

VG-342-2022-139108

Denton County
Juli Luke
County Clerk

Instrument Number: 139108

Real Property Recordings

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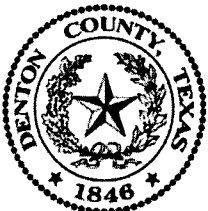
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CITY OF OAK POINT



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS	§
	§
COUNTY OF DENTON	§
	§
CITY OF OAK POINT	§

I, Joni Vaughn, City Secretary of the City of Oak Point, Texas, DO HEREBY CERTIFY as follows:

1. That on the 21st day of September, 2022 a regular meeting of the City Council of the City of Oak Point, Texas, was held at its regular meeting place in the City Hall of said City; the duly constituted members of the City Council being as follows:

DENA MEEK		MAYOR
JOHN LUSK		MAYOR PRO TEM
SCOTT DUFFORD		DEPUTY MAYOR PRO TEM
DAVE KLEWICKI)	COUNCIL MEMBERS
DAVID MCBETH)	
KIRK HAWRYSIO)	

and all of said persons were present at said meeting, except the following: _____
Among other business considered at said meeting, the attached ordinance entitled:

ORDINANCE NO. 2022-09-583

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAK POINT, TEXAS; ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND IMPROVEMENT AREA #5 ASSESSMENT ROLL FOR THE WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN IMPROVEMENT AREA #5 OF THE DISTRICT; LEVYING ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #5 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; RESOLVING ALL MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the ordinance, and upon a motion being made and seconded, the ordinance was finally passed and adopted by the City Council to be effective immediately by the following vote:

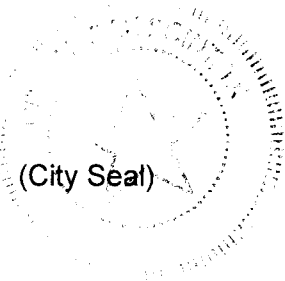
5 voted "For" 0 voted "Against" 0 abstained

all as shown in the official minutes of the City Council for the meeting held on the aforesaid date.

2. That the attached ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council of said City on the date of the aforesaid meeting are those persons shown above and, according to the

records of my office, each member of the City Council was given actual notice of the time, place, and purpose of the meeting and had actual notice that the matter would be considered; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the entitled ordinance, was posted and given in advance thereof in compliance with the provisions of Texas Government Code Chapter 551, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of the City, this the 21st day of September, 2022.



Joni Vaughn

City Secretary
City of Oak Point, Texas

**CITY OF OAK POINT, TEXAS
ORDINANCE NO. 2022-09-583**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAK POINT, TEXAS; ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND IMPROVEMENT AREA #5 ASSESSMENT ROLL FOR THE WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN IMPROVEMENT AREA #5 OF THE DISTRICT; LEVYING ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #5 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; RESOLVING ALL MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Oak Point, Texas (the "City"), to create public improvement districts within the corporate limits or extraterritorial jurisdiction of the City; and

WHEREAS, on May 19, 2014, the owners of property within the corporate limits and extraterritorial jurisdiction of the City submitted and filed with the municipal secretary of the City (the "City Secretary") a petition (the "Petition") requesting the creation of Wildridge Public Improvement District No. 1 (the "District") consisting of approximately 378 contiguous acres described in the Petition (the "Property"); and

WHEREAS, the purpose of the District is to undertake and pay for public improvement projects authorized by the Act and described in the Petition that confer a special benefit on the Property; and

WHEREAS, the petition satisfied the requirements of the PID Act because it contained the signatures of: (1) the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of Denton Central Appraisal District, and (2) the record owners of real property liable for assessment who (A) constitute more than fifty percent of all record owners of property that is liable for assessment under the proposal, or (B) own taxable real property that constitutes more than fifty percent of the area of all taxable property within the District that is liable for assessment; and

WHEREAS, on June 16, 2014, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2014-06-015R (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Wildridge Public Improvement District No. 1 (the "District") in accordance with its finding as to the advisability of the authorized improvements relating to the District (the "Authorized Improvements"); and

WHEREAS, the City published the Authorization Resolution as required by law; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary, within 20 days after the date of publication; and

WHEREAS, the Property is being developed in phases, the sixth phase of which includes approximately 34.726 acres described and depicted in Exhibit O-6 of the Service and Assessment Plan (as defined "Improvement Area #5" herein) attached hereto; and

WHEREAS, on August 17, 2022, the Council adopted a resolution accepting the preliminary amended and restated service and assessment plan, including the proposed assessment roll, ordering a public hearing to consider an ordinance levying assessments (the "Assessments") against assessable property within Improvement Area #5 of the District (the "Improvement Area #5 Assessed Property"), authorizing and directing the City Secretary of the City to publish notice of a public hearing to consider the levying of the Assessments against the Improvement Area #5 Assessed Property (the "Levy and Assessment Hearing"), authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment, and directing related action; and

WHEREAS, on August 18, 2022, the City Secretary filed the Improvement Area #5 Assessment Roll (as defined herein) specified in the preliminary amended and restated service and assessment plan and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on August 28, 2022 in *Denton-Record Chronicle*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is to be located or in which the improvements are to be undertaken; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, on September 21, 2022, the City Council convened the Levy and Assessment Hearing and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Improvement Area #5 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs (as defined in the Service and Assessment Plan) of the improvements to be undertaken for the benefit of the property within Improvement Area #5 of the District (the "Improvement Area #5 Projects"), the purposes of the Assessments, the special benefits of the Improvement Area #5 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Improvement Area #5 Assessment Roll and the Wildridge Public Improvement District No. 1 2022 Amended and Restated Service and Assessment Plan, dated September 21, 2022, substantially in the form attached hereto as **Exhibit A** (the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied against the Improvement Area #5 Assessed Property as provided in the Service and Assessment Plan and the Improvement Area #5 Assessment Roll attached thereto as Exhibit I-1 (the "Improvement Area #5 Assessment Roll"); and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Improvement Area #5 Projects, as described in the Service and Assessment Plan, the Improvement Area #5 Assessment Roll, and the levy of the Assessments, all as described in the Service and Assessment Plan; and

WHEREAS, the owners, or their representatives, of the majority of the privately-owned and taxable property located within Improvement Area #5 of the District (the "Landowners"), who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, the Improvement Area #5 Assessment Roll, this Ordinance, and the levy of the Assessments against their property located within Improvement Area #5 of the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section 1. Terms.

