED: June 2, 2015
MAYOR: [Signature]
CITY MANAGER OR CITY SECRETARY/CLERK: [Signature]



NOTICE
Setting a portion of the fee address by name and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
WILDRIDGE
PHASE 1A
15.547 ACRES
LOTS 1-3, BLOCK A; LOTS 1-3, BLOCK D; LOTS 1-4, BLOCK G; LOTS 1-8, BLOCK K; LOTS 1-2, BLOCK L; AND LOT 1, BLOCK X
20 RESIDENTIAL LOTS AND 2 H.O.A. LOTS
WILLIAM McNEIL SURVEY, ABSTRACT NO. 814 AND THE ELIZABETH A. SHAHAN SURVEY, ABSTRACT NO. 1204
DENTON COUNTY, TEXAS

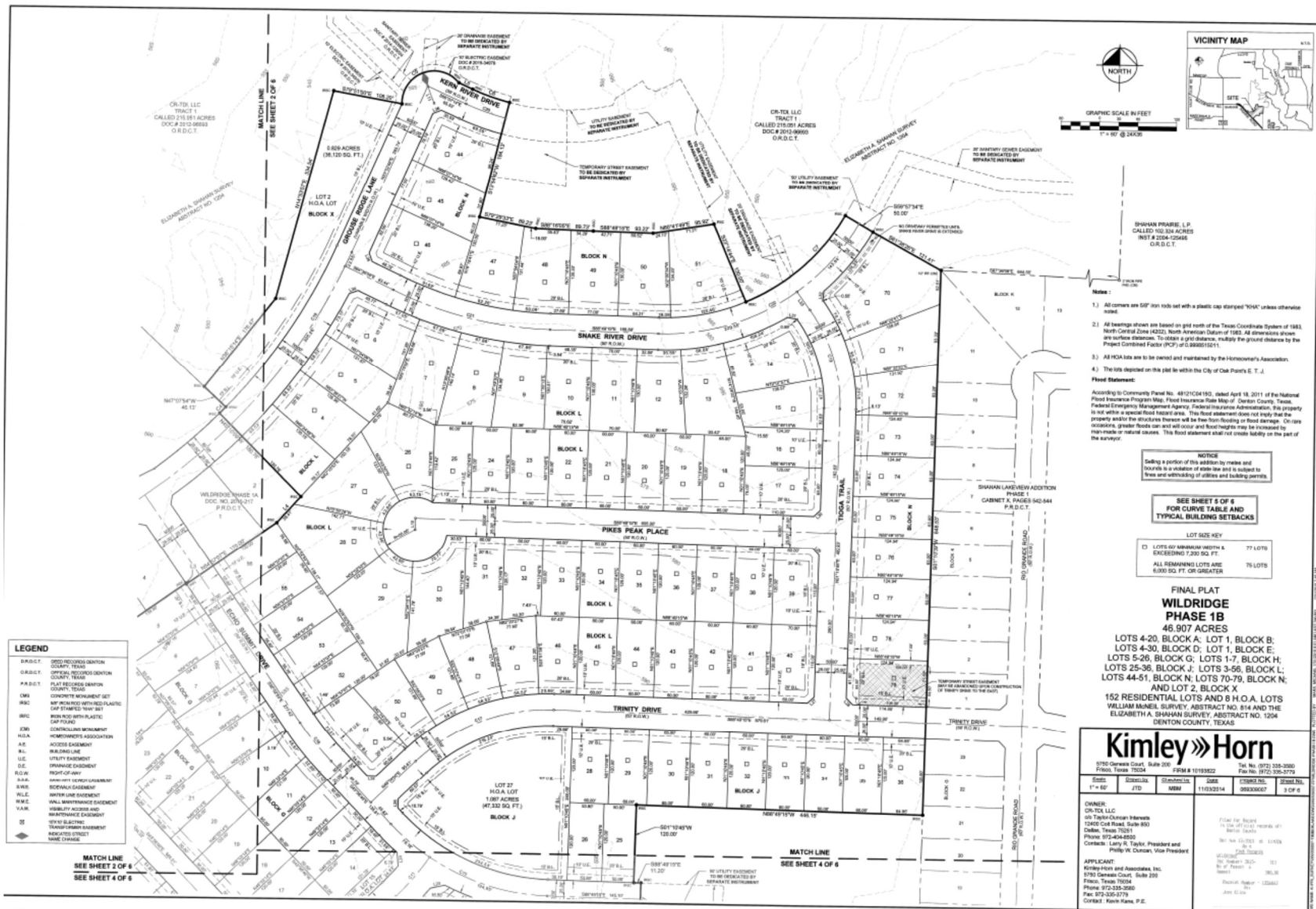
Kimley-Horn logo and contact information: 5730 Geneva Court, Suite 200, Frisco, Texas 75034. Includes a table with columns: Status, Name, Date, etc.



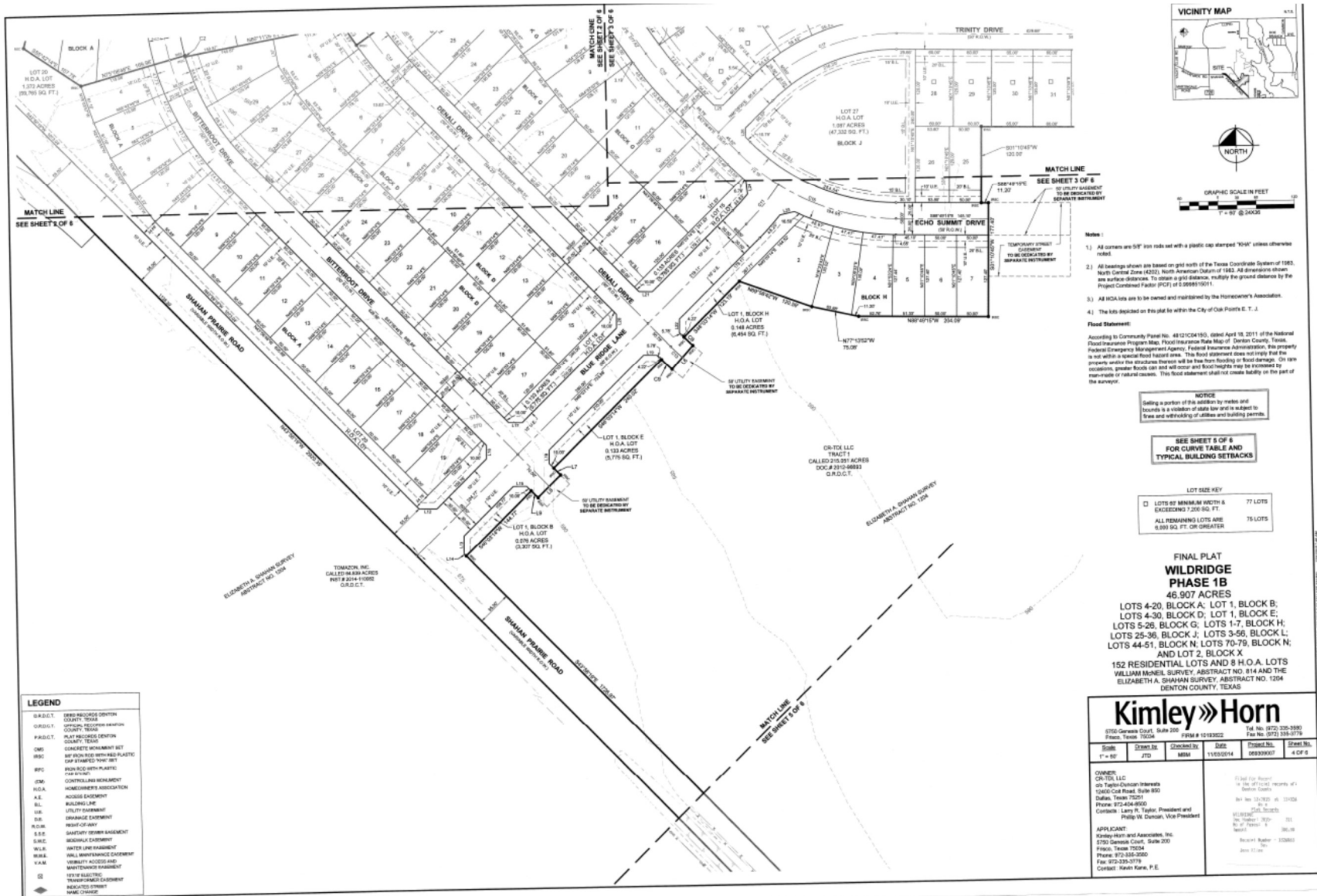
**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – ROADWAY MAINTENANCE AND DPS SERVICES  
2018 AMENDED AND RESTATED O&M SERVICE AND ASSESSMENT PLAN**







WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – ROADWAY MAINTENANCE AND DPS SERVICES  
 2018 AMENDED AND RESTATED O&M SERVICE AND ASSESSMENT PLAN



**LEGEND**

S.D.C.T.	DENY RESURVEY DENTON COUNTY, TEXAS
O.R.D.G.T.	ORDER RECEIVED DENTON COUNTY, TEXAS
P.A.R.D.G.T.	PLAT APPROVED DENTON COUNTY, TEXAS
C.M.G.	CONCRETE WORKMANSHIP SET
R.S.C.	8 1/2" POLY BLD WITH RED PLASTIC OR 8 1/2" STAINLESS TYP. SET
R.P.C.	8 1/2" POLY BLD WITH PLASTIC TYP. SET
C.M.C.	CONCRETE WORKMANSHIP
H.C.A.	HOUSING/RESURVEY ASSOCIATION
A.E.	ACCESS EASEMENT
E.L.	ELECTRIC LINE
U.L.	UTILITY EASEMENT
D.R.	DRAINAGE EASEMENT
R.C.G.	RIGHT-OF-WAY
S.S.E.	SAFETY EASEMENT
S.E.C.	SEWER EASEMENT
W.L.P.	WATER LINE EASEMENT
M.W.E.	WALL MAINTENANCE EASEMENT
V.A.R.	VEHICULAR ACCESS ROAD
M.W.E.	MAINTENANCE EASEMENT
T.E.S.	TERRACE EASEMENT
T.C.E.	TRANSFER EASEMENT
M.C.E.	MAINTENANCE EASEMENT
W.C.C.	WATER CHARGE

- Notes:**
- 1) All corners are 5/8" iron rods set with a plastic cap stamped "5/8M" unless otherwise noted.
  - 2) All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (NAD83), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Contracted Factor (PCF) of 0.999910011.
  - 3) All HGA lots are to be owned and maintained by the Homeowner's Association.
  - 4) The lots depicted on this plat lie within the City of Oak Point, C. T. J.

**Flood Statement:**  
 According to Community Panel No. 48121CM190, dated April 16, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is not within a special flood hazard area. This flood statement does not imply that the property under the structure shown will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTICE**  
 Selling a portion of this section by metes and bounds is a violation of state law and is subject to fine and withdrawal of title and building permits.

**SEE SHEET 5 OF 6 FOR CURVE TABLE AND TYPICAL BUILDING SETBACKS**

**LOT SIZE KEY**

□	LOTS BY MINIMUM WIDTH & EXCEEDING 2,500-SQ. FT.	77 LOTS
□	ALL REMAINING LOTS ARE 6,000-SQ. FT. OR GREATER	78 LOTS

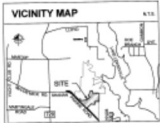
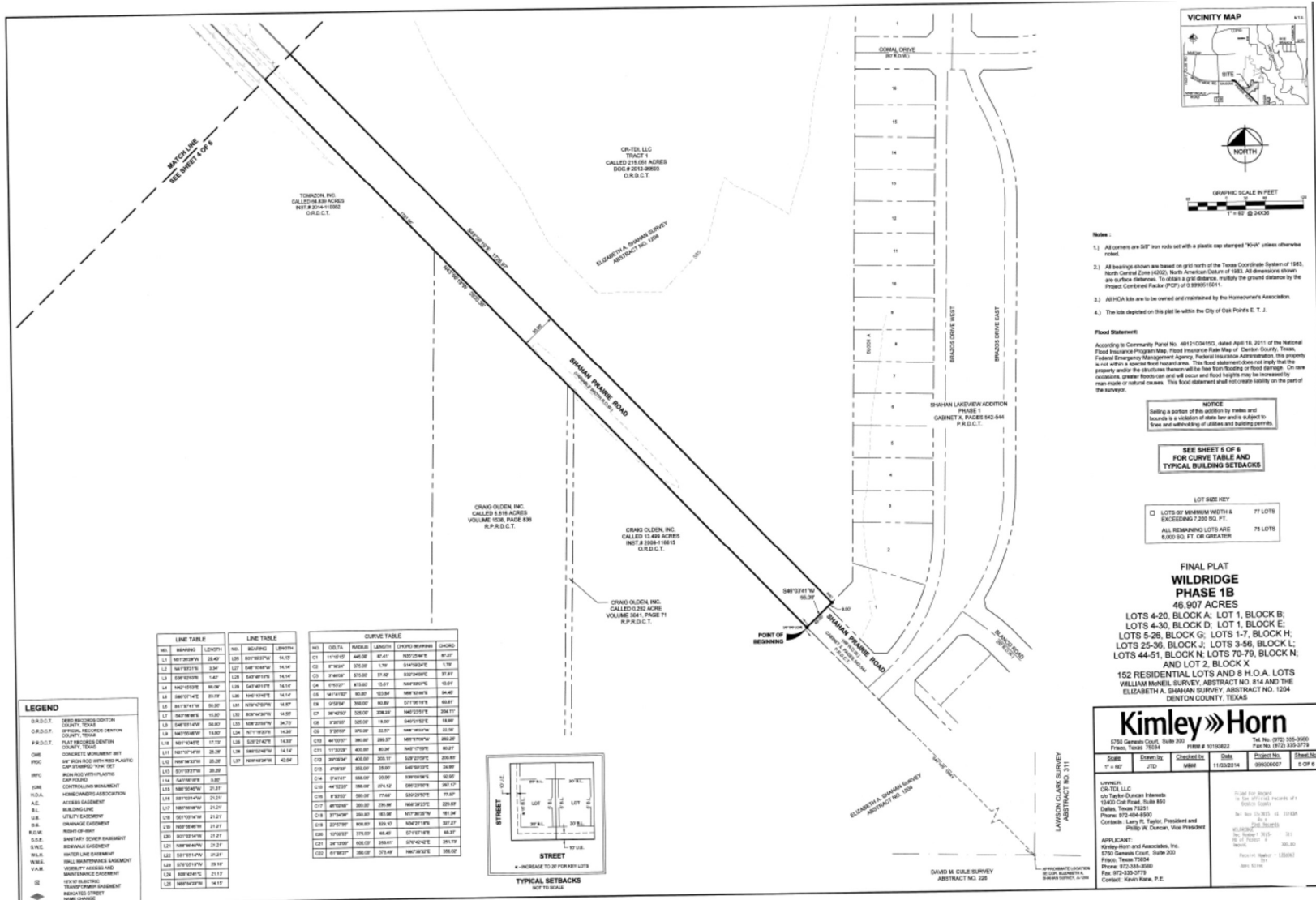
**FINAL PLAT WILDRIDGE PHASE 1B**  
 46,907 ACRES  
 LOTS 4-20, BLOCK A; LOT 1, BLOCK B; LOTS 4-30, BLOCK D; LOT 1, BLOCK E; LOTS 5-28, BLOCK G; LOTS 1-7, BLOCK H; LOTS 25-36, BLOCK J; LOTS 3-56, BLOCK L; LOTS 44-51, BLOCK N; LOTS 70-79, BLOCK N; AND LOT 2, BLOCK X  
 152 RESIDENTIAL LOTS AND 8 H.O.A. LOTS  
 WILLIAM MCNEIL SURVEY, ABSTRACT NO. 814 AND THE ELIZABETH A. SHANAHAN SURVEY, ABSTRACT NO. 1204  
 DENTON COUNTY, TEXAS