Terms not otherwise defined herein, including the preambles to this Ordinance, have the meanings ascribed thereto as set forth in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #5 Projects (as reflected in the Service and Assessment Plan) and the Annual Collection Costs (as defined and as reflected in to the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each parcel of Improvement Area #5 Assessed Property will receive from the construction of the Improvement Area #5 Projects identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #5 Projects, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service and Assessment Plan and has been reviewed and updated annually, including the updated Service and Assessment Plan attached hereto as **Exhibit A**;

(c) The Service and Assessment Plan apportions the Actual Costs of the Improvement Area #5 Projects to be assessed against Improvement Area #5 Assessed Property and such apportionment is made on the basis of special benefits accruing to the property because of the Improvement Area #5 Projects;

(d) All of the real property in Improvement Area #5 of the District which is being assessed in the benefitted amounts shown in the Improvement Area #5 Assessment Roll will be benefited by the Improvement Area #5 Projects proposed to be constructed as described in the Service and Assessment Plan, and each parcel of Improvement Area #5 Assessed Property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Improvement Area #5 Projects and the Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #5 Projects and the Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for Improvement Area #5 of the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Improvement Area #5 Assessment Roll should be approved as the assessment roll for Improvement Area #5 of the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within Improvement Area #5 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for Improvement Area #5 of the District.

Section 4. Improvement Area #5 Assessment Roll.

The Improvement Area #5 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for Improvement Area #5 of the District.

Section 5. Levy and Payment of Assessments for Costs of the Improvement Area #5 Projects.

(a) The City Council hereby levies an assessment on each parcel of property (excluding Non-Benefited Property, as defined in the Service and Assessment Plan) located within Improvement Area #5 of the District, as shown and described in the Service and Assessment Plan and the Improvement Area #5 Assessment Roll, in the respective

amounts shown in the Improvement Area #5 Assessment Roll, as an assessment on the properties set forth in the Improvement Area #5 Assessment Roll. The Assessments hereby levied shall be sufficient to pay the debt service on any bonds or other evidences of indebtedness that may be hereafter issued and costs related thereto in accordance with the terms of the Service and Assessment Plan or that are otherwise authorized by the PID Act.

(b) The levy of the Assessments shall be effective on the date of execution of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan, as the same shall be updated from time to time including upon the issuance of the PID Bonds (as defined in the Service and Assessment Plan).

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for Improvement Area #5 Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment.

The Actual Costs of the Improvement Area #5 Projects and Annual Collection Costs shall be apportioned according to the method set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 9. Prepayments of Assessments.

As provided in Section VI of the Service and Assessment Plan, the owner of any of Improvement Area #5 Assessed Property may prepay the Assessments levied by this Ordinance.

Section 10. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the landowners of Improvement Area #5 Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of Improvement Area #5 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 11. Appointment of Administrator and Collector of Assessments.

(a) **Appointment of Administrator.**

P3Works, LLC is hereby appointed and designated as the initial Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance (the "Administrator"). The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost.

(b) **Appointment of Temporary Collector.**

The City's City Manager is hereby appointed and designated as the temporary collector of the Assessments (the "Collector"). The Collector shall serve in such capacity until such time as the City shall arrange for the Collector's duties to be performed by the Denton County Tax Assessor and Collector, or another qualified collection agent selected by the City.

Section 12. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

Section 13. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and/or the Improvement Area #5 Assessment Roll, to be recorded in the real property records of Denton County. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

Section 14. Severability.

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

Section 15. Effective Date.

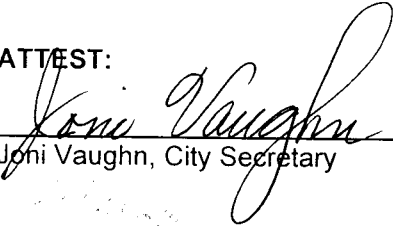
This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

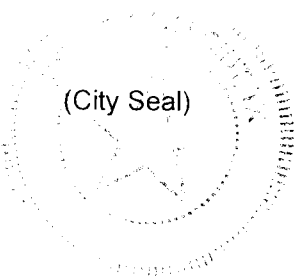
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PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF OAK POINT,
TEXAS, THIS 21 DAY OF SEPTEMBER, 2022.


Dena Meek, Mayor

ATTEST:


Joni Vaughn, City Secretary

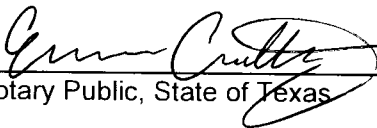


STATE OF TEXAS

§
§
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COUNTY OF DENTON

This instrument was acknowledged before me on the 23rd day of September 2022
by Dena Meek, Mayor of the City of Oak Point, Texas on behalf of said City.


Notary Public, State of Texas

(SEAL)

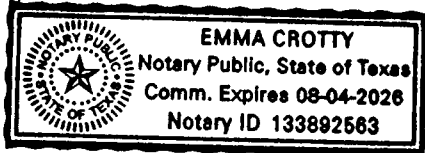


EXHIBIT A

Service and Assessment Plan

Wildridge Public Improvement District No. 1

2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

SEPTEMBER 21, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents 1

Introduction 4

Section I: Definitions 8

Section II: The District 22

Section III: Authorized Improvements 23

Section IV: Service Plan 25

Section V: Assessment Plan 26

Section VI: Terms of the Assessments 37

Section VII: Assessment Roll 42

Section VIII: Additional Provisions 42

Section IX: Additional Updates 44

Exhibits 50

Appendices 51

Exhibit A-1 – District Boundary Map 52

Exhibit A-2 – Improvement Area #1 Boundary Map 53

Exhibit A-3 – Improvement Area #2 Boundary Map 54

Exhibit A-4 – Improvement Area #3 Boundary Map 55

Exhibit A-5 – Improvement Area #4 Boundary Map 56

Exhibit A-6 – Improvement Area #5 Boundary Map 57

Exhibit A-7 – Other Entity Property Boundary Map 58

Exhibit B – Allocation of Authorized Improvements 59

Exhibit C – Service Plan 60

Exhibit D – Sources and Uses of Funds 61

Exhibit E-1 – Improvement Area #1 Assessment Roll 62

Exhibit E-2 – Improvement Area #1 Projected Annual Installments 67

Exhibit E-3 – Improvement Area #1 Projected Annual Installments by Lot Type 68

Exhibit F-1 – Improvement Area #2 Assessment Roll 72

Exhibit F-2 – Improvement Area #2 Projected Annual Installments 83

Exhibit F-3 – Improvement Area #2 Projected Annual Installments by Lot Type 84

Exhibit G-1 – Improvement Area #3 Assessment Roll 88

Exhibit G-2 – Improvement Area #3 Projected Annual Installments 93

Exhibit G-3 – Improvement Area #3 Projected Annual Installments by Lot Type	94
Exhibit H-1 – Improvement Area #4 Assessment Roll	98
Exhibit H-2 – Improvement Area #4 Projected Annual Installments.....	102
Exhibit H-3 – Improvement Area #4 Projected Annual Installments by Lot Type	103
Exhibit I-1 – Improvement Area #5 Assessment Roll.....	107
Exhibit I-2 – Improvement Area #5 Projected Annual Installments	108
Exhibit I-3 – Improvement Area #5 Projected Annual Installments by Lot Type	109
Exhibit J-1 – Map Depicting Improvement Area #1 Improvements	112
Exhibit J-2 – Map Depicting Improvement Area #2 Improvements	113
Exhibit J-3 – Map Depicting Improvement Area #3 Improvements	115
Exhibit J-4 – Map Depicting Improvement Area #4 Improvements	116
Exhibit J-5 – Map Depicting Improvement Area #5 Improvements	118
Exhibit J-6 – Map Depicting Major Improvements	120
Exhibit K – Original Concept Plan.....	122
Exhibit L – Maximum Assessment by Lot Type	123
Exhibit M – Chronological Timeline of District History	124
Exhibit N – Notice of Assessment Termination	134
Exhibit O-1 – District Legal Description	137
Exhibit O-2 – Improvement Area #1 Legal Description	144
Exhibit O-3 – Improvement Area #2 Legal Description	150
Exhibit O-4 – Improvement Area #3 Legal Description	170
Exhibit O-5 – Improvement Area #4 Legal Description	181
Exhibit O-6 – Improvement Area #5 Legal Description	193
Exhibit O-7 – Other Entity Property Legal Description	199
Appendix A – Engineer’s Report for Improvement Area #4	201
Appendix B – Engineer’s Report for Improvement Area #5	208
Appendix C – Buyer Disclosures.....	216
Wildridge Public Improvement District No. 1 – Improvement Area #1 – Lot Type 1 – Buyer Disclosure.....	217
Wildridge Public Improvement District No. 1 – Improvement Area #1 – Lot Type 2 – Buyer Disclosure.....	223
Wildridge Public Improvement District No. 1 – Improvement Area #1 – Lot Type 3 – Buyer Disclosure.....	229

Wildridge Public Improvement District No. 1 – Improvement Area #2 – Lot Type 4 – Buyer Disclosure.....	235
Wildridge Public Improvement District No. 1 – Improvement Area #2 – Lot Type 5 – Buyer Disclosure.....	241
Wildridge Public Improvement District No. 1 – Improvement Area #2 – Lot Type 6 – Buyer Disclosure.....	247
Wildridge Public Improvement District No. 1 – Improvement Area #3 – Lot Type 7 – Buyer Disclosure.....	253
Wildridge Public Improvement District No. 1 – Improvement Area #3 – Lot Type 8 – Buyer Disclosure.....	259
Wildridge Public Improvement District No. 1 – Improvement Area #3 – Lot Type 9 – Buyer Disclosure.....	265
Wildridge Public Improvement District No. 1 – Improvement Area #4 – Lot Type 10 – Buyer Disclosure.....	271
Wildridge Public Improvement District No. 1 – Improvement Area #4 – Lot Type 11 – Buyer Disclosure.....	277
Wildridge Public Improvement District No. 1 – Improvement Area #4 – Lot Type 12 – Buyer Disclosure.....	283
Wildridge Public Improvement District No. 1 – Improvement Area #5 – Lot Type 13 – Buyer Disclosure.....	289
Wildridge Public Improvement District No. 1 – Improvement Area #5 – Lot Type 14 – Buyer Disclosure.....	295

INTRODUCTION

Capitalized terms used in this 2022 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2022 Amended and Restated 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," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2022 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes.

On June 16, 2014, the City passed and approved Resolution No. 2014-06-015R authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 377.78 acres located within the corporate limits and extraterritorial jurisdiction of the City, and within the County, as described by the metes and bounds on **Exhibit O-1** and depicted on **Exhibit A-1**.

On March 16, 2015, the City Council adopted Ordinance No. 2015-03-395, which approved the levy of Assessments on Assessed Property within Phase 1 and approved the Phase 1 Service and Assessment Plan.

On March 16, 2015, the City Council adopted Ordinance No. 2015-03-397, which approved the levy of the 2015 Remainder Property Assessment against the Remainder Property and approved the Remainder Property Service and Assessment Plan.

On November 21, 2016, the City Council adopted Ordinance No. 2016-11-426, which approved the levy of Assessments on Assessed Property within Phase 2 and approved the Phase 2 Service and Assessment Plan.

On March 20, 2017, the City Council adopted Ordinance No. 2017-03-429, which approved the 2017 Phase 1 Annual Service Plan Update and updated the Assessment Roll for Phase 1 for 2017.

On May 15, 2017, the City Council adopted Ordinance No. 2017-05-432, which approved the 2017 Remainder Property Annual Service Plan Update and updated the Assessment Roll for the Remainder Property for 2017.

On August 21, 2017, the City Council adopted Ordinance No. 2017-08-437, which approved the 2017 Phase 2 Annual Service Plan Update and updated the Assessment Roll for Phase 2 for 2017.

On March 19, 2018, the City Council adopted Ordinance No. 2018-03-450, which approved the levy of Assessments on Assessed Property within Phase 3 and approved the Phase 3 Service and Assessment Plan.

On March 19, 2018, the City Council adopted Ordinance No. 2018-03-451, which approved the levy of Assessments on the 2018 Major Improvement Area and approved the Major Improvement Area Service and Assessment Plan.

On July 24, 2018, the City Council adopted Ordinance No. 2018-07-465, which approved the 2018 Amended and Restated Service and Assessment Plan, which replaced in its entirety the Phase 1 Service and Assessment Plan and updated the Assessment Rolls for the District for 2018.

On July 24, 2018, the City Council adopted Ordinance No. 2018-07-466, which approved the 2018 Amended and Restated Service and Assessment Plan, which replaced in their entirety the Phase 2 Service and Assessment Plan and the Phase 3 Service and Assessment Plan and updated the Assessment Rolls for the District for 2018.

On July 24, 2018, the City Council adopted Ordinance No. 2018-07-467, which approved the 2018 Amended and Restated Service and Assessment Plan, which replaced in their entirety the Remainder Property Service and Assessment Plan and Major Improvement Area Service and Assessment Plan and updated the Assessment Rolls for the District for 2018.

On July 24, 2018, the City Council adopted Ordinance No. 2018-07-468, which approved the issuance of Improvement Area #1 Bonds and approved agreements related to such bonds.

On July 24, 2018, the City Council adopted Ordinance No. 2018-07-469, which approved the issuance of Improvement Area #2 Bonds and approved agreements related to such bonds.

On July 15, 2019, the City Council adopted Resolution No. 2019-07-017R, which approved the 2019 Annual Service Plan Update for the District and updated the Assessment Rolls for the District for 2019.

On September 16, 2019, the City Council adopted Ordinance No. 2019-09-489, which levied the Improvement Area #3 Assessment and approved the Improvement Area #3 Service and Assessment Plan.