**Kimley»Horn**  
 5750 Geneva Court, Suite 200  
 Frisco, Texas 75034  
 Phone: 972-355-8880  
 Fax: 972-355-8880  
 FIRM # 10193022  
 PROJ # 11052014  
 DATE 08/29/2017  
 SHEET NO. 4 OF 6

**OWNER:**  
 CDTL LLC  
 c/o Taylor Duncan Interests  
 23400 Coe Road, Suite 900  
 Dallas, Texas 75221  
 Phone: 972-454-8900  
 Contact: Larry R. Taylor, President and  
 Phillip W. Duncan, Vice President

**APPLICANT:**  
 Kimley-Horn and Associates, Inc.  
 2750 Geneva Court, Suite 200  
 Frisco, Texas 75034  
 Phone: 972-355-2000  
 Fax: 972-355-3779  
 Contact: Kevin Kane, P.E.





- Notes:
- All corners are 5/8" iron rods set with a plastic cap stamped "O&M" unless otherwise noted.
  - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (NAD83), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Correction Factor (PCF) of 0.999999991.
  - All HOA lots are to be owned and maintained by the Homeowner's Association.
  - The lots depicted on this plat lie within the City of Fort Worth, E. T. J.

**Flood Statement:**  
 According to Community Panel No. 4912104102, dated April 16, 2011, of the National Flood Insurance Program Map, Flood Insurance Study Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTICE**  
 Setting a portion of this plat in force and effect is a violation of state law and is subject to fines and revoking of licenses and building permits.

**SEE SHEET 6 OF 8**  
**FOR CURVE TABLE AND**  
**TYPICAL BUILDING SETBACKS**

**LOT SIZE KEY**

□ LOTS 67 MINIMUM WIDTH & EXCEEDING 1,200 SQ. FT.	77 LOTS
□ ALL REMAINING LOTS ARE 6,000 SQ. FT. OR GREATER	75 LOTS

**FINAL PLAT**  
**WILDRIDGE**  
**PHASE 1B**  
**46,907 ACRES**  
 LOTS 4-20, BLOCK A; LOT 1, BLOCK B;  
 LOTS 4-30, BLOCK D; LOT 1, BLOCK E;  
 LOTS 25-26, BLOCK G; LOTS 1-7, BLOCK H;  
 LOTS 25-26, BLOCK J; LOTS 70-79, BLOCK L;  
 LOTS 44-51, BLOCK N; LOTS 70-79, BLOCK N;  
 AND LOT 2, BLOCK K  
 152 RESIDENTIAL LOTS AND 8 H.O.A. LOTS  
 WILLIAM MCNEIL SURVEY; ABSTRACT NO. 814 AND THE  
 ELIZABETH A. SHAMAN SURVEY; ABSTRACT NO. 1034  
 DENTON COUNTY, TEXAS

**Kimley»Horn**

5783 Greenwood, Suite 300, Fort Worth, Texas 76133, Phone: (817) 338-9900, Fax: (817) 338-2779

Scale	Date	Checked By	Drawn By	Project No.	Sheet No.
1" = 60'	07/11/2011	JRM	PHM	11023234	00000607

**OWNER:** CR-TEL, LLC  
 26 Taylor-Duncan Streets  
 12400 Cliff Road, Suite 800  
 Dallas, Texas 75231  
 Phone: (972) 404-8900  
 Contacts: Larry R. Taylor, President and  
 Phillip W. Duncan, Vice President

**APPLICANT:** Kimley-Horn and Associates, Inc.  
 5730 Geneva Court, Suite 200  
 Fort Worth, Texas 76133  
 Phone: (817) 338-2779  
 Contact: Kevin Kurek, P.E.

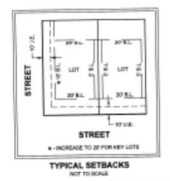
**APPROVED:** [Signature] 07/11/2011

**CURVE TABLE**

NO.	DATA	PIVOTAL	LENGTH	CHORD BEARING	CHORD
01	11°12'02"	466.92	87.41	N07°29'47"	87.23
02	7°19'02"	170.92	1.10	S10°56'24"	1.10
03	7°09'02"	870.00	97.40	S04°04'00"	97.97
04	7°02'02"	870.00	10.07	N02°29'17"	10.17
05	90°19'02"	40.00	50.00	N00°00'00"	50.00
06	7°09'02"	869.00	86.00	S11°19'02"	86.87
07	90°29'02"	50.00	200.00	N02°29'17"	204.77
08	7°09'02"	520.00	19.00	S06°12'02"	19.89
09	7°02'02"	870.00	97.41	N07°29'47"	97.23
10	90°19'02"	40.00	50.00	N00°00'00"	50.00
11	90°19'02"	40.00	50.00	N00°00'00"	50.00
12	90°19'02"	40.00	50.00	N00°00'00"	50.00
13	90°19'02"	40.00	50.00	N00°00'00"	50.00
14	90°19'02"	40.00	50.00	N00°00'00"	50.00
15	90°19'02"	40.00	50.00	N00°00'00"	50.00
16	90°19'02"	40.00	50.00	N00°00'00"	50.00
17	90°19'02"	40.00	50.00	N00°00'00"	50.00
18	90°19'02"	40.00	50.00	N00°00'00"	50.00
19	90°19'02"	40.00	50.00	N00°00'00"	50.00
20	90°19'02"	40.00	50.00	N00°00'00"	50.00
21	90°19'02"	40.00	50.00	N00°00'00"	50.00
22	90°19'02"	40.00	50.00	N00°00'00"	50.00
23	90°19'02"	40.00	50.00	N00°00'00"	50.00
24	90°19'02"	40.00	50.00	N00°00'00"	50.00
25	90°19'02"	40.00	50.00	N00°00'00"	50.00
26	90°19'02"	40.00	50.00	N00°00'00"	50.00
27	90°19'02"	40.00	50.00	N00°00'00"	50.00
28	90°19'02"	40.00	50.00	N00°00'00"	50.00
29	90°19'02"	40.00	50.00	N00°00'00"	50.00
30	90°19'02"	40.00	50.00	N00°00'00"	50.00
31	90°19'02"	40.00	50.00	N00°00'00"	50.00
32	90°19'02"	40.00	50.00	N00°00'00"	50.00
33	90°19'02"	40.00	50.00	N00°00'00"	50.00
34	90°19'02"	40.00	50.00	N00°00'00"	50.00
35	90°19'02"	40.00	50.00	N00°00'00"	50.00
36	90°19'02"	40.00	50.00	N00°00'00"	50.00
37	90°19'02"	40.00	50.00	N00°00'00"	50.00
38	90°19'02"	40.00	50.00	N00°00'00"	50.00
39	90°19'02"	40.00	50.00	N00°00'00"	50.00
40	90°19'02"	40.00	50.00	N00°00'00"	50.00
41	90°19'02"	40.00	50.00	N00°00'00"	50.00
42	90°19'02"	40.00	50.00	N00°00'00"	50.00
43	90°19'02"	40.00	50.00	N00°00'00"	50.00
44	90°19'02"	40.00	50.00	N00°00'00"	50.00
45	90°19'02"	40.00	50.00	N00°00'00"	50.00
46	90°19'02"	40.00	50.00	N00°00'00"	50.00
47	90°19'02"	40.00	50.00	N00°00'00"	50.00
48	90°19'02"	40.00	50.00	N00°00'00"	50.00
49	90°19'02"	40.00	50.00	N00°00'00"	50.00
50	90°19'02"	40.00	50.00	N00°00'00"	50.00
51	90°19'02"	40.00	50.00	N00°00'00"	50.00
52	90°19'02"	40.00	50.00	N00°00'00"	50.00
53	90°19'02"	40.00	50.00	N00°00'00"	50.00
54	90°19'02"	40.00	50.00	N00°00'00"	50.00
55	90°19'02"	40.00	50.00	N00°00'00"	50.00
56	90°19'02"	40.00	50.00	N00°00'00"	50.00
57	90°19'02"	40.00	50.00	N00°00'00"	50.00
58	90°19'02"	40.00	50.00	N00°00'00"	50.00
59	90°19'02"	40.00	50.00	N00°00'00"	50.00
60	90°19'02"	40.00	50.00	N00°00'00"	50.00
61	90°19'02"	40.00	50.00	N00°00'00"	50.00
62	90°19'02"	40.00	50.00	N00°00'00"	50.00
63	90°19'02"	40.00	50.00	N00°00'00"	50.00
64	90°19'02"	40.00	50.00	N00°00'00"	50.00
65	90°19'02"	40.00	50.00	N00°00'00"	50.00
66	90°19'02"	40.00	50.00	N00°00'00"	50.00
67	90°19'02"	40.00	50.00	N00°00'00"	50.00
68	90°19'02"	40.00	50.00	N00°00'00"	50.00
69	90°19'02"	40.00	50.00	N00°00'00"	50.00
70	90°19'02"	40.00	50.00	N00°00'00"	50.00
71	90°19'02"	40.00	50.00	N00°00'00"	50.00
72	90°19'02"	40.00	50.00	N00°00'00"	50.00
73	90°19'02"	40.00	50.00	N00°00'00"	50.00
74	90°19'02"	40.00	50.00	N00°00'00"	50.00
75	90°19'02"	40.00	50.00	N00°00'00"	50.00
76	90°19'02"	40.00	50.00	N00°00'00"	50.00
77	90°19'02"	40.00	50.00	N00°00'00"	50.00
78	90°19'02"	40.00	50.00	N00°00'00"	50.00
79	90°19'02"	40.00	50.00	N00°00'00"	50.00
80	90°19'02"	40.00	50.00	N00°00'00"	50.00
81	90°19'02"	40.00	50.00	N00°00'00"	50.00
82	90°19'02"	40.00	50.00	N00°00'00"	50.00
83	90°19'02"	40.00	50.00	N00°00'00"	50.00
84	90°19'02"	40.00	50.00	N00°00'00"	50.00
85	90°19'02"	40.00	50.00	N00°00'00"	50.00
86	90°19'02"	40.00	50.00	N00°00'00"	50.00
87	90°19'02"	40.00	50.00	N00°00'00"	50.00
88	90°19'02"	40.00	50.00	N00°00'00"	50.00
89	90°19'02"	40.00	50.00	N00°00'00"	50.00
90	90°19'02"	40.00	50.00	N00°00'00"	50.00
91	90°19'02"	40.00	50.00	N00°00'00"	50.00
92	90°19'02"	40.00	50.00	N00°00'00"	50.00
93	90°19'02"	40.00	50.00	N00°00'00"	50.00
94	90°19'02"	40.00	50.00	N00°00'00"	50.00
95	90°19'02"	40.00	50.00	N00°00'00"	50.00
96	90°19'02"	40.00	50.00	N00°00'00"	50.00
97	90°19'02"	40.00	50.00	N00°00'00"	50.00
98	90°19'02"	40.00	50.00	N00°00'00"	50.00
99	90°19'02"	40.00	50.00	N00°00'00"	50.00
100	90°19'02"	40.00	50.00	N00°00'00"	50.00

**LEGEND**

- S&S-D.T. DEED RECORDS IDENTIFY COUNTY, TEXAS
- O&M-D.T. DEED RECORDS IDENTIFY COUNTY, TEXAS
- P&S-D.T. DEED RECORDS IDENTIFY COUNTY, TEXAS
- CONCRETE MONUMENT SET
- SP. S&S-BUILD WITH REINFORCING CONCRETE TYP. SET
- REINFORCED ASPHALTIC CONCRETE
- CONCRETE MONUMENT
- WOODEN MONUMENT
- ACCESS EASEMENT
- E.L. EASEMENT
- UTILITY EASEMENT
- DRINKING WATER EASEMENT
- SEWER EASEMENT
- WATER LINE EASEMENT
- WALL MONUMENT
- WIRE MONUMENT
- UTILITY MONUMENT
- REINFORCED ASPHALTIC CONCRETE
- WALL MONUMENT
- WIRE MONUMENT
- UTILITY MONUMENT
- REINFORCED ASPHALTIC CONCRETE
- WALL MONUMENT
- WIRE MONUMENT
- UTILITY MONUMENT





# EXHIBIT C-2: PHASE 2 FINAL PLATS





STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS CR-TDL, LLC is the sole owner of a tract of land situated in the Elizabeth A. Shahan Survey, Abstract Number 1234, Denton County, Texas and being a part of Tract 1, called 215.051 acres as conveyed to CR-TDL, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-04693 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 2 inch iron pipe found at the northerly southwest corner of said called 215.051 acre tract, common to an interior corner of a called 182.204 acre tract of land described in a deed to Sharon Platts, L.P., recorded in Instrument No. 2004-12549, Official Records of Denton County, Texas;