On November 18, 2019, the City Council adopted Ordinance No. 2019-11-496, which approved the 2019 Amended and Restated Service and Assessment Plan, which replaced in their entirety the 2018 Amended and Restated Service and Assessment Plan and Improvement Area #3 Service and Assessment Plan, approved the issuance of Improvement Area #3 Bonds, and updated the Assessment Rolls for the District for 2019.

On November 18, 2019, the City Council adopted Ordinance No. 2019-11-495, which approved the release of the previous levy of the 2018 Major Improvement Area Assessment on the 2018 Major Improvement Area, and levied the 2019 Major Improvement Area Assessment on the 2019 Major Improvement Area.

On August 17, 2020, the City Council adopted Resolution No. 2020-08-018R, which approved the 2020 Annual Service Plan Update and updated the Assessment Rolls for the District for 2020.

On May 17, 2021, the City Council adopted Ordinance No. 2021-05-537, which approved and accepted the 2021 Amended and Restated Service and Assessment Plan, which replaced the 2019 Amended and Restated Service and Assessment Plan in its entirety, levied Improvement Area #4 Assessments, and updated the Assessment Rolls for the District for 2021. The 2021 Amended and Restated Service and Assessment Plan also made a finding of special benefit and Assessment allocation for Improvement Area #4 Assessed Property and 2021 Major Improvement Area.

On May 17, 2021, the City Council adopted Ordinance No. 2021-05-538, which approved the release of the previous levy of the 2019 Major Improvement Area Assessment on the 2019 Major Improvement Area and levied the 2021 Major Improvement Area Assessment on the 2021 Major Improvement Area.

On July 21, 2021, the City Council adopted Ordinance No. 2021-07-542, which approved and accepted the 2021 Amended and Restated Service and Assessment Plan (July Update), which replaced the 2021 Amended and Restated Service and Assessment Plan in its entirety, issued Improvement Area #4 Bonds, and updated the Assessment Rolls for the District for 2021.

On August 17, 2022, the City Council adopted Ordinance No. 2022-08-575, which approved the 2022 Annual Service Plan Update for the District and updated the Assessment Rolls for the District for 2022.

On September 21, 2022, the City Council adopted Ordinance No. 2022-09-583, which approved and accepted this 2022 Amended and Restated Service and Assessment Plan, which replaced the 2021 Amended and Restated Service and Assessment Plan (July Update), as updated by the 2022 Annual Service Plan Update, in its entirety, levied the Improvement Area #5 Assessment, and updated the Assessment Rolls for the District for 2022.

On September 21, 2022, the City Council adopted Ordinance No. 2022-09-584, which approved the issuance of the Improvement Area #5 Bonds.

On September 21, 2022, the City Council adopted Ordinance No. 2022-09-585, which approved the release of the previous levy of the 2021 Major Improvement Area Assessment on the 2021 Major Improvement Area.

The Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV**.

The Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against Parcels in the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Rolls for, Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, and Improvement Area #5 are included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit E-1, Exhibit F-1, Exhibit G-1, Exhibit H-1, and Exhibit I-1**, respectively.

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SECTION I: DEFINITIONS

“2018 Amended and Restated Service and Assessment Plan” means the amended and restated service and assessment plan approved on July 24, 2018 by the City by Ordinance No. 2018-07-465, Ordinance No. 2018-07-466, and Ordinance No. 2018-07-467, which replaced the Phase 1 Service and Assessment Plan, the Phase 2 Service and Assessment Plan, the Phase 3 Service and Assessment Plan, and the Major Improvement Area Service and Assessment Plan in their entirety, and which was replaced in its entirety by the 2019 Amended and Restated Service and Assessment Plan.

“2018 Major Improvement Area” means all the property within the District, excluding Improvement Area #1 and Improvement Area #2, consisting of approximately 195.000 acres within the District.

“2018 Major Improvement Area Assessment” means the Assessment levied on the 2018 Major Improvement Area in accordance with the 2018 Amended and Restated Service and Assessment Plan.

“2019 Amended and Restated Service and Assessment Plan” means the amended and restated service and assessment plan approved on November 18, 2019 by the City by Ordinance No. 2019-11-496, which replaced the 2018 Amended and Restated Service and Assessment Plan and the Improvement Area #3 Service and Assessment Plan, updated annually, and which was replaced in its entirety by the 2021 Amended and Restated Service and Assessment Plan.

“2019 Major Improvement Area” means all the property within the District, excluding Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Other Entity Property, consisting of approximately 113.986 acres within the District.

“2019 Major Improvement Area Assessment” means the Assessment levied on the 2019 Major Improvement Area in accordance with the 2019 Amended and Restated Service and Assessment Plan.

“2019 Major Improvement Area Assessment Ordinance” means Ordinance No. 2019-11-495, approved and adopted by the City Council on November 18, 2019, which released the previous levy of the 2018 Major Improvement Area Assessment on the 2018 Major Improvement Area, and levied the 2019 Major Improvement Area Assessment on the 2019 Major Improvement Area.

“2021 Amended and Restated Service and Assessment Plan” means the 2021 Amended and Restated Service and Assessment Plan, which replaced in its entirety the 2019 Amended and Restated Service and Assessment Plan, and which was replaced in its entirety by the 2021 Amended and Restated Service and Assessment Plan (July Update).

“2021 Amended and Restated Service and Assessment Plan (July Update)” means the 2021 Amended and Restated Service and Assessment Plan (July Update), which replaced in its entirety the 2021 Amended and Restated Service and Assessment Plan, and which is to be replaced in its entirety by this 2022 Amended and Restated Service and Assessment Plan.

“2021 Major Improvement Area” means all the property within the District, excluding Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4 and the Other Entity Property, consisting of approximately 34.726 acres within the District.

“2021 Major Improvement Area Assessment” means the Assessment levied on the 2021 Major Improvement Area in accordance with the 2021 Amended and Restated Service and Assessment Plan.

“2021 Major Improvement Area Assessment Ordinance” means Ordinance No. 2021-05-538, approved and adopted by the City Council on May 17, 2021, which released the previous levy of the 2019 Major Improvement Area Assessment on the 2019 Major Improvement Area, and levied the 2021 Major Improvement Area Assessment on the 2021 Major Improvement Area.

“2022 Amended and Restated Service and Assessment Plan” means this 2022 Amended and Restated Service and Assessment Plan, which replaces in its entirety the 2021 Amended and Restated Service and Assessment Plan (July Update), as it was updated by the 2022 Annual Service Plan Update, as it may be modified and updated from time to time.

“2022 Annual Service Plan Update” means the Annual Service Plan Update approved on August 17, 2022, which updated the Assessment Rolls for the District for 2022.

“2022 Major Improvement Area Release Ordinance” means Ordinance No. 2022-09-585, approved and adopted by the City Council on September 21, 2022, which released the levy of the 2021 Major Improvement Area Assessment on the 2021 Major Improvement Area.

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

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of owners and developers of the District: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; and (8) to implement, administer, and manage the above-described activities including, but not limited to, a

construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the owner or developers. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsections (3), (4), (5), and (7) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected, by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the Act.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2022 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Amended and Restated Development Agreement" means that Amended and Restated Development Agreement executed by the City and Original Owner (as predecessor-in-interest to the Prior Owner and the Owner) on September 26, 2013.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the creation and operation of the District, the issuance and sale of PID Bonds, and the construction, operation, and maintenance of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2022 Amended and Restated Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to the Service Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel against which an Assessment is levied.

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

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

“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 the issuance of PID Bonds or in connection with any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, Improvement Area #3, Improvement Area #4 Assessment Roll, and Improvement Area #5 Assessment Roll are included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit E-1, Exhibit F-1, Exhibit G-1, Exhibit H-1, and Exhibit I-1**, respectively.

“Assessment Plan” assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

“Authorized Improvements” mean improvements authorized by Section 372.003 of the Act including those listed in **Section III**.

“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 2022 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

“District” means the Wildridge Public Improvement District No. 1 consisting of approximately 377.78 acres located within the corporate limits and extraterritorial jurisdiction of the City, as shown on **Exhibit A-1** and as more specifically described by metes and bounds on **Exhibit O-1**.

“District Formation and Bond Issuance Costs” mean the costs associated with forming the District and issuing PID Bonds, including but not limited to attorney fees, financial advisory fees,

consultant fees, trustee fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, first year District Annual Collection Costs, underwriter discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the establishment of the District and/or the issuance of PID Bonds.

“Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A** and **Appendix B** for Improvement Area #4 and Improvement Area #5, respectively.

“Homeowners’ Association” means an association established for the benefit of property owners within the District.

“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 Homeowners’ Association. More specifically described as either Lot Type HOA – Improvement Area #1, Lot Type HOA – Improvement Area #2, Lot Type HOA – Improvement Area #3, Lot Type HOA – Improvement Area #4, or Lot Type HOA – Improvement Area #5.

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

“Improvement Area #1 Annual Installments” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest. The estimated Annual Installments on Improvement Area #1 are shown on **Exhibit E-2**.

“Improvement Area #1 Assessed Property” means any and all Parcels within Improvement Area #1 other than Non-Benefited Property.

“Improvement Area #1 Assessment” means any Assessment levied on Improvement Area #1 Assessed Property.

“Improvement Area #1 Assessment Ordinance” means the Phase 1 Assessment Ordinance (as defined in **Exhibit M**) approved on March 16, 2015, by Ordinance No. 2015-03-395.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for Improvement Area #1 included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit E-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

“Improvement Area #1 Bonds” mean those certain “City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2018 (Wildridge Public Improvement District No. 1 Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

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

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

“Improvement Area #1 Reimbursement Agreement” means that certain “Wildridge Public Improvement District No. 1 (Improvement Area #1) Reimbursement Agreement,” effective July 24, 2018, which replaces in its entirety the Phase 1 Financing Agreement (as defined in **Exhibit M**) dated, March 16, 2015, by and between the City and the Prior Owner, as the developer of the Improvement Area #1 Projects, in which the Prior Owner agrees to construct the Improvement Area #1 Projects and to fund certain Actual Costs of the Improvement Area #1 Projects and the City agrees to (i) pay directly or reimburse the Prior Owner for Actual Costs of an Improvement Area #1 Project from the proceeds of Improvement Area #1 Bonds in accordance with the Act, this 2022 Amended and Restated Service and Assessment Plan and the applicable Indenture, and (ii) reimburse the Prior Owner for Actual Costs of an Improvement Area #1 Project not paid by proceeds of Improvement Area #1 Bonds solely from the revenue collected from Improvement Area #1 Assessments, including Annual Installments, not pledged to the payment of Improvement Area #1 Bonds.

“Improvement Area #2” means a defined area within the District as generally shown on the map on **Exhibit A-3** and as described by metes and bounds in **Exhibit O-3** consisting of approximately 120.326 acres.

“Improvement Area #2 Annual Installments” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2; and (4) Additional Interest. The estimated Annual Installments on Improvement Area #2 are shown on **Exhibit F-2**.

“Improvement Area #2 Assessed Property” means any and all Parcels within Improvement Area #2 other than Non-Benefited Property.

“Improvement Area #2 Assessment” means any Assessment levied on Improvement Area #2 Assessed Property.

“Improvement Area #2 Assessment Ordinance” means jointly, the Phase 2 Assessment Ordinance, approved on November 21, 2016, by Ordinance No. 2016-11-426 (as defined in **Exhibit M**) and the Phase 3 Assessment Ordinance, approved on March 19, 2018, by Ordinance No. 2018-03-450 (as defined in **Exhibit M**).

“Improvement Area #2 Assessment Roll” means the Assessment Roll for Improvement Area #2 included in this 2022 Amended and Restated 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.

“Improvement Area #2 Bonds” means those certain “City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2018 (Wildridge Public Improvement District No. 1 Improvement Area #2 Project)” that are secured by Improvement Area #2 Assessments.

“Improvement Area #2 Improvements” means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property and are described in **Section III.C** hereto.

“Improvement Area #2 Projects” means, collectively (i) the pro rata portion of the Major Improvements allocable to Improvement Area #2, and (ii) the Improvement Area #2 Improvements.

“Improvement Area #2 Reimbursement Agreement” means that certain “Wildridge Public Improvement District No. 1 (Improvement Area #2 Reimbursement Agreement,” effective July 24, 2018, which replaces in their entirety the Phase 2 Financing Agreement dated November 21, 2016, and the Phase 3 Financing Agreement (as such terms are defined in **Exhibit M**) dated, March 16, 2018, by and between the City and the Prior Owner, as the developer of the Improvement Area #2 Projects, in which the Prior Owner agrees to construct the Improvement Area #2 Projects and to fund certain Actual Costs of the Improvement Area #2 Projects and the City agrees to (i) pay directly or reimburse the Prior Owner for Actual Costs of an Improvement Area #2 Project from the proceeds of Improvement Area #2 Bonds in accordance with the Act, this 2022 Amended and Restated Service and Assessment Plan and the applicable Indenture, and (ii) reimburse the Prior Owner for Actual Costs of an Improvement Area #2 Project not paid by proceeds of Improvement Area #2 Bonds solely from the revenue collected from Assessments, including Annual Installments, not pledged to the payment of Improvement Area #2 Bonds.

“Improvement Area #3” means a defined area within the District as generally shown on the map on **Exhibit A-4** and as described by metes and bounds in **Exhibit O-4** consisting of approximately 45.64 acres.

“Improvement Area #3 Annual Installments” means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #3; and (4) Additional Interest. The estimated Annual Installments on Improvement Area #3 are shown on **Exhibit G-2**.