THENCE north 01°27'51" East, along the westerly line of said called 102.324 acre tract and westerly line of said called 215.051 acre tract, a distance of 482.74 feet to a concrete monument with brass disk stamped "Corps of Engineers" found on the southwest bank of Lake Lewisville;

THENCE departing the westerly line of said called 102.324 acre tract and westerly line of said called 215.051 acre tract, and along the southwest bank of said Lake Lewisville, the following courses and distances:

- South 01°11'22" West, a distance of 172.36 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- North 02°01'51" West, a distance of 138.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- North 07°45'51" East, a distance of 141.04 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- South 08°20'30" West, a distance of 151.32 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- South 22°23'03" West, a distance of 118.91 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- South 61°28'34" West, a distance of 217.82 feet to a concrete monument with brass disk stamped "Corps of Engineers" found;
- North 77°52'23" West, a distance of 118.24 feet to a concrete monument with brass disk stamped "Corps of Engineers" found to the POINT OF BEGINNING;

THENCE departing the southwest bank of said Lake Lewisville, and crossing said called 215.051 acre tract, the following courses and distances:

- South 28°17'22" West, a distance of 348.31 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- South 60°32'03" West, a distance of 287.88 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for the northeast corner of Lot 31. Back to it of Widridge Phase 2A, an addition to the City of Oak Point, according to the plat thereof recorded in Document No. 2010-011 of the Plat Records of Denton County, Texas, same being the north line of said Widridge Phase 2A;

THENCE along the northerly line of said Widridge Phase 2A, the following courses:

- South 07°41'40" West, a distance of 95.92 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- South 08°40'15" West, a distance of 67.40 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 02°22'28" East, a distance of 116.40 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 7°22'23" West, a distance of 89.23 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 17°04'42" East, a distance of 68.13 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set at the beginning of a non-tangent curve to the right;
- In a northerly direction, with said curve to the right, having a radius of 330.00 feet, a delta angle of 09°58'54", an arc distance of 60.89 feet, and a chord bearing North 71°30'40" West, a distance of 60.81 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner at the end of said curve;
- North 00°17'14" West, a distance of 23.73 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set at the beginning of a non-tangent curve to the left;
- In a southeasterly direction, with said curve to the left, having a radius of 60.89 feet, a delta angle of 10°14'12", an arc distance of 12.64 feet, and a chord bearing South 07°52'47" West, a distance of 14.46 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner at the end of said curve;

North 79°51'03" West, a distance of 108.20 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;

THENCE in a northerly direction, departing the northerly line of said Widridge Phase 2A and crossing said 215.051 acre tract, the following courses:

- North 32°47'04" East, a distance of 247.75 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 22°17'06" East, a distance of 143.85 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 02°07'28" East, a distance of 128.47 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner;
- North 01°18'21" East, a distance of 113.89 feet to a 5/8 inch iron rod found for an interior corner of said called 215.051 acre tract, being to the southwest bank of Lake Lewisville;

THENCE along the southwest bank of said Lake Lewisville and the corner line of said 215.051 acre tract, the following courses and distances:

- North 27°03'01" East, a distance of 148.07 feet to a 5/8 inch iron rod with red plastic cap stamped "904" set for corner, from which a 1/2 inch iron rod found for witness bears South 17°24'13" West, 14.00 feet;
- North 03°23'03" East, a distance of 167.63 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 03°22'53" East, a distance of 163.16 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 04°32'12" East, a distance of 123.54 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 48°48'51" East, a distance of 208.37 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 68°58'51" East, a distance of 173.45 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 01°19'41" East, a distance of 425.15 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- South 48°22'21" West, a distance of 130.20 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- South 05°22'10" West, a distance of 448.98 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- North 10°22'23" West, a distance of 107.33 feet to a concrete monument with brass disk stamped "Corps of Engineers" found for corner;
- South 47°42'03" West, a distance of 243.13 feet to the POINT OF BEGINNING, and containing 18.680 acres (813,709 sq. ft.) of land, more or less.

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CR-TDL, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the heretofore described property as WILDRIDGE PHASE 2A, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown hereon;

CR-TDL, LLC, does hereby certify the following:

1. The streets and alleys are dedicated to the Public for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The assessments and public use taxes, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or within the easements or streets, except that dedications improvements may be placed in heretofore easements.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same within the easement limits the use to particular utilities, said use by public utilities being subordinate to the public use thereof.
6. Public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective systems or the easements.
7. Public utilities shall at all times have the full right of ingress or egress to or from their respective systems for the purpose of constructing, reconstructing, inspecting, painting, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity of any time producing permission from anyone.
8. All modifications to this document shall be by means of a plat and approved by the City of Oak Point, Texas.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Oak Point, Texas.

Witness my hand this 17th day of November, 2010.

CR-TDL, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: CRESENT RESOURCES OAK POINT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: [Signature]  
ITS AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared [Signature] known to me to be the person whose name is subscribed for the purposes and considerations therein expressed.

Given under my hand and seal this 17th day of November, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 9/6/20



LINE NO.	BEGINNING	LENGTH
01	000°00'00"	26.67
02	000°00'00"	14.00
03	000°00'00"	14.00
04	000°00'00"	26.67
05	000°00'00"	26.67
06	000°00'00"	14.00
07	000°00'00"	14.00
08	000°00'00"	14.00
09	000°00'00"	14.00
10	000°00'00"	14.00
11	000°00'00"	14.00
12	000°00'00"	14.00
13	000°00'00"	14.00
14	000°00'00"	14.00

CURVE NO.	BEAT	ARC	LENGTH	CHORD BEARING	CHORD
C1	000°00'00"	00.00	00.00	000°00'00"	00.00
C2	000°00'00"	00.00	00.00	000°00'00"	00.00
C3	000°00'00"	00.00	00.00	000°00'00"	00.00
C4	000°00'00"	00.00	00.00	000°00'00"	00.00
C5	000°00'00"	00.00	00.00	000°00'00"	00.00
C6	000°00'00"	00.00	00.00	000°00'00"	00.00
C7	000°00'00"	00.00	00.00	000°00'00"	00.00

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Substitution regulations of the City of Oak Point, Texas.

[Signature]  
MICHAEL B. MARX  
Registered Professional Land Surveyor No. 5191  
Kimley-Horn and Associates, Inc.  
6701 Denton Court, Suite 200  
Ft. Worth, Texas 76134  
Phone: 817-333-3300  
Fax: 817-333-3379



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE FOR THE 16th day of November, 2010.

Notary Public, State of Texas  
[Signature]



CERTIFICATE OF APPROVAL:

CITY OF OAK POINT CITY COUNCIL:

DATE APPROVED: November 21, 2010

MAYOR: [Signature]

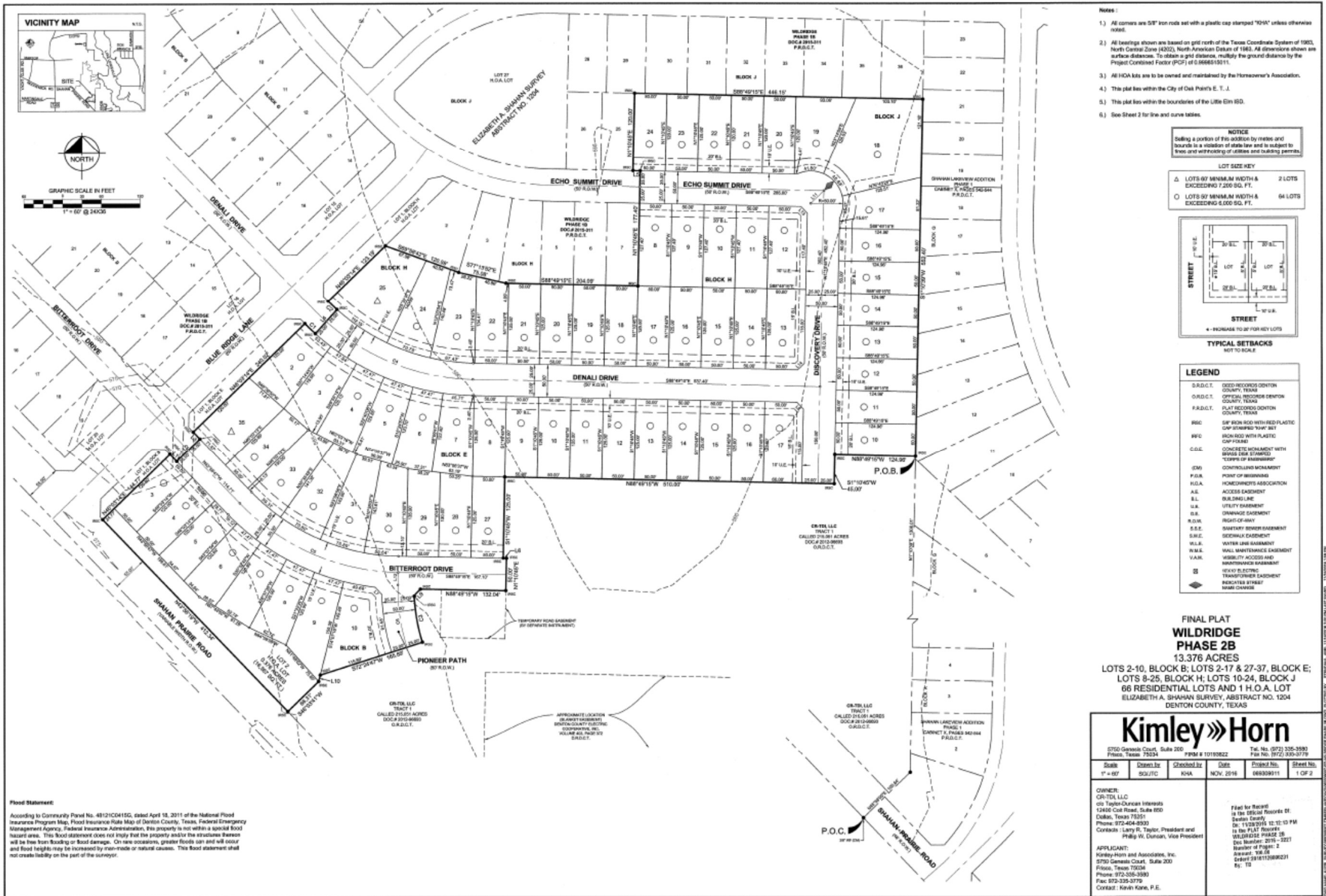
CITY MANAGER OR CITY SECRETARY/CLERK: [Signature]



NOTICE  
Selling a portion of this 6880± sq ft tract and dedicating a portion of same to the City of Oak Point, Texas, and acknowledging utility and building easements.

FINAL PLAT  
WILDRIDGE  
PHASE 2A  
18.680 ACRES  
LOTS 1-44, BLOCK N  
43 RESIDENTIAL LOTS AND 1 H.O.A. LOT  
ELIZABETH A. SHAHAN SURVEY, ABSTRACT NO. 1234  
DENTON COUNTY, TEXAS

<b>Kimley»Horn</b>		6701 Denton Court, Suite 200 Ft. Worth, Texas 76134		Phone: 817-333-3300 Fax: 817-333-3379	
State	Client by	Checked by	Date	Project No.	Sheet No.
N/A	SQU/TC	MNA	NOV 2010	090000011	2 OF 2
OWNER: CR-TDL, LLC c/o Taylor Duncan Interests CADC-Cad Plant, Suite 800 Dallas, Texas 75251 Phone: 972-404-6550 Contact: Larry R. Taylor, President and Philip H. Duncan, Vice President			Filed for Record in the Official Records of Denton County On 11/09/2010 at 12:13 PM in the PLAT RECORDS WILDRIDGE PHASE 2A Doc No: 2010-1234-1234 Number of Pages: 2 Abstract: 558-8 Drawn: 2010/10/28/08/031 By: TD		
APPLICANT: Kimley-Horn and Associates, Inc. 6701 Denton Court, Suite 200 Ft. Worth, Texas 76134 Phone: 817-333-3300 Fax: 817-333-3379 Contact: Kevin Kuhn, P.E.					





STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS CR-TDL, LLC is the sole owner of a tract of land situated in the Elizabeth A. Shelton Survey, Blotched Number 1204, Denton County, Texas, and being a part of Tract 1, called 215.051 acres as conveyed by CR-TDL, LLC in an Assumption Special Warranty Deed recorded in Document No. 2012-09503 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most southerly corner of said 215.051 acre tract and the southwest corner of Shelton Lakeview Addition Phase 1, an addition to the City of Oak Point, according to the plat thereof recorded in Cabinet X, Pages 543-544 of the Plat Records of Denton County, Texas, said corner being in the northeast line of a called 13.499 acre tract of land conveyed to Craig Ocker, Inc. in a Special Warranty Deed recorded in Instrument No. 2006-11815 of the Official Records of Denton County, Texas, and also being in the approximate centerline of Shelton Prairie Road;

THENCE, beginning the westerly line of said Tract 1, 13.499 acre tract and the approximate centerline of Shelton Prairie Road, along the westerly line of said 215.051 acre tract and the westerly line of said Shelton Lakeview Addition Phase 1, the following courses and distances:

North 43°30'00" East, a distance of 100.64 feet to a point for corner;

North 01°10'39" East, a distance of 1306.81 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner and the POINT OF BEGINNING of herein described tract;

THENCE, beginning the westerly line of said 215.051 acre tract and the westerly line of said Shelton Lakeview Addition Phase 1, and crossing said 215.051 acre tract, the following courses and distances:

North 80°49'10" West, a distance of 124.96 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 01°10'40" West, a distance of 45.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 80°49'10" West, a distance of 510.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 01°10'40" West, a distance of 125.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 80°49'10" East, a distance of 5.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 01°10'40" West, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 80°49'10" West, a distance of 132.04 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 40°23'20" West, a distance of 13.07 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 275.00 feet, a delta angle of 19°28'55", an arc distance of 74.31 feet, and a chord bearing South 89°20'40" East, a distance of 74.58 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner at the end of said curve;

South 72°24'41" West, a distance of 165.89 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 14°07'16" West, a distance of 8.98 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 40°23'19" West, a distance of 66.31 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 43°30'19" East, a distance of 412.34 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 40°23'19" East, a distance of 144.77 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 43°30'46" East, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 40°23'14" East, a distance of 30.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 43°30'46" West, a distance of 15.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for the southerly most corner of Lot 1, Block B H.O.A. Ltd. Wildridge Phase 1B, an addition to the City of Oak Point, according to the plat thereof recorded in Document 2015-211 of the Plat Records of Denton County, Texas, same being a point on the south line of said Wildridge Phase 1B;

THENCE continuing across said 215.051 acre tract and along the south line of said Wildridge Phase 1B, the following courses:

North 40°23'14" East, a distance of 240.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 275.00 feet, a delta angle of 27°28'23", an arc distance of 22.57 feet, and a chord bearing South 40°23'19" East, a distance of 22.58 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner at the end of said curve;

North 41°23'41" East, a distance of 30.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for the beginning of a non-tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a radius of 225.00 feet, a delta angle of 27°28'23", an arc distance of 19.00 feet, and a chord bearing North 40°23'19" West, a distance of 18.99 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner at the end of said curve;

North 40°23'14" East, a distance of 123.19 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 09°50'42" East, a distance of 125.58 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 77°19'52" East, a distance of 75.08 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 80°49'10" East, a distance of 204.08 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 01°10'40" East, a distance of 177.40 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 80°49'10" West, a distance of 11.20 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

North 01°10'40" East, a distance of 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner;

South 80°49'10" East, a distance of 448.18 feet to a 5/8 inch iron rod with red plastic cap stamped "904A" set for corner on the westerly line of said 215.051 acre tract and the westerly line of said Shelton Lakeview Addition Phase 1;

THENCE South 01°10'39" West, a distance of 162.40 feet to the POINT OF BEGINNING, and containing 13.376 acres (362.85 sq. ft.) of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CR-TDL, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt the plat designating the improvements described property as WILDRIDGE PHASE 2B, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

CR-TDL, LLC, does herein certify the following:

- The streets and alleys are dedicated to the Public for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated to the public use forever, in the plat(s) shown included in this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use for public utilities being subordinate to the public's use thereof.
- Public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- Public utilities shall at all times have the full right of ingress or egress to or from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of a plat and approved by the City of Oak Point, Texas.

This plat approved subject to the applying ordinances, rules, regulations and resolutions of the City of Oak Point, Texas.

Witness my hand this the 17th day of November, 2016

CR-TDL, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: PRESIDENT RESOURCES OAK POINT, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: [Signature]  
ITS AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §  
COUNTY OF Dallas §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tyler W. Anderson, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this 17th day of November, 2016

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9/17/20



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael S. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Oak Point, Texas.

[Signature]  
Michael S. Marx  
Registered Professional Land Surveyor No. 5181  
Marx-Pitt and Associates, Inc.  
2750 Geneva Court, Suite 200  
Ft. Worth, Texas 76104  
Phone: 872-335-3390  
Fax: 872-335-3379



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael S. Marx, known to me to be the person and officer whose name is subscribed for the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of November, 2016

[Signature]  
Notary Public, State of Texas



CERTIFICATE OF APPROVAL:

CITY OF OAK POINT CITY COUNCIL:

DATE APPROVED: November 21, 2016

MAYOR: [Signature]

CITY MANAGER OR CITY SECRETARY/CLERK: [Signature]



NOTICE  
Setting a portion of this addition by street and bounds is a violation of state law and is subject to fines and withholding of utility and building permits.

FINAL PLAT  
WILDRIDGE  
PHASE 2B  
13.376 ACRES  
LOTS 2-10, BLOCK B; LOTS 2-17 and 27-37, BLOCK E;  
LOTS 8-25, BLOCK H; LOTS 10-24, BLOCK J;  
66 RESIDENTIAL LOTS AND 1 H.O.A. LOT  
ELIZABETH A. SHANNAN SURVEY, ABSTRACT NO. 1204  
DENTON COUNTY, TEXAS

**Kimley»Horn**

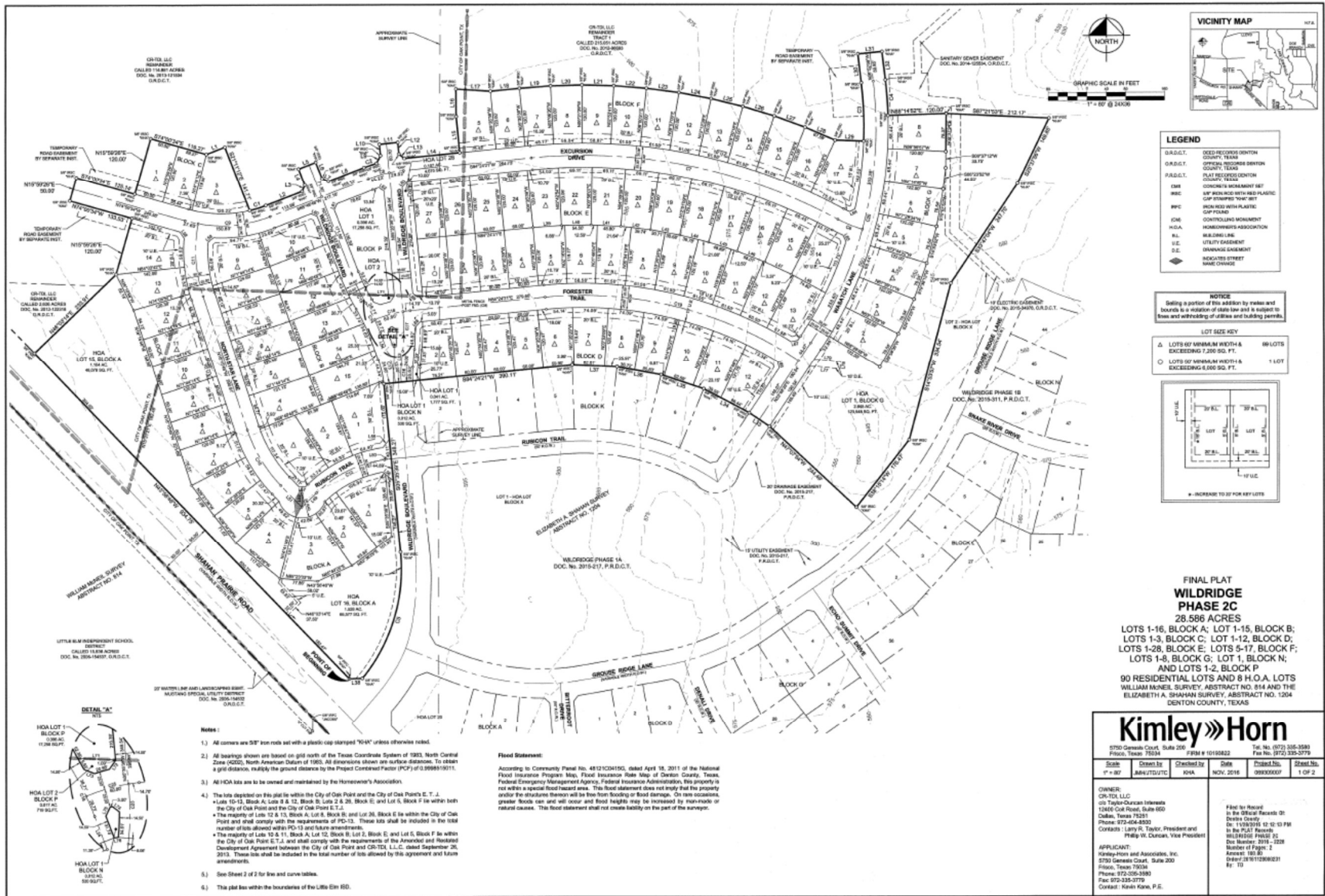
2750 Geneva Court, Suite 200 Ft. Worth, Texas 76104 Tel. No. (872) 335-3390 Fax No. (872) 335-3379

State	District	Checked In	Date	Drawn By	Sheet No.
TX	503/JTC	KHA	NOV. 2016	066006011	3 OF 2

OWNER: CR-TDL, LLC  
66 Tarrant-Dallas Interests 12040 Cut Road, Suite 850 Dallas, Texas 75251  
Phone: 872-604-8900  
Contacts: Larry R. Taylor, President and Phil W. Duncan, Vice President

APPLICANT: Kimley-Horn and Associates, Inc.  
2750 Geneva Court, Suite 200 Ft. Worth, Texas 76104  
Phone: 872-335-3390  
Fax: 872-335-3379  
Contact: Kevin Kain, P.E.

Filed for Record in the Official Records of Denton County, Texas on 11/23/2016 at 10:10:10 PM in the PLAT RECORDS WILDRIDGE PHASE 2B One Block: 2016 - 2277 Number of Pages: 2 Annex: 06.00 Survey No. 16120000201 B: 10



**LEGEND**

D.A.D.T. DEED RECORDS DENTON COUNTY, TEXAS  
 O.A.D.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS  
 P.A.D.T. PLAT RECORDS DENTON COUNTY, TEXAS  
 C.M. CONCRETE ENCROACHMENT SET  
 H.E.C. SURVEYED WITH PLASTIC CAP STAMPED "904" SET  
 H.P.C. HOMEOWNERS PROPERTY CONTROLLED ENCROACHMENT CAP FOUND  
 C.M. CONCRETE ENCROACHMENT SET  
 H.S.A. HOMEOWNERS ASSOCIATION  
 H.L. HAZARDOUS LINE  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 S.S. SHOWN STREET  
 S.C. SHOWN CURVE

**NOTICE**

Setting a portion of this addition by release and bounds is a violation of state law and is subject to fines and withdrawal of title and building permits.

**LOT SIZE KEY**

▲ LOTS 60' MINIMUM WIDTH & EXCEEDING 2,000 SQ. FT. 88 LOTS  
 ○ LOTS 60' MINIMUM WIDTH & EXCEEDING 6,000 SQ. FT. 1 LOT



**FINAL PLAT  
 WILDRIDGE  
 PHASE 2C**  
 28.586 ACRES  
 LOTS 1-16, BLOCK A; LOT 1-15, BLOCK B;  
 LOTS 1-3, BLOCK C; LOT 1-12, BLOCK D;  
 LOTS 1-28, BLOCK E; LOTS 5-17, BLOCK F;  
 LOTS 1-8, BLOCK G; LOT 1, BLOCK H;  
 AND LOTS 1-2, BLOCK P  
 90 RESIDENTIAL LOTS AND 8 H.O.A. LOTS  
 WILLIAM HONEL SURVEY, ABSTRACT NO. 104 AND THE  
 ELIZABETH A. SHAHAN SURVEY, ABSTRACT NO. 1204  
 DENTON COUNTY, TEXAS

<b>Kimley-Horn</b> 5700 Geneva Court, Suite 200 Frisco, Texas 75034 Phone: 972-404-8000 Fax: 972-335-3779 Contact: Keith Koen, P.E.		Tel. No. (972) 335-3380 Fax No. (972) 335-3779	
		Date: 11/27/2018 Drawn By: JAH/STJ/TC	Date: NOV, 2018 Checked By: JAH









OWNER'S CERTIFICATE

WHEREAS LH WILDRIDGE LLC is the sole owner of a tract of land situated in the Elizabeth A. Shahan Survey, Abstract No. 1204, and the William Mennel Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a portion of Tract 10A (total 191.237 acres), conveyed to LH WILDRIDGE LLC, an individual in a Special Warranty Deed, recorded as Instrument No. 2018-0228 of the Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "9044" set for an angle point to the southerly line of said Tract 10A, corner with the southeast corner of Block C of Midridge Phase 3C, according to the Final Plat thereof, recorded as Document No. 2018-0228 of the Public Records of Denton County, Texas, same being on the northerly right-of-way line of Election Drive, a 50-foot wide right-of-way;

THENCE North 21°11'12" West, following the northerly right-of-way line of said Election Drive and along the common line of said Tract 10A and said Block C, ending at a distance of 141.71 feet a 3/8 inch iron rod with plastic cap stamped "9044" set for the southeast corner of said Block C, and continuing along the same course and ending at Tract 15A, for a total distance of 243.20 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

THENCE northerly across said Tract 15A, the following courses and distances:

North 87°45'01" East, a distance of 20.30 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a non-tangent curve to the right having a central angle of 07°09"00", a radius of 300.00 feet, a chord bearing and distance of North 87°04'47" East, 83.07 feet;

in a southerly direction, with said curve to the right, an arc distance of 64.08 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 74°29'54" West, a distance of 23.30 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 70°02'07" East, a distance of 200.80 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 74°29'54" West, a distance of 1.87 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 10°09'29" East, a distance of 80.06 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 74°29'54" East, a distance of 153.82 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 68°07'27" East, a distance of 14.38 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 70°02'07" East, a distance of 38.08 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 19°27'17" East, a distance of 14.36 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 70°02'07" East, a distance of 38.08 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 19°27'17" West, a distance of 12.05 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 27°08'07" East, a distance of 15.71 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 14°30'24" East, a distance of 180.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a tangent curve to the right having a central angle of 2°07'00", a radius of 1200.00 feet, a chord bearing and distance of South 72°59'58" East, 64.10 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 76.42 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 87°02'04" East, a distance of 15.31 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a non-tangent curve to the right having a central angle of 02°07'00", a radius of 114.00 feet, a chord bearing and distance of North 87°09'39" East, 19.70 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 18.70 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 57°49'59" East, a distance of 38.06 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a non-tangent curve to the left having a central angle of 01°07'00", a radius of 470.00 feet, a chord bearing and distance of South 57°37'04" East, 12.01 feet;

in a southeasterly direction, with said curve to the left, an arc distance of 12.02 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 10°09'29" East, a distance of 13.05 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a non-tangent curve to the left having a central angle of 07°41'00", a radius of 470.00 feet, a chord bearing and distance of South 10°09'29" East, 10.01 feet;

in a southeasterly direction, with said curve to the left, an arc distance of 103.25 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 02°03'09" East, a distance of 54.71 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 45°23'28" East, a distance of 108.94 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 08°18'11" East, a distance of 111.27 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 59°24'17" East, a distance of 58.81 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 08°18'11" East, a distance of 58.81 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 04°12'39" East, a distance of 58.81 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 01°17'49" East, a distance of 58.81 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 79°13'34" East, a distance of 61.42 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 79°13'34" East, a distance of 60.21 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 79°30'59" East, a distance of 54.36 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 09°20'49" East, a distance of 130.48 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a non-tangent curve to the left having a central angle of 04°44'10", a radius of 325.00 feet, a chord bearing and distance of North 10°12'07" East, 18.83 feet;

in a southeasterly direction, with said curve to the left, an arc distance of 18.81 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 14°10'02" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 39°08'07" West, a distance of 14.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner on the northerly line of said Tract 10A and the easterly right-of-way line of Washita Lane, a 50-foot wide right-of-way;

THENCE along the common line of said Tract 15A and said Washita Lane, the following courses and distances:

North 02°03'09" West, a distance of 17.83 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the easterly end of the northerly terminus of said Washita Lane;

South 94°22'52" West, a distance of 60.21 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the westerly end of said northerly terminus;

South 02°03'09" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a tangent curve to the right having a central angle of 07°06'00", a radius of 750.00 feet, a chord bearing and distance of North 10°12'07" East, 18.83 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 18.83 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the northeast corner of Block F of Midridge Phase 3C;

THENCE along the common line of said Tract 15A and said Block F, the following courses and distances:

North 87°02'09" West, a distance of 50.08 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 02°03'09" East, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 08°18'11" East, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 79°02'29" West, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 02°03'09" East, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 87°02'09" West, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

North 02°03'09" East, a distance of 67.28 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 87°27'03" West, a distance of 64.79 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 87°27'03" West, a distance of 64.79 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 84°24'21" West, a distance of 68.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 87°27'03" West, a distance of 71.38 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the northeast corner of said Block F;

South 07°32'03" East, a distance of 58.74 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

South 02°03'09" East, a distance of 74.90 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the southeast corner of said Block F, being on the northerly right-of-way line of said Election Drive;

THENCE North 02°03'09" West, along said corner clip, a distance of 14.10 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the northerly end of said corner clip, being on the easterly right-of-way line of said northbound Washita Boulevard;

THENCE North 02°03'09" West, along the westerly right-of-way line of said northbound Washita Boulevard, a distance of 24.12 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the westerly end of the northerly terminus of said northbound Washita Boulevard;

THENCE South 84°24'21" West, along the northerly terminus of said northbound Washita Boulevard, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the westerly end of said northerly terminus;

THENCE South 02°03'09" East, along the westerly right-of-way line of said northbound Washita Boulevard, a distance of 25.80 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the easterly end of a corner clip at the intersection of the westerly right-of-way line of said northbound Washita Boulevard with the northerly right-of-way line of said Election Drive;

THENCE South 27°27'00" West, along said corner clip, a distance of 10.37 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set on the northerly right-of-way line of said Election Drive, and at the beginning of a non-tangent curve to the left having a central angle of 07°12'00", a radius of 300.00 feet, a chord bearing and distance of South 27°08'07" East, 27.71 feet;

THENCE in a southeasterly direction, along the northerly right-of-way line of said Election Drive and with said curve to the left, an arc distance of 27.62 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for corner;

THENCE South 09°48'48" West, crossing along the northerly right-of-way line of said Election Drive, a distance of 78.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the easterly end of a corner clip at the intersection of the northerly right-of-way line of said Election Drive with the easterly right-of-way line of the northbound Washita Boulevard, a 38-foot wide right-of-way;

THENCE North 09°48'48" West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the northerly end of said corner clip, being on the easterly right-of-way line of said northbound Washita Boulevard;

THENCE North 21°11'12" West, along the easterly right-of-way line of said northbound Washita Boulevard, a distance of 36.30 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the easterly end of the northerly terminus of said northbound Washita Boulevard;

THENCE North 09°48'48" West, along the northerly terminus of said northbound Washita Boulevard, a distance of 38.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the westerly end of said northerly terminus;

THENCE South 21°11'12" East, along the westerly right-of-way line of said northbound Washita Boulevard, a distance of 78.00 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the easterly end of a corner clip at the intersection of the westerly right-of-way line of said northbound Washita Boulevard with the northerly right-of-way line of said Election Drive;

THENCE South 22°48'48" West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set for the westerly end of said corner clip, being on the northerly right-of-way line of said Election Drive;

THENCE South 08°48'48" West, along the northerly right-of-way line of said Election Drive, a distance of 88.40 feet to a 5/8 inch iron rod with plastic cap stamped "9044" set at the beginning of a tangent curve to the right having a central angle of 07°06'00", a radius of 250.00 feet, a chord bearing and distance of South 72°48'04" West, 34.80 feet;

THENCE in a southeasterly direction, continuing along the northerly right-of-way line of said Election Drive and with said curve to the right, an arc distance of 34.80 feet to the POINT OF BEGINNING and containing 11,217 square (388.613 square feet) of land, more or less;

OWNER'S DECLARATION STATEMENT

STATE OF TEXAS 5  
COUNTY OF DENTON 5

WE, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LH WILDRIDGE LLC, acting hereby by and through its duly authorized officers, does hereby certify and attest that the plat purporting to show the boundaries described therein as WILDRIDGE PHASE 3C, as shown on Denton County, Texas, and does hereby declare to the public use before, the aforesaid plat shows the true and correct boundaries thereof.

LH WILDRIDGE LLC, does hereby certify the following:

- The streets and alleys are dedicated to the Public for street and alley purposes.
- All public improvements and dedications shall be free and clear of all taxes, liens, and other encumbrances.
- The easements and public use areas, as shown, are included for the public use hereon, for the purposes indicated on this plat.
- No lotting, lots, tracts, strips, or other improvements or growth shall be constructed or placed upon, nor shall the easements as shown, except that dedications improvements may be placed in technique easements.
- NOY improvements may also be used for the same use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utility being subject to the public use thereof.
- Public utilities shall have the right to trench and lay, remove all or parts of any building, structure, fence, ditch, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- Public utilities shall not be liable for the cost of trenching or laying or for the respective easements for the purpose of trenching, reconstructing, repairing, maintaining, replacing, renewing, or adding to or removing or shifting of their respective systems without the necessity of any time proceeding purchase from anyone.
- All modifications to this document shall be made by order of plat and approved by the City of Oak Point, Texas.

This plat approved subject to all zoning ordinances, rules, regulations and restrictions of the City of Oak Point, Texas.

Witness my hand this 30th day of December, 2017.

LH WILDRIDGE LLC, acting hereby by and through its duly authorized officers, does hereby certify and attest that the plat purporting to show the boundaries described therein as WILDRIDGE PHASE 3C, as shown on Denton County, Texas, and does hereby declare to the public use before, the aforesaid plat shows the true and correct boundaries thereof.

STATE OF TEXAS 5  
COUNTY OF DALLAS 5

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared LH WILDRIDGE LLC, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed and in the capacity therein stated.

Over my hand and seal this 30th day of December, 2017.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 9/12/20



SURVEYOR'S CERTIFICATION

I, Michael B. Mann, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed after my personal supervision, in accordance with the Subdivision Regulations of the City of Oak Point, Texas.



STATE OF TEXAS 5  
COUNTY OF COLLIN 5

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Mann, known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

OVER UNDER MY HAND AND SEAL OF OFFICE this 18th day of December, 2017.

[Signature]  
Notary Public, State of Texas



CERTIFICATE OF APPROVAL:

CITY OF OAK POINT CITY COUNCIL

DATE APPROVED 12-11-2017

MAYOR: [Signature]

CITY MANAGER OR CITY DEPUTY MANAGER: [Signature]



FINAL PLAT  
WILDRIDGE  
PHASE 3C  
11.217 ACRES  
LOTS 4-6, BLOCK C, LOTS 1-4 & 18-30, BLOCK F;  
AND LOT 1, BLOCK Q  
LOTS 1-11, BLOCK H; LOTS 14-16, BLOCK J;  
AND LOT 1, BLOCK Q  
34 RESIDENTIAL LOTS AND 1 H.O.A. LOT  
WILLIAM MENNEL SURVEY, ABSTRACT NO. 814 & THE  
ELIZABETH A. SHAHAN SURVEY, ABSTRACT NO. 1204  
DENTON COUNTY, TEXAS  
CITY OF OAK POINT AND CITY OF OAK POINT ETJ

**Kimley»Horn**  
5750 Geneva Court, Suite 200, Frisco, Texas 75034 | Phone: 972-335-5555 | Fax: 972-335-5779

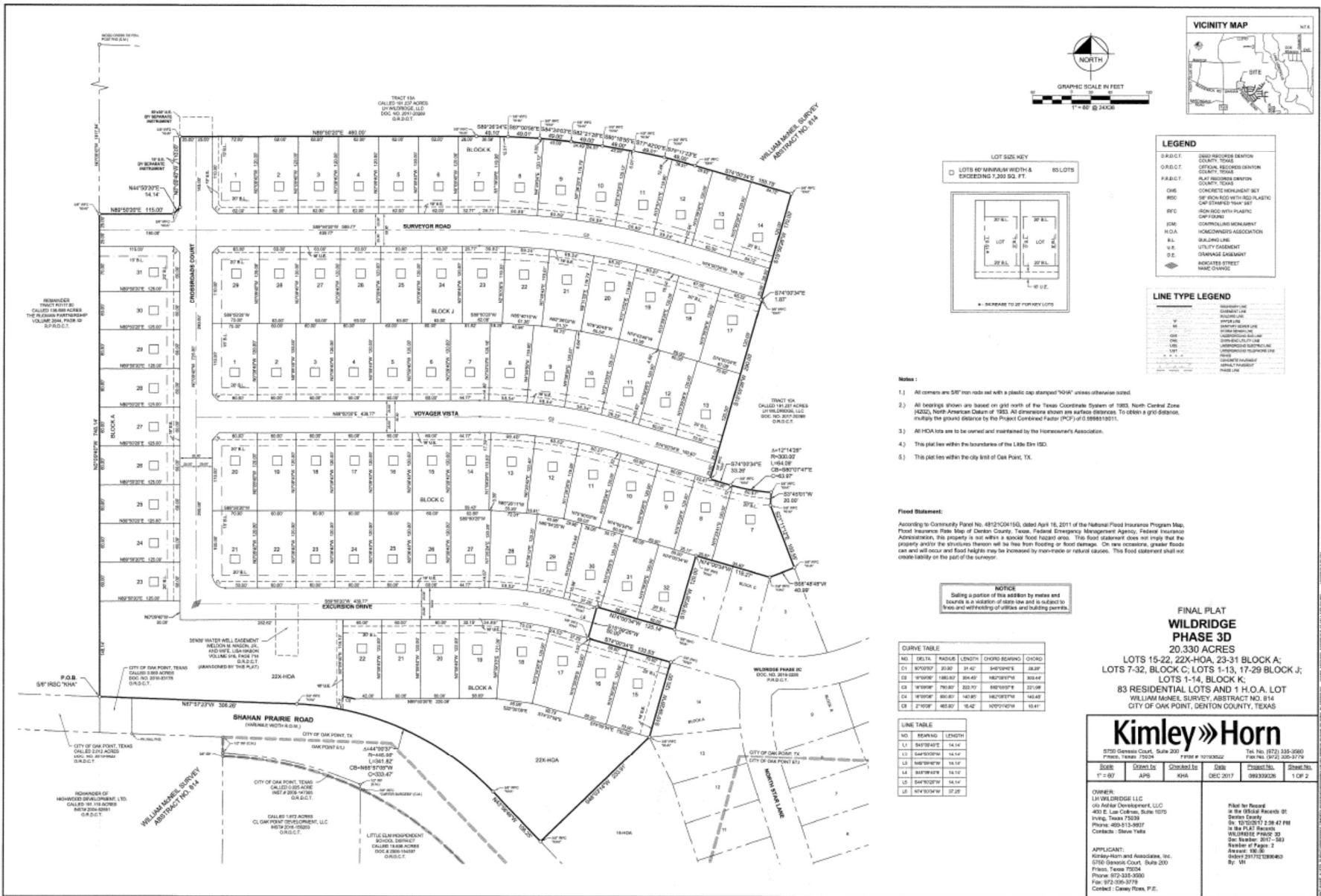
Drawn by: JMS	Checked by: JMS	Date: DEC 29 17	Project No: 000606028	Sheet No: 2 OF 2
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OWNER:  
LH WILDRIDGE LLC  
c/o Ashlar Development, LLC  
400 E. Lea Colman, Suite 1075  
Frisco, Texas 75034  
Phone: 468-513-6607  
Contact: Steve Yeltes

FILED FOR RECORD  
In the Public Records of  
Denton County  
On 12/13/2017 2:36:47 PM  
By ASHAR SURVEYS  
WILDRIDGE PHASE 3C  
Doc Number: 2017-162  
Number of Pages: 2  
Abstract: 180-08  
Deed: 2017121808403  
By: [Signature]

APPLICANT:  
Kimley-Horn and Associates, Inc.  
2550 Geneva Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-5555  
Fax: 972-335-5779  
Contact: Casey Niles, P.E.





- Notes:**
- All corners are 5/8" iron rods set with a plastic cap stamped "O&M" unless otherwise noted.
  - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (42Z), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999919351.
  - All HOA lots are to be owned and maintained by the Homeowner's Association.
  - The plat lies within the boundaries of the Little Elm ISD.
  - This plat lies within the city limit of Oak Park, TX.

**Flood Statement:**  
 According to Community Panel No. 49127C0415Q, dated April 16, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the project is not within a special flood hazard area. The flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by non-trees or natural causes. The flood statement shall not create liability on the part of the surveyor.

**NOTICE**  
 Selling a portion of this address by meter and bounds is a notation of state law and is subject to fees and recording of utility and building permits.