“Improvement Area #3 Assessed Property” means any and all Parcels within Improvement Area #3 other than Non-Benefited Property.

“Improvement Area #3 Assessment” means any Assessment levied on Improvement Area #3 Assessed Property.

“Improvement Area #3 Assessment Ordinance” means the Improvement Area #3 Assessment Ordinance approved on September 16, 2019, by Ordinance No. 2019-09-489.

“Improvement Area #3 Assessment Roll” means the Assessment Roll for Improvement Area #3 included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit G-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

“Improvement Area #3 Bonds” mean those certain “City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2019 (Wildridge Public Improvement District No. 1 Improvement Area #3 Project)” that are secured by Improvement Area #3 Assessments.

“Improvement Area #3 Improvements” mean the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property and are described in **Section III.D** hereto.

“Improvement Area #3 Projects” mean, collectively (i) the pro rata portion of the Major Improvements allocable to Improvement Area #3, and (ii) the Improvement Area #3 Improvements.

“Improvement Area #3 Reimbursement Agreement” means that certain “Wildridge Public Improvement District No. 1 Improvement Area #3 Reimbursement Agreement,” effective August 19, 2019, by and between the City and the Prior Owner, as the developer of the Improvement Area #3 Projects, in which the Prior Owner agrees to construct the Improvement Area #3 Projects and to fund certain Actual Costs of the Improvement Area #3 Projects and the City agrees to (i) pay directly or reimburse the Prior Owner for Actual Costs of an Improvement Area #3 Project from the proceeds of Improvement Area #3 Bonds in accordance with the Act, this 2022 Amended and Restated Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Prior Owner for Actual Costs of an Improvement Area #3 Project not paid by proceeds of Improvement Area #3 Bonds solely from the revenue collected from Assessments, including Annual Installments, not pledged to the payment of Improvement Area #3 Bonds.

“Improvement Area #3 Service and Assessment Plan” means the Improvement Area #3 Service and Assessment Plan approved and adopted on September 16, 2019 by the City Council via Ordinance No. 2019-09-489, and which was replaced in its entirety by the 2019 Amended and Restated Service and Assessment Plan.

“Improvement Area #4” means a defined area within the District as generally shown on the map on **Exhibit A-5** and as described by metes and bounds in **Exhibit O-5** consisting of approximately 74.161 acres.

“Improvement Area #4 Annual Installments” means the Annual Installment of the Improvement Area #4 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #4; and (4) Additional Interest. The estimated Annual Installments on Improvement Area #4 are shown on **Exhibit H-2**.

“Improvement Area #4 Assessed Property” means any and all Parcels within Improvement Area #4 other than Non-Benefited Property.

“Improvement Area #4 Assessment” means any Assessment levied on Improvement Area #4 Assessed Property.

“Improvement Area #4 Assessment Ordinance” means the Improvement Area #4 Assessment Ordinance approved on May 17, 2021, by Ordinance No. 2021-05-037.

“Improvement Area #4 Assessment Roll” means the Assessment Roll for Improvement Area #4 included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit H-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

“Improvement Area #4 Bonds” mean those certain “City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2021 (Wildridge Public Improvement District No. 1 Improvement Area #4 Project)” that are secured by Improvement Area #4 Assessments.

“Improvement Area #4 Improvements” mean the Authorized Improvements which only benefit the Improvement Area #4 Assessed Property and are described in **Section III.E** hereto.

“Improvement Area #4 Projects” mean, collectively (i) the pro rata portion of the Major Improvements allocable to Improvement Area #4, and (ii) the Improvement Area #4 Improvements.

“Improvement Area #4 Reimbursement Agreement” means that certain “Wildridge Public Improvement District No. 1 Improvement Area #4 Reimbursement Agreement,” effective May 17, 2021, by and between the City and the Prior Owner, as the developer of the Improvement Area #4 Projects, in which the Prior Owner agrees to construct the Improvement Area #4 Projects and to fund certain Actual Costs of the Improvement Area #4 Projects and the City agrees to (i) pay directly or reimburse the Prior Owner for Actual Costs of an Improvement Area #4 Project from the proceeds of Improvement Area #4 Bonds in accordance with the Act, this 2022 Amended and Restated Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Prior Owner for Actual Costs of an Improvement Area #4 Project not paid by proceeds of Improvement Area #4 Bonds solely from the revenue collected from Assessments, including Annual Installments, not pledged to the payment of Improvement Area #4 Bonds.

“Improvement Area #5” means a defined area within the District as generally shown on the map on **Exhibit A-6** and as described by metes and bounds in **Exhibit O-6** consisting of approximately 34.726 acres.

“Improvement Area #5 Annual Installments” means the Annual Installment of the Improvement Area #5 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #5; and (4) Additional Interest. The estimated Annual Installments on Improvement Area #5 are shown on **Exhibit I-2**.

“Improvement Area #5 Assessed Property” means any and all Parcels within Improvement Area #5 other than Non-Benefited Property.

“Improvement Area #5 Assessment” means any Assessment levied on Improvement Area #5 Assessed Property.

“Improvement Area #5 Assessment Ordinance” means the Improvement Area #5 Assessment Ordinance approved on September 21, 2022, by Ordinance No. 2022-09-583.

“Improvement Area #5 Assessment Roll” means the Assessment Roll for Improvement Area #5 included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit I-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act.

“Improvement Area #5 Bonds” mean those certain “City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2022 (Wildridge Public Improvement District No. 1 Improvement Area #5 Project)” that are secured by Improvement Area #5 Assessments.

“Improvement Area #5 Improvements” mean the Authorized Improvements which only benefit the Improvement Area #5 Assessed Property and are described in **Section III.F** hereto.

“Improvement Area #5 Projects” mean, collectively (i) the pro rata portion of the Major Improvements allocable to Improvement Area #5, and (ii) the Improvement Area #5 Improvements.

“Improvement Area #5 Reimbursement Agreement” means that certain “Wildridge Public Improvement District No. 1 Improvement Area #5 Reimbursement Agreement,” effective September 21, 2022, by and between the City and the Owner, as the developer of the Improvement Area #5 Projects, in which the Owner agrees to construct the Improvement Area #5 Projects and to fund certain Actual Costs of the Improvement Area #5 Projects and the City agrees to (i) pay directly or reimburse the Owner for Actual Costs of an Improvement Area #5 Project from the proceeds of Improvement Area #5 Bonds in accordance with the Act, this 2022 Amended and Restated Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Owner for Actual Costs of an Improvement Area #5 Project not paid by proceeds

of Improvement Area #5 Bonds solely from the revenue collected from Improvement Area #5 Assessments, including Annual Installments, not pledged to the payment of Improvement Area #5 Bonds.

“Indenture” means an indenture of trust, trust agreement, ordinance, or similar agreement between the City and the Trustee setting forth the terms and conditions relating to a series of PID Bonds, as the same may be modified, amended, and/or supplemented from time to time.