**CURVE TABLE**

NO.	DELTA	INSIDE RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°00'00"	20.00'	21.42'	S47°00'00"W	36.27'
C2	97°00'00"	180.00'	301.47'	N42°00'00"E	303.64'
C3	97°00'00"	70.00'	222.77'	N42°00'00"E	221.09'
C4	97°00'00"	300.00'	463.90'	N42°00'00"E	463.42'
C5	27°00'00"	400.00'	15.42'	S27°00'00"W	15.47'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S47°00'00"E	14.14
L2	S47°00'00"W	14.14
L3	S47°00'00"E	14.14
L4	S47°00'00"W	14.14
L5	S47°00'00"E	14.14
L6	S47°00'00"W	37.25

**FINAL PLAT  
 WILDRIDGE  
 PHASE 3D  
 20.330 ACRES**  
 LOTS 15-22, 22X-HOA, 23-31 BLOCK A;  
 LOTS 7-32, BLOCK C; LOTS 1-13, 17-29 BLOCK J;  
 LOTS 1-14, BLOCK K;  
 83 RESIDENTIAL LOTS AND 1 H.O.A. LOT  
 WILLIAM MANEEL SURVEY, ABSTRACT NO. 814  
 CITY OF OAK POINT, DENTON COUNTY, TEXAS

**Kimley»Horn**

5700 Denham Court, Suite 200  
 Frisco, Texas 75034  
 Phone: 972-335-3500  
 Fax: 972-335-3779

Project No. 17-001  
 Date: 12/15/2017  
 Sheet No. 1 OF 2

OWNER:  
 L&W WILDRIDGE, L.L.C.  
 c/o Arden Development, LLC  
 400 E. Las Colinas, Suite 1070  
 Irving, Texas 75039  
 Phone: 469-515-9097  
 Contact: Steve Tule

APPLICANT:  
 Kimley-Horn and Associates, Inc.  
 5700 Denham Court, Suite 200  
 Frisco, Texas 75034  
 Phone: 972-335-3500  
 Fax: 972-335-3779  
 Contact: Casey Pless, P.E.

Plat for Record  
 in the Public Records of  
 Denton County,  
 Texas, Book 17-001, Page 1  
 in the PLAT RECORDS  
 WILDRIDGE PHASE 3D  
 Doc Number: 2017-583  
 Number of Pages: 2  
 Awaiting the  
 Return of the Original  
 By: MH

**OWNERS CERTIFICATE**

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the William Manel Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and having a corner of a certain 171.225 acre tract of land, designated as Tract 10A, conveyed to LH WILDRIDGE, LLC, as evidenced by Special Warranty Deed recorded in Document No. 2017-02829 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

**BOUNDARY** a 50-foot wide public cap stamped "NMA" set for corner at the southwest corner of said Tract 10A, on the westerly line of a certain 126.680 acre tract of land, designated as Tract 10117120, conveyed by The Public Trust Partnership, an endorsement in Conveyance, Assignment and Deed recorded in 106-06-0246, Page 42 of the Real Property Records of Denton County, Texas, same being the northeast corner of a certain 0.957 acre tract of land conveyed to the City of Oak Point, Texas, as evidenced in Right of Way Dedication Deed recorded in Document No. 2016-01708 of the Deed Records of Denton County, Texas, and also being the west end corner of a certain 2.312 acre tract of land conveyed by the City of Oak Point, Texas, as evidenced in Right of Way Dedication Deed recorded in Document No. 2013-0322 of the Deed Records of Denton County, Texas, on the north right of way of Public Trustee Public Road, a public utility right of way.

**THENCE** North 02°09'47" West, departing the northerly right of way line of said Shabazz Public Road, along the westerly line of said Tract 10A and along the easterly line of said Tract 10117120, a distance of 146.34 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner, which is a record corner located on the easterly southeast corner of said Tract 10A, same being 02°09'47" West, 107.76 feet.

**THENCE** departing the easterly line of said Tract 10117120 and entering said Tract 10A, the following courses:

- North 89°30'02" East, a distance of 110.95 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 4°13'02" West, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 02°09'47" West, a distance of 1.50 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 89°30'02" East, a distance of 445.85 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 89°26'23" East, a distance of 43.10 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 47°10'05" East, a distance of 49.81 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 84°34'02" East, a distance of 49.80 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 82°12'38" East, a distance of 49.80 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 87°16'52" East, a distance of 49.80 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 77°14'20" East, a distance of 49.81 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 74°10'34" East, a distance of 105.15 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 10°38'24" East, a distance of 178.02 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 10°38'24" East, a distance of 1.87 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 10°38'24" East, a distance of 208.02 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 74°10'34" East, a distance of 33.01 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner, the beginning of a tangent curve to the left having a central angle of 17°40'02", a radius of 430.05 feet, a chord bearing and distance of South 80°12'31" West, 48.87 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 94.89 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 33°45'41" West, a distance of 20.80 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 27°11'12" East, a distance of 103.55 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner on the southerly line of said Tract 13A, being the northeast corner of L.L. Block C of Williams Phase 2C, as outlined in the City of Oak Point according to the plan located in Document No. 2016-0228 of the Real Property Records of Denton County, Texas.

**THENCE** along the southerly line of said Tract 13A and along the northerly line of said Williams Phase 2C, the following courses:

- South 88°48'42" West, a distance of 41.88 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 74°10'34" West, a distance of 118.07 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 15°38'24" West, a distance of 158.02 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 74°10'34" West, a distance of 128.14 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 15°38'24" West, a distance of 90.80 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 74°10'34" West, a distance of 133.53 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 77°10'34" West, a distance of 133.02 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- South 44°17'04" West, a distance of 233.21 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for the southwest corner of said Tract 10A and the southwest corner of said Williams Phase 2C, on the northerly right of way line of said Shabazz Public Road.

**THENCE** continuing along the southerly line of said Tract 10A and along the northerly right of way line of said Shabazz Public Road, the following courses:

- North 02°09'47" West, a distance of 126.25 feet to a point at the beginning of a tangent curve to the left having a central angle of 14°10'57", a radius of 449.80 feet, a chord bearing and distance of North 02°12'10" West, 333.47 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 341.82 feet to a 5/8-inch iron rod with a plastic cap stamped "NMA" set for corner;
- North 87°10'32" West, a distance of 308.29 feet to the POINT OF BEGINNING and containing 28.33 acres (882,000 square feet) of land, more or less.

**OWNERS DEDICATION STATEMENT**

STATE OF TEXAS  
COUNTY OF DENTON

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

LH WILDRIDGE, LLC, doing hereby by and through its duly authorized officers, does hereby certify and attest to you regarding the hereinafter described property as WILDRIDGE PHASE 3D, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LH WILDRIDGE, LLC, does hereby certify the following:

1. The streets and alleys are dedicated to the Public for travel and other purposes.
2. All public improvements and installations shall be true and clear of all dirt, trees, under encumbrances.
3. The easements are public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on the plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in accordance with easements.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or along the same within the easement limits the same to particular utilities, said use by public utilities being subject to the public use thereof.
6. Public utility easements shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way interfere or obstruct with the construction, maintenance, or efficiency of their respective systems in the easements.
7. Public utility easements shall not be used for the sale of gas, oil, water, steam, or any other utility for the purpose of distributing, transmitting, transporting, packaging, installing, maintaining, reading, testing, and selling in or removing of parts of their respective systems without the necessity of any form of utility permission from anyone.
8. All dedications in this document to be made by means of plat and approved by the City of Oak Point, Texas.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Oak Point, Texas.

Witness my hand this 28<sup>th</sup> day of December, 2017.

LH WILDRIDGE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
ATTORNEY AT LAW  
BY: *[Signature]*  
ATTORNEY AT LAW

STATE OF TEXAS  
COUNTY OF DENTON

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed for the purpose and consideration herein expressed.

Gave under my hand and seal this 28<sup>th</sup> day of December, 2017.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 9/2/20



**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael S. Mark, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Oak Point, Texas.

*[Signature]*  
Michael S. Mark  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
3750 Geneva Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-3990  
Fax: 972-335-3778



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael S. Mark, known to me to be the person and other whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed this same for the purpose and consideration therein recited and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28<sup>th</sup> day of December, 2017.

*[Signature]*  
Notary Public, State of Texas



**CERTIFICATE OF APPROVAL**

CITY OF OAK POINT CITY COUNCIL

DATE APPROVED: 8/1/2017  
MAYOR: *[Signature]*  
CITY MANAGER OR CITY SECRETARY: *[Signature]*



**NOTICE**  
Setting a portion of this addition by notes and boundaries is a violation of state law and is subject to fines and expediting of claims and building permits.

FINAL PLAT  
**WILDRIDGE PHASE 3D**  
20.330 ACRES  
LOTS 15-22, 22X-HOA, 23-31 BLOCK A;  
LOTS 7-32, BLOCK C; LOTS 1-13, 17-29 BLOCK J;  
LOTS 1-14, BLOCK K;  
83 RESIDENTIAL LOTS AND 1 H.O.A. LOT  
WILLIAM MANEL SURVEY, ABSTRACT NO. 814  
CITY OF OAK POINT, DENTON COUNTY, TEXAS

<b>Kimley-Horn</b>		6762 Geneva Court, Suite 200 Frisco, Texas 75034		Tel No: (972) 335-3990 Fax No: (972) 335-3778	
Scale:	Drawn By:	Checked By:	Date:	Checked By:	Print No.:
N/A	AMS	N/A	DEC 2017	MS/MSK	2 of 2
OWNER: LH WILDRIDGE LLC c/o Asher Development, LLC 400 E. Lee Collins, Suite 1075 Irving, Texas 75039 Phone: 469-413-6657 Contact: Steve Yells			Plat to Record in the Official Records of Denton County On: 12/28/2017 1:28:43 PM in the PLAT RECORDS WILDRIDGE PHASE 3D Doc Number: 2017-050 Number of Pages: 2 Amount: \$62.88 DATE: 201712280843 8: 11		
APPLICANT: Kimley-Horn and Associates, Inc. 6762 Geneva Court, Suite 200 Frisco, Texas 75034 Phone: 972-335-3990 Fax: 972-335-3778 Contact: Casey Rice, P.E.					



# EXHIBIT D-1: PHASE 1 OPERATION AND MAINTENANCE OF INTERNAL ROADWAYS

## Probable Cost of Phase 1 Roadway Maintenance

WILDRIDGE PID PAVING OPERATION & MAINTENANCE COST MODEL					
CALCULATION OF PROBABLE OPERATION & MAINTENANCE COST					
PHASE 1 INTERNAL LOCAL AND COLLECTOR STREETS					
Total Pavement Equivalent Square Yardage (SY)					39,655
Pavement & Drainage Unit Cost (\$/equivalent square yard)					\$ 50.00
Service Year	% of Total Replacement	Replacement Quantity	Current Inflation Rate (%)	Unit Cost with Inflation	Replacement Cost per Service Year
1	0.00%	1	0.96	50.48	\$42
2	0.01%	3	0.96	50.96	\$171
3	0.02%	8	0.96	51.45	\$388
4	0.03%	13	0.96	51.95	\$697
5	0.05%	21	0.96	52.45	\$1,100
6	0.08%	30	0.96	52.95	\$1,599
7	0.10%	41	0.96	53.46	\$2,197
8	0.14%	54	0.96	53.97	\$2,897
9	0.17%	68	0.96	54.49	\$3,702
10	0.21%	84	0.96	55.01	\$4,615
11	0.26%	101	0.96	55.54	\$5,637
12	0.30%	121	0.96	56.07	\$6,773
13	0.36%	142	0.96	56.61	\$8,025
14	0.41%	164	0.96	57.16	\$9,397
15	0.48%	189	0.96	57.70	\$10,891
16	0.54%	215	0.96	56.07	\$12,041
17	0.61%	242	0.96	56.61	\$13,724
18	0.69%	272	0.96	57.16	\$15,534
19	0.76%	303	0.96	57.70	\$17,474
20	0.85%	336	0.96	56.07	\$18,814
21	0.93%	370	0.96	56.61	\$20,942
22	1.02%	406	0.96	57.16	\$23,205
23	1.12%	444	0.96	57.70	\$25,605
24	1.22%	483	0.96	58.26	\$28,148
25	1.32%	524	0.96	58.82	\$30,836
26	1.43%	567	0.96	59.38	\$33,672
27	1.54%	611	0.96	59.95	\$36,661
28	1.66%	658	0.96	59.38	\$39,052
29	1.78%	705	0.96	59.95	\$42,293
30	1.90%	755	0.96	60.53	\$45,695
<b>Totals</b>	<b>0.20</b>	<b>7,931</b>			<b>\$461,827</b>
15% Miscellaneous and Contingency =					<b>\$69,274</b>
<b>Total Maintenance Budget for Phase =</b>					<b>\$531,102</b>

O&M Sinking Fund Calculation (A to R)	
A, periodic payment R is required to accumulate a sum of A dollars (\$) =	\$531,102 calculated above
n, number of compounding periods or life of asset (years) =	30 service years
i, effective rate per period (per year) =	0.002
<b>R, annual payment into O&amp;M Sinking Fund Account for Phase</b>	
	<b>\$ 17,195.29</b>

## Probable Cost of Phase 1 Roadway Maintenance

### Notes:

1. Engineering, Construction Administration and Construction Management is not included in the O&M Calculation and should be carried elsewhere in the PID budget.
2. Maintenance calculation is only for roadway pavement within the PID. All other facilities will either be maintained by others or from other accounts.
3. Inflation percentage is based on current inflation rate based on limited research, can vary and may need to be adjusted as deemed appropriate.
4. O&M Calculation is based on a 30 year maintenance life of the asset. If the maintenance life of the asset is extended beyond 30 years then the annual assessment would not be sufficient to cover the maintenance cost.
5. Model starts after the two (2) year maintenance bond expires and assumes that all lots within the phase are contributing to the O&M Sinking Fund Account. Builder/Developer would be responsible for lots not homeowner owned.
6. This cost model is cursory and cannot predict all maintenance items that may occur.
7. Pavement Unit Cost is an estimate and reflects assumed unit cost increases due to small quantities anticipated with maintenance items.
8. Questions regarding this O&M Cost Model should be directed to Kimley-Horn and Associates, Paul McCracken or Kevin Kane.

## EXHIBIT D-2: PHASE 2 OPERATION AND MAINTENANCE INTERNAL ROADWAYS

### Probable Cost of Phase 2 Roadway Maintenance

WILDRIDGE PID PAVING OPERATION & MAINTENANCE COST MODEL					
CALCULATION OF PROBABLE OPERATION & MAINTENANCE COST					
PHASE 2A, 2B, and 2C INTERNAL LOCAL AND COLLECTOR STREETS					
Total Pavement Equivalent Square Yardage (SY)				33,011	
Pavement & Drainage Unit Cost (\$/equivalent square yard)				\$ 50.00	
Service Year	% of Total Replacement	Replacement Quantity	Current Inflation Rate (%)	Unit Cost with Inflation	Replacement Cost per Service Year
1	0.00%	1	0.96	50.48	\$35
2	0.01%	3	0.96	50.96	\$142
3	0.02%	6	0.96	51.45	\$323
4	0.03%	11	0.96	51.95	\$580
5	0.05%	17	0.96	52.45	\$916
6	0.08%	25	0.96	52.95	\$1,331
7	0.10%	34	0.96	53.46	\$1,829
8	0.14%	45	0.96	53.97	\$2,412
9	0.17%	57	0.96	54.49	\$3,082
10	0.21%	70	0.96	55.01	\$3,841
11	0.26%	84	0.96	55.54	\$4,693
12	0.30%	101	0.96	56.07	\$5,638
13	0.36%	118	0.96	56.61	\$6,681
14	0.41%	137	0.96	57.16	\$7,822
15	0.48%	157	0.96	57.70	\$9,066
16	0.54%	179	0.96	56.07	\$10,024
17	0.61%	202	0.96	56.61	\$11,424
18	0.69%	226	0.96	57.16	\$12,931
19	0.76%	252	0.96	57.70	\$14,546
20	0.85%	279	0.96	56.07	\$15,662
21	0.93%	308	0.96	56.61	\$17,433
22	1.02%	338	0.96	57.16	\$19,317
23	1.12%	369	0.96	57.70	\$21,315
24	1.22%	402	0.96	58.26	\$23,432
25	1.32%	436	0.96	58.82	\$25,669
26	1.43%	472	0.96	59.38	\$28,031
27	1.54%	509	0.96	59.95	\$30,518
28	1.66%	547	0.96	59.38	\$32,509
29	1.78%	587	0.96	59.95	\$35,207
30	1.90%	628	0.96	60.53	\$38,039
<b>Totals</b>	<b>0.20</b>	<b>6,602</b>			<b>\$287,151</b>
15% Miscellaneous and Contingency =					<b>\$57,669</b>
<b>Total Maintenance Budget for Phase =</b>					<b>\$344,820</b>

O&M Sinking Fund Calculation (A to R)	
A, periodic payment R is required to accumulate a sum of A dollars (\$) =	\$442,118 calculated above
n, number of compounding periods or life of asset (years) =	30 service years
i, effective rate per period (per year) =	0.002
<b>R, annual payment into O&amp;M Sinking Fund Account for Phase = \$ 14,314.30</b>	



## Probable Cost of Phase 2 Roadway Maintenance

### Notes:

1. Engineering, Construction Administration and Construction Management is not included in the O&M Calculation and should be carried elsewhere in the PID budget.
2. Maintenance calculation is only for roadway pavement within the PID. All other facilities will either be maintained by others or from other accounts.
3. Inflation percentage is based on current inflation rate based on limited research, can vary and may need to be adjusted as deemed appropriate.
4. O&M Calculation is based on a 30 year maintenance life of the asset. If the maintenance life of the asset is extended beyond 30 years then the annual assessment would not be sufficient to cover the maintenance cost.
5. Model starts after the two (2) year maintenance bond expires and assumes that all lots within the phase are contributing to the O&M Sinking Fund Account. Builder/Developer would be responsible for lots not homeowner owned.
6. This cost model is cursory and cannot predict all maintenance items that may occur.
7. Pavement Unit Cost is an estimate and reflects assumed unit cost increases due to small quantities anticipated with maintenance items.
8. Questions regarding this O&M Cost Model should be directed to Kimley-Horn and Associates, Paul McCracken or Kevin Kane.

**EXHIBIT D-3: PHASE 2 ALLOCATION OF OPERATION AND MAINTENANCE INTERNAL ROADWAYS**

<b>Phase 2 Allocation of Operation and Maintenance of Internal Roadways</b>			
Annual Payment into Operation and Maintenance Fund for Phase 2	\$	14,314.30	(1)
Lots in Phase 2 Assessed Property		190	(2)
Lots in Phase 2		199	(3)
Percentage of Lots classified as Phase 2 Assessed Property		0.9548	(4) = (2)/(3)
<b>Phase 2 Roadway Maintenance Costs Allocated to Phase 2 Assessed Property</b>	<b>\$</b>	<b>13,666.92</b>	<b>(5) = (1) x (4)</b>

## EXHIBIT D-4: PHASE 3 OPERATION AND MAINTENANCE INTERNAL ROADWAYS

<b>WILDRIDGE PID PAVING OPERATION &amp; MAINTENANCE COST MODEL</b>					
<b>CALCULATION OF PROBABLE OPERATION &amp; MAINTENANCE COST</b>					
<b>PHASE 3A, 3B, 3C, 3D INTERNAL LOCAL AND COLLECTOR STREETS</b>					
Total Pavement Equivalent Square Yardage (SY)				36,153	
Pavement & Drainage Unit Cost (\$/equivalent square yard)				\$ 90.00	
Service Year	% of Total Replacement	Replacement Quantity	Current Inflation Rate (%)	Unit Cost with Inflation	Replacement Cost per Service Year
1	0.00%	1	0.96	90.86	\$69
2	0.01%	3	0.96	91.74	\$281
3	0.02%	7	0.96	92.62	\$637
4	0.03%	12	0.96	93.51	\$1,144
5	0.05%	19	0.96	94.40	\$1,805
6	0.08%	28	0.96	95.31	\$2,624
7	0.10%	37	0.96	96.22	\$3,606
8	0.14%	49	0.96	97.15	\$4,755
9	0.17%	62	0.96	98.08	\$6,076
10	0.21%	76	0.96	99.02	\$7,573
11	0.26%	93	0.96	99.97	\$9,251
12	0.30%	110	0.96	100.93	\$11,115
13	0.36%	129	0.96	101.90	\$13,170
14	0.41%	150	0.96	102.88	\$15,421
15	0.48%	172	0.96	103.87	\$17,872
16	0.54%	196	0.96	100.93	\$19,760
17	0.61%	221	0.96	101.90	\$22,521
18	0.69%	248	0.96	102.88	\$25,491
19	0.76%	276	0.96	103.87	\$28,675
20	0.85%	306	0.96	100.93	\$30,875
21	0.93%	337	0.96	101.90	\$34,367
22	1.02%	370	0.96	102.88	\$38,080
23	1.12%	405	0.96	103.87	\$42,020
24	1.22%	440	0.96	104.87	\$46,192
25	1.32%	478	0.96	105.87	\$50,603
26	1.43%	517	0.96	106.89	\$55,257
27	1.54%	557	0.96	107.91	\$60,162
28	1.66%	600	0.96	106.89	\$64,085
29	1.78%	643	0.96	107.91	\$69,405
30	1.90%	688	0.96	108.95	\$74,987
<b>Totals</b>	<b>0.20</b>	<b>7,231</b>			<b>\$757,877</b>
15% Miscellaneous and Contingency =					<b>\$113,682</b>
<b>Total Maintenance Budget for Phase =</b>					<b>\$871,558</b>
O&M Sinking Fund Calculation (A to R)					
A, periodic payment R is required to accumulate a sum of A dollars (\$) =				\$871,558	calculated above
n, number of compounding periods or life of asset (years) =				30	service years
i, effective rate per period (per year) =				0.002	
<b>R, annual payment into O&amp;M Sinking Fund Account for Phase</b>					<b>\$ 28,218.14</b>

Notes:

1. Engineering, Construction Administration and Construction Management is not included in the O&M Calculation and should be carried elsewhere in the PID budget.
2. Maintenance calculation is only for roadway pavement within the PID. All other facilities will either be maintained by others or from other accounts.
3. Inflation percentage is based on current inflation rate based on limited research, can vary and may need to be adjusted as deemed appropriate.
4. O&M Calculation is based on a 30 year maintenance life of the asset. If the maintenance life of the asset is extended beyond 30 years then the annual assessment would not be sufficient to cover the maintenance cost.
5. Model starts after the two (2) year maintenance bond expires and assumes that all lots within the phase are contributing to the O&M Sinking Fund Account. Builder/Developer would be responsible for lots not homeowner owned.
6. This cost model is cursory and cannot predict all maintenance items that may occur.
7. Pavement Unit Cost is an estimate and reflects assumed unit cost increases due to small quantities anticipated with maintenance items.
8. Questions regarding this O&M Cost Model should be directed to Kimley-Horn and Associates, Paul McCracken or Kevin Kane.

**EXHIBIT D-5: PHASE 3 ALLOCATION OF OPERATION AND MAINTENANCE INTERNAL ROADWAYS**

<b>Phase 3 Allocation of Operation and Maintenance of Internal Roadways</b>			
Annual Payment into Operation and Maintenance Fund for Phase 3	\$	28,218.14	(1)
Lots in Phase 3 Assessed Property		124	(2)
Lots in Phase 3		217	(3)
Percentage of Lots classified as Phase 3 Assessed Property		0.5714	(4) =(2)/(3)
<b>Phase 3 Roadway Maintenance Costs Allocated to Phase 3 Assessed Property</b>	<b>\$</b>	<b>16,124.65</b>	<b>(5) = (1) x (4)</b>



## EXHIBIT D-6: DPS SERVICES COST

The following shows Section 9.06A and 9.06B of the Development Agreement that sets forth the terms for DPS Services Cost. As stated in **Section IV** of this 2018 Amended and Restated O&M Service and Assessment Plan, the charges will be in the amount referenced in Section 9.06B but will be charged and collected annually.

### Section 9.06 Provision of Police, Fire and EMS Service.

A. DPS Services. The City agrees to provide the following police, fire, and first response EMS services ("DPS Services") to serve the Property:

(1) "Police Services" mean (i) the response of the Oak Point Department of Public Safety to 9-1-1 emergency police calls, non-criminal incidents, criminal offenses, and investigation thereof, and (ii) periodic patrol as determined by the City.

(2) "Fire Services" mean emergency responses by the City's Public Safety personnel to reported immediate hazards or incidents that, in the sole discretion of such personnel, involve the actual or potential endangerment of persons or property by a natural or man-made threat.

(3) "EMS Services" mean first response by the City's Public Safety personnel to any circumstance that, in the sole discretion of such personnel, calls for immediate action essential to the health or life of a person or persons.

B. Monthly Charges. A monthly charge for DPS Services for each occupied single-family home within the Property shall be paid to the City from annual PID assessments levied against the Property by the City; however, the District reserves the right to make such payments in lieu of the City levying PID assessments. The number of "occupied single-family homes" will be determined as of the 1<sup>st</sup> day of each calendar month based on the number of homes within the Property that are retail water customers (excluding builders) of Mustang or its successors. Payments shall be due and payable to the City for each calendar month by the 10<sup>th</sup> day of the following calendar month. The monthly fee shall be \$15.00 per home for year one of the term for DPS Services, \$17.00 per home for year two, and \$20.00 per home for year three.

## EXHIBIT E-1: PHASE 1 SERVICE PLAN FIVE YEAR PROJECTION

Five-Year Projection of Annual Indebtedness for the Phase 1 Supplemental Services										
Annual Installment Due		1/31/2019		1/31/2020		1/31/2021		1/31/2022		1/31/2023
Phase 1 Roadway Maintenance Cost		\$ 17,195	\$	17,195	\$	17,195	\$	17,195	\$	17,195
Phase 1 DPS Services Cost*		\$ 37,920	\$	41,280	\$	41,280	\$	41,280	\$	41,280
Phase 1 Supplemental Services Cost	(1)	\$ 55,115	\$	58,475	\$	58,475	\$	58,475	\$	58,475
Annual Collection Costs	(2)	\$ 3,539	\$	3,610	\$	3,682	\$	3,756	\$	3,831
<b>Phase 1 Supplemental Services Annual Installment</b>	<b>(3) = (1) + (2)</b>	<b>\$ 58,654</b>	\$	<b>62,085</b>	\$	<b>62,157</b>	\$	<b>62,231</b>	\$	<b>62,306</b>
*Phase 1 DPS Services Cost due 1/31/19 calculated based on building permits issued as of June 1, 2018, future years assume all Lots have building permits issued.										

## EXHIBIT E-2: PHASE 2 SERVICE PLAN FIVE YEAR PROJECTION

Five-Year Projection of Annual Indebtedness for the Phase 2 Supplemental Services										
Annual Installment Due		1/31/2019		1/31/2020		1/31/2021		1/31/2022		1/31/2023
Phase 2 Roadway Maintenance Cost		\$ 13,667	\$	13,667	\$	13,667	\$	13,667	\$	13,667
Phase 2 DPS Services Cost*		\$ 30,240	\$	45,600	\$	45,600	\$	45,600	\$	45,600
Phase 1 Supplemental Services Cost	(1)	\$ 43,907	\$	59,267	\$	59,267	\$	59,267	\$	59,267
Annual Collection Costs	(2)	\$ 3,909	\$	3,988	\$	4,067	\$	4,149	\$	4,232
<b>Phase 2 Supplemental Services Annual Installment</b>	<b>(3) = (1) + (2)</b>	<b>\$ 47,816</b>	\$	<b>63,255</b>	\$	<b>63,334</b>	\$	<b>63,416</b>	\$	<b>63,499</b>
*Phase 2 DPS Services Cost due 1/31/19 calculated based on building permits issued as of June 1, 1018, future years assume all Lots have building permits issued.										