“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.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the front footage of the Lot as determined by the Administrator and confirmed by the City Council.

“Lot Type 1” means a Lot within Improvement Area #1 that was marketed to homebuilders as a 50’ Lot and further described within **Exhibit E-3**.

“Lot Type 2” means a Lot within Improvement Area #1 that was marketed to homebuilders as a 60’ Lot and further described within **Exhibit E-3**.

“Lot Type 3” means a Lot within Improvement Area #1 that was marketed to homebuilders as a 70’ Lot and further described within **Exhibit E-3**.

“Lot Type 4” means a Lot within Improvement Area #2 that was marketed to homebuilders as a 50’ Lot and further described within **Exhibit F-3**.

“Lot Type 5” means a Lot within Improvement Area #2 that was marketed to homebuilders as a 60’ Lot and further described within **Exhibit F-3**.

“Lot Type 6” means a Lot within Improvement Area #2 that was marketed to homebuilders as a 70’ Lot and further described within **Exhibit F-3**.

“Lot Type 7” means a Lot within Improvement Area #3 that was marketed to homebuilders as a 50’ Lot and further described within **Exhibit G-3**.

“Lot Type 8” means a Lot within Improvement Area #3 that was marketed to homebuilders as a 60’ Lot and further described within **Exhibit G-3**.

“Lot Type 9” means a Lot within Improvement Area #3 that was marketed to homebuilders as a 70’ Lot and further described within **Exhibit G-3**.

“**Lot Type 10**” means a Lot within Improvement Area #4 that was marketed to homebuilders as a 50’ Lot and further described within **Exhibit H-3**.

“**Lot Type 11**” means a Lot within Improvement Area #4 that was marketed to homebuilders as a 60’ Lot and further described within **Exhibit H-3**.

“**Lot Type 12**” means a Lot within Improvement Area #4 that was marketed to homebuilders as a 70’ Lot and further described within **Exhibit H-3**.

“**Lot Type 13**” means a Lot within Improvement Area #5 that was marketed to homebuilders as a 50’ Lot and further described within **Exhibit I-3**.

“**Lot Type 14**” means a Lot within Improvement Area #5 that was marketed to homebuilders as a 60’ Lot and further described within **Exhibit I-3**.

“**Lot Type HOA – Improvement Area #1**” means a Lot owned by a Homeowners’ Association within Improvement Area #1 and further described within **Exhibit E-3**.

“**Lot Type HOA – Improvement Area #2**” means a Lot owned by a Homeowners’ Association within Improvement Area #2 and further described within **Exhibit F-3**.

“**Lot Type HOA – Improvement Area #3**” means a Lot owned by a Homeowners’ Association within Improvement Area #3 and further described within **Exhibit G-3**.

“**Lot Type HOA – Improvement Area #4**” means a Lot owned by a Homeowners’ Association within Improvement Area #4 and further described within **Exhibit H-3**.

“**Lot Type HOA – Improvement Area #5**” means a Lot owned by a Homeowners’ Association within Improvement Area #5 and further described within **Exhibit I-3**.

“**Major Improvement Area Projects**” means the pro rata portion of the Major Improvements allocable to the Major Improvement Area.

“**Major Improvement Area Service and Assessment Plan**” means the service and assessment plan approved and adopted by the City on March 19, 2018 via Ordinance No. 2018-03-451 and replaced in its entirety by the 2018 Amended and Restated Service and Assessment Plan.

“**Major Improvements**” means those Authorized Improvements that confer special benefit to all of the Assessed Property within the District, and as further described in **Section III.A**.

“**Maximum Assessment**” means, for each Lot Type, an amount that will not exceed the amounts shown as the Maximum Assessment by Lot Type on **Exhibit L**. In the event any final plat creates a new Lot Type that differs from what is shown on **Exhibit L**, this 2022 Amended and Restated Service and Assessment Plan will be updated to reflect the new Lot Type, and the Maximum Assessment for the new Lot Type created by the final plat shall be an amount that is calculated by the Administrator and approved by the City, based on the desire to maintain a competitive,

composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments. The Maximum Assessment shall only be calculated upon the filing of a final plat with the County.

“Non-Benefited Property” means Parcels that receive no special benefit from the Authorized Improvements as determined by the City Council which includes Public Property.

“Notice of Assessment Termination” means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit N**.

“Original Concept Plan” means the original concept plan attached as **Exhibit K** showing 1,160 Lots within the District.

“Original Owner” means CR-TDI, LLC, a Delaware limited liability company, the original owner of the property in the District.

“Other Entity Property” means a defined area within the District as generally shown on the map on **Exhibit A-7** and as described by metes and bounds in **Exhibit O-7** consisting of approximately 35.247 acres. The Other Entity Property was previously included in the 2018 Major Improvement Area. The Other Entity Property was transferred to a person or entity for which the Prior Owner has agreed to pay the costs of the Other Entity Projects. The Other Entity Property Projects remains allocated to the Other Entity Property, as described in **Section V.A**, but the 2018 Major Improvement Area Assessment on the Other Entity Property has been released, and the Assessment related to the Major Improvements was decreased by the costs of the Other Entity Property Projects, as described in the 2019 Major Improvement Area Assessment Ordinance.

“Other Entity Property Projects” means the pro rata portion of the Major Improvements allocable to the Other Entity Property.

“Owner” means CF CSLK Wildridge LLC, a Delaware limited liability company, as successor in interest to the Prior Owner and any successor owner of the Property or any portion thereof with the intent to develop the Property for the ultimate purpose of eventual transfer to end users.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the 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 Service and Assessment Plan” means the service and assessment plan approved and adopted by the City on March 16, 2015 via Ordinance No. 2015-03-395 and replaced in its entirety by the 2018 Amended and Restated Service and Assessment Plan.

“Phase 2 Service and Assessment Plan” means the service and assessment plan approved and adopted by the City on November 21, 2016 via Ordinance No. 2016-11-426 and replaced in its entirety by the 2018 Amended and Restated Service and Assessment Plan.

“Phase 3 Service and Assessment Plan” means the service and assessment plan approved and adopted by the City on March 19, 2018 via Ordinance No. 2018-03-450 and replaced in its entirety by the 2018 Amended and Restated Service and Assessment Plan.

“PID Bonds” means the bonds to be issued by the City, in one or more series, to finance all or a portion of the Actual Costs of the Authorized Improvements that confer special benefit on the Assessed Property, which may include funds for any required reserves and amounts necessary to pay the PID Bond issuance costs, and to be secured by a pledge of the Assessments pursuant to the authority granted in the Act, for the purposes of (i) financing the Actual Costs of Authorized Improvements, and (ii) reimbursement for Actual Costs paid prior to the issuance of and payment for the PID Bonds. This term is used in this 2022 Amended and Restated Service and Assessment Plan to collectively refer to: (i) the Improvement Area #1 Bonds, (ii) the Improvement Area #2 Bonds, (iii) the Improvement Area #3 Bonds, (iv) the Improvement Area #4 Bonds, and (v) the Improvement Area #5 Bonds.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent Annual Installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest and Annual Collection Costs to the date of Prepayment, plus any additional expenses related to the Prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any Prepayment.