## EXHIBIT E-3: PHASE 3 SERVICE PLAN FIVE YEAR PROJECTION

Five-Year Projection of Annual Indebtedness for the Phase 3 Supplemental Services						
Annual Installment Due		1/31/2019	1/31/2020	1/31/2021	1/31/2022	1/31/2023
Phase 3 Roadway Maintenance Cost		\$ 16,125	\$ 16,125	\$ 16,125	\$ 16,125	\$ 16,125
Phase 3 DPS Services Cost*		\$ 1,920	\$ 29,760	\$ 29,760	\$ 29,760	\$ 29,760
Phase 3 Supplemental Services Cost	(1)	\$ 18,045	\$ 45,885	\$ 45,885	\$ 45,885	\$ 45,885
Annual Collection Costs	(2)	\$ 2,551	\$ 2,602	\$ 2,655	\$ 2,708	\$ 2,762
<b>Phase 3 Supplemental Services Annual Installment</b>	<b>(3) = (1) + (2)</b>	<b>\$ 20,596</b>	<b>\$ 48,487</b>	<b>\$ 48,539</b>	<b>\$ 48,592</b>	<b>\$ 48,646</b>
*Phase 3 DPS Services Cost due 1/31/19 calculated based on building permits issued as of June 1, 1018, future years assume all Lots have building permits issued.						

## EXHIBIT F-1: PHASE 1 ASSESSMENT ROLL

Phase 1 Assessment Roll							
Parcel ID	Building Permit Issued as of June 1, 2018	Location	Phase 1 Roadway Maintenance Cost per Lot	Phase 1 DPS Services per Lot	Phase 1 Supplemental Services Cost per	Annual Collection Costs per Lot	Annual Installment Due 1/31/19
662151		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662152		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662153		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662154	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662155		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662156	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662157	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662158	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662159	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662160		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662142		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662143		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662144		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662145		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662146		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662147		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662148		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662149		ETJ	\$ 99.97	\$ -	\$ 99.97	\$ 20.58	\$ 120.55
662161	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
662162	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672894	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672895	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672896	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672897	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672898	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672899	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672900	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672901	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672902	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672903	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672904	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672905	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672906	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672907	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672908	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672909	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672926	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672927	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672928	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672929	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672930	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672931	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672932	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672933	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672934	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55







672841	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672842	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672843	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672844	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672845	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672846	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672847	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672878	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672879	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672880	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672873	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672874	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672875	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672876	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672877	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672863	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672864	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672865	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672866	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672867	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672868	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672869	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672870	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672871	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55
672872	Building Permit Issued	ETJ	\$ 99.97	\$ 240.00	\$ 339.97	\$ 20.58	\$ 360.55

## EXHIBIT F-2: PHASE 2 ASSESSMENT ROLL

Phase 2 Assessment Roll*							
Parcel ID	Building Permit Issued as of June 1, 2018	Location	Phase 2 Roadway Maintenance Cost per Lot	Phase 2 DPS Services Cost per Lot	Phase 2 Supplemental Services Cost per Lot	Annual Collection Costs per Lot	Annual Installment Due 1/31/19
697334	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697335		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697336		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697337		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697338	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697322		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697323	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697324	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697325	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697326	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697327		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697328	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697329	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697330	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697331	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697332	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697333	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697318	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697319	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697320	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697321	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697296	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697297		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697298	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697299	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697300	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697301	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697302		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697303		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697304	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697305	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697306	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697307		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697308		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697309		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697310	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697311		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697312	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697313		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697314	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697315		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697316		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697317	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697359	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697360	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51

697361	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697362	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697363	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697364	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697365	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697366	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697342	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697343	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697344	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697345	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697346	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697347	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697348	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697349	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697350	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697351	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697352	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697353	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697354	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697355	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697356	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697357	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697367	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697368	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697369		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697370	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697371		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697372		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697373	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697374	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697375	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697389	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697390	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697391	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697392	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697393		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697376		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697377	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697378	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697379	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697380	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697381	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697382	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697383	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697384	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697385		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697386	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697387		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697388	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51

697401	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697402	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697403	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697404	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697405	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697406	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697407	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697408	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697394	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697395	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697396	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697397	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697398	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697399	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697400	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697499	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697500	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697501		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697488		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697489		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697490		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697491		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697492		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697493		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697494		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697495		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697496		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697497		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697498		City	\$ -	\$ -	\$ -	\$ -	\$ -
697479	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697480	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697481		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697482		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697483		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697484		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697485		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697486		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697487		City	\$ -	\$ -	\$ -	\$ -	\$ -
697473		City	\$ -	\$ -	\$ -	\$ -	\$ -
697474		City	\$ -	\$ -	\$ -	\$ -	\$ -
697475	Building Permit Issued	ETJ and City	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697476		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697477		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697478		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697504		City	\$ -	\$ -	\$ -	\$ -	\$ -
697505		City	\$ -	\$ -	\$ -	\$ -	\$ -
697506		City	\$ -	\$ -	\$ -	\$ -	\$ -
697438	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697439	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697440		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697441	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697442		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697443		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – ROADWAY MAINTENANCE AND DPS SERVICES 2018  
AMENDED AND RESTATED O&M SERVICE AND ASSESSMENT PLAN - PHASE 2 ASSESSMENT ROLL**

\*highlighted parcels are located within the City's corporate limits and are not subject to assessment.

697444	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697445		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697446	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697447	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697448	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697424		City	\$ -	\$ -	\$ -	\$ -	\$ -
697425		ETJ and City	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697426	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697427	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697428	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697429	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697430	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697431		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697432	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697433		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697434	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697435		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697436	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697409	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697410	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697411	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697412	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697413	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697414	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697415	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697416		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697417	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697418	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697419	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697420		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697421	Building Permit Issued	ETJ and City	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697422		City	\$ -	\$ -	\$ -	\$ -	\$ -
697457	Building Permit Issued	ETJ and City	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697458		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697459		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697460		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697461		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697462		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697463		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697464	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697465	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697466	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697467		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697468	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697469		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697450	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697451		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697452	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697453	Building Permit Issued	ETJ	\$ 71.93	\$ 240.00	\$ 311.93	\$ 20.58	\$ 332.51
697454		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697455		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51
697456		ETJ	\$ 71.93	\$ -	\$ 71.93	\$ 20.58	\$ 92.51

\*Highlighted Parcels are located within the City's corporate limits and are not subject to assessment.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – ROADWAY MAINTENANCE AND DPS SERVICES 2018  
AMENDED AND RESTATED O&M SERVICE AND ASSESSMENT PLAN - PHASE 2 ASSESSMENT ROLL**

\*highlighted parcels are located within the City's corporate limits and are not subject to assessment.

## EXHIBIT F-3: PHASE 3 ASSESSMENT ROLL

Phase 3 Assessment Roll*							
Parcel ID	Building Permit Issued as of June 1, 2018	Location	Phase 3 Roadway Maintenance Cost per Lot	Phase 3 DPS Services Cost per Lot	Phase 3 Supplemental Services Cost per Lot	Annual Collection Costs per Lot	Annual Installment Due 1/31/19
724098		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724099		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724100		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724095		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724096		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724097		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724091		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724092		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724093		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724094	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724082		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724083		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724084		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724085		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724086		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724087		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724088		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724089		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724090		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724103		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724104		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724105		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724106		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724107		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724108		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724109		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724141		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724142		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724143		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724144		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724145		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724146		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724147		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724148	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724169		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724170		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724171		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724172		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724173		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724174		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724175		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724176	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724177		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724150		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724151		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61



724152		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724153		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724154		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724155		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724156		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724157		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724158		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724159		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724160		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724161		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724162		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724163		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724164		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724165		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724166		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724167		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724168		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724178		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724179		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724180		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724181		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724182	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724183		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724184		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724185		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724186		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724125		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724126		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724127		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724128		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724129		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724110		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724111	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724112		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724113		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724114	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724115		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724116		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724117		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724118		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724119		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724120	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724121		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724122		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724123	Building Permit Issued	ETJ	\$ 130.04	\$ 240.00	\$ 370.04	\$ 20.58	\$ 390.61
724130		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724131		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724132		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724133		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724134		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724135		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724136		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724137		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724138		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – ROADWAY MAINTENANCE AND DPS SERVICES 2018  
AMENDED AND RESTATED O&M SERVICE AND ASSESSMENT PLAN - PHASE 3 ASSESSMENT ROLL**

\*highlighted parcels are located within the City's corporate limits and are not subject to assessment.

724139		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724219		City	\$ -	\$ -	\$ -	\$ -	\$ -
724220		City	\$ -	\$ -	\$ -	\$ -	\$ -
724221		City	\$ -	\$ -	\$ -	\$ -	\$ -
724203		City	\$ -	\$ -	\$ -	\$ -	\$ -
724204		City	\$ -	\$ -	\$ -	\$ -	\$ -
724205		City	\$ -	\$ -	\$ -	\$ -	\$ -
724206		City	\$ -	\$ -	\$ -	\$ -	\$ -
724190		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724191		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724192		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724193		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724194		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724195		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724196		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724197		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724198		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724199		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724200		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724201		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724202		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724207		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724208		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724209		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724210		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724211		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724212		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724213		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724214		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724215		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724216		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724217		ETJ	\$ 130.04	\$ -	\$ 130.04	\$ 20.58	\$ 150.61
724222		City	\$ -	\$ -	\$ -	\$ -	\$ -
724223		City	\$ -	\$ -	\$ -	\$ -	\$ -
724224		City	\$ -	\$ -	\$ -	\$ -	\$ -
724291		City	\$ -	\$ -	\$ -	\$ -	\$ -
724292		City	\$ -	\$ -	\$ -	\$ -	\$ -
724293		City	\$ -	\$ -	\$ -	\$ -	\$ -
724294		City	\$ -	\$ -	\$ -	\$ -	\$ -
724295		City	\$ -	\$ -	\$ -	\$ -	\$ -
724296		City	\$ -	\$ -	\$ -	\$ -	\$ -
724297		City	\$ -	\$ -	\$ -	\$ -	\$ -
724298		City	\$ -	\$ -	\$ -	\$ -	\$ -
724300		City	\$ -	\$ -	\$ -	\$ -	\$ -
724301		City	\$ -	\$ -	\$ -	\$ -	\$ -
724302		City	\$ -	\$ -	\$ -	\$ -	\$ -
724303		City	\$ -	\$ -	\$ -	\$ -	\$ -
724304		City	\$ -	\$ -	\$ -	\$ -	\$ -
724305		City	\$ -	\$ -	\$ -	\$ -	\$ -
724306		City	\$ -	\$ -	\$ -	\$ -	\$ -
724307		City	\$ -	\$ -	\$ -	\$ -	\$ -

724308	City	\$	-	\$	-	\$	-	\$	-	\$	-
724265	City	\$	-	\$	-	\$	-	\$	-	\$	-
724266	City	\$	-	\$	-	\$	-	\$	-	\$	-
724267	City	\$	-	\$	-	\$	-	\$	-	\$	-
724268	City	\$	-	\$	-	\$	-	\$	-	\$	-
724269	City	\$	-	\$	-	\$	-	\$	-	\$	-
724270	City	\$	-	\$	-	\$	-	\$	-	\$	-
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724274	City	\$	-	\$	-	\$	-	\$	-	\$	-
724275	City	\$	-	\$	-	\$	-	\$	-	\$	-
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724280	City	\$	-	\$	-	\$	-	\$	-	\$	-
724281	City	\$	-	\$	-	\$	-	\$	-	\$	-
724282	City	\$	-	\$	-	\$	-	\$	-	\$	-
724283	City	\$	-	\$	-	\$	-	\$	-	\$	-
724284	City	\$	-	\$	-	\$	-	\$	-	\$	-
724285	City	\$	-	\$	-	\$	-	\$	-	\$	-
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724289	City	\$	-	\$	-	\$	-	\$	-	\$	-
724290	City	\$	-	\$	-	\$	-	\$	-	\$	-
724252	City	\$	-	\$	-	\$	-	\$	-	\$	-
724253	City	\$	-	\$	-	\$	-	\$	-	\$	-
724254	City	\$	-	\$	-	\$	-	\$	-	\$	-
724255	City	\$	-	\$	-	\$	-	\$	-	\$	-
724256	City	\$	-	\$	-	\$	-	\$	-	\$	-
724257	City	\$	-	\$	-	\$	-	\$	-	\$	-
724258	City	\$	-	\$	-	\$	-	\$	-	\$	-
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724263	City	\$	-	\$	-	\$	-	\$	-	\$	-
724264	City	\$	-	\$	-	\$	-	\$	-	\$	-
724239	City	\$	-	\$	-	\$	-	\$	-	\$	-
724240	City	\$	-	\$	-	\$	-	\$	-	\$	-
724241	City	\$	-	\$	-	\$	-	\$	-	\$	-
724242	City	\$	-	\$	-	\$	-	\$	-	\$	-
724243	City	\$	-	\$	-	\$	-	\$	-	\$	-
724244	City	\$	-	\$	-	\$	-	\$	-	\$	-
724245	City	\$	-	\$	-	\$	-	\$	-	\$	-
724246	City	\$	-	\$	-	\$	-	\$	-	\$	-
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724248	City	\$	-	\$	-	\$	-	\$	-	\$	-
724249	City	\$	-	\$	-	\$	-	\$	-	\$	-
724250	City	\$	-	\$	-	\$	-	\$	-	\$	-
724251	City	\$	-	\$	-	\$	-	\$	-	\$	-
724225	City	\$	-	\$	-	\$	-	\$	-	\$	-
724226	City	\$	-	\$	-	\$	-	\$	-	\$	-
724227	City	\$	-	\$	-	\$	-	\$	-	\$	-
724228	City	\$	-	\$	-	\$	-	\$	-	\$	-
724229	City	\$	-	\$	-	\$	-	\$	-	\$	-
724230	City	\$	-	\$	-	\$	-	\$	-	\$	-
724231	City	\$	-	\$	-	\$	-	\$	-	\$	-
724232	City	\$	-	\$	-	\$	-	\$	-	\$	-
724233	City	\$	-	\$	-	\$	-	\$	-	\$	-
724234	City	\$	-	\$	-	\$	-	\$	-	\$	-
724235	City	\$	-	\$	-	\$	-	\$	-	\$	-
724236	City	\$	-	\$	-	\$	-	\$	-	\$	-
724237	City	\$	-	\$	-	\$	-	\$	-	\$	-
724238	City	\$	-	\$	-	\$	-	\$	-	\$	-

\*Highlighted parcels are located within the City's corporate limits and are not subject to assessment.