“Prior Owner” means LH Wildridge, LLC, a Delaware limited liability company, as successor in interest to Original Owner.

“Public Property” means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to the County, to the City, or to any other political subdivision, public or government agency, or public utility, which is Non-Benefitted Property.

“Remainder Property Service and Assessment Plan” means the service and assessment plan approved and adopted by the City on March 16, 2015 via Ordinance No. 2015-03-397 and replaced in its entirety by the 2018 Amended and Restated Service and Assessment Plan.

“Trustee” means the trustee (or successor trustee) under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 377.78 contiguous acres located within the corporate limits and the extraterritorial jurisdiction of the City, and within the County, as generally shown on the map on **Exhibit A-1** and is described by metes and bounds on **Exhibit O-1**, consisting of approximately 164.425 acres located within the corporate limits, and approximately 213.355 acres located within the extraterritorial jurisdiction of the City. Development of the District is anticipated to include 1,051 single-family homes as well as Homeowners' Association Property and Public Property.

Improvement Area #1 includes the initial area developed within the District as generally shown on the map on **Exhibit A-2** and is described by metes and bounds on **Exhibit O-2** consisting of approximately 62.454 acres. Improvement Area #1 is comprised of 172 Lots as well as Homeowners' Association Property and Public Property.

Improvement Area #2 includes the area developed within the District as generally shown on the map on **Exhibit A-3** and is described by metes and bounds on **Exhibit O-3** consisting of approximately 120.326 acres. Improvement Area #2 is comprised of 416 Lots as well as Homeowners' Association Property and Public Property.

Improvement Area #3 includes the area developed within the District as generally shown on the map on **Exhibit A-4** and is described by metes and bounds on **Exhibit O-4** consisting of approximately 45.64 acres. Improvement Area #3 is comprised of 163 Lots as well as Homeowners' Association Property and Public Property.

Improvement Area #4 includes the area developed within the District as generally shown on the map on **Exhibit A-5** and is described by metes and bounds on **Exhibit O-5** consisting of approximately 74.161 acres. Improvement Area #4 is comprised of 172 Lots as well as Homeowners' Association Property and Public Property.

Improvement Area #5 includes the final area to be developed within the District as generally shown on the map on **Exhibit A-6** and is described by metes and bounds on **Exhibit O-6** consisting of approximately 34.726 acres. Improvement Area #5 is anticipated to be comprised of approximately 128 Lots as well as Homeowners' Association Property and Public Property. Improvement Area #5 consists of the property that was formerly designated as a part of the 2021 Major Improvement Area, and the 2021 Major Improvement Area Assessment was released on September 21, 2022, as further described in the 2022 Major Improvement Area Release Ordinance.

The Other Entity Property was originally contemplated to be comprised of approximately 109 Lots used for residential purposes, as described in the 2018 Amended and Restated Service and Assessment Plan. However, the Other Entity Property was transferred to a person or entity for which the Prior Owner has agreed to pay the costs of the Other Entity Projects. The costs of the Other Entity Property Projects remain allocated to the Other Entity Property, as described in **Section V.A**, but the 2018 Major Improvement Area Assessment on the Other Entity Property has been released, and the Assessment related to the Major Improvements was decreased by the costs of the Other Entity Property Projects, as described in the 2019 Major Improvement Area Assessment Ordinance. The Other Entity Property boundary is shown on **Exhibit A-7** and as described by metes and bounds in **Exhibit O-7** consisting of approximately 35.247 acres.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Original Owner, the Prior Owner, and the Owner and their engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined that the improvements described below are Authorized Improvements authorized by the Act that confer a special benefit on the Assessed Property, as summarized on **Exhibit B**. Authorized Improvements will be designed and constructed in accordance with City standards and specifications, as modified by the Amended and Restated Development Agreement, and will be owned and maintained by the City.

A. Major Improvements

- *Shahan Prairie Road, Section A-1*

Improvements at and near the intersection of Shahan Prairie Road and FM 720, including utilities, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of the intersection.

- *Shahan Prairie Road, Section A-2, B and C*

Improvements including off-site and perimeter improvements to Shahan Prairie Road, Sections A-2, B, and C, including utilities, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of Shahan Prairie Road. Shahan Prairie Road provides the only access from FM 720 (a major north-south state highway) to the District.

- *Shahan Prairie Road, Section D*

Improvements including off-site and perimeter improvements to Shahan Prairie Road from the east end of Section C to the east end of the District frontage including paving, utilities, drainage, lighting, signage, sidewalks, and other improvements that are incidental and related to the design, construction, and installation of Shahan Prairie Road.

Shahan Prairie Road provides the only access from FM 720 (a major north-south state highway) to the District.

- *Collector Streets*

Improvements including collector streets, Wildridge Boulevard and Grouse Ridge Lane, whose purpose is to: (1) distribute traffic from Shahan Prairie Road to Lots within the District; (2) collect traffic from Lots within the District and direct it to Shahan Prairie Road; (3) provide "main-entry" access from Shahan Prairie Road to other property within the District; and (4) provide access from other property within the District to common-area amenities within the District.

B. Improvement Area #1 Improvements

Improvements benefitting the Improvement Area #1 Assessed Property include local residential streets, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of such improvements. The purpose of these Improvement Area #1 Improvements is to provide public access and City services to each Lot within Improvement Area #1.

C. Improvement Area #2 Improvements

Improvements benefitting the Improvement Area #2 Assessed Property include local residential streets, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of such improvements. The purpose of these Improvement Area #2 Improvements is to provide public access and City services to each Lot within Improvement Area #2.

D. Improvement Area #3 Improvements

Improvements benefitting the Improvement Area #3 Assessed Property include local residential streets, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of such improvements. The purpose of these Improvement Area #3 Improvements is to provide public access and City services to each Lot within Improvement Area #3.

E. Improvement Area #4 Improvements

Improvements benefitting the Improvement Area #4 Assessed Property include local residential streets, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of such improvements. The purpose of these Improvement Area #4 Improvements is to provide public access and City services to each Lot within Improvement Area #4.

F. Improvement Area #5 Improvements

Improvements benefitting the Improvement Area #5 Assessed Property include local residential streets, drainage, lighting, signage, sidewalks, and other improvements that are incidental to and related to the design, construction, and installation of such improvements. The purpose of these Improvement Area #5 Improvements is to provide public access and City services to each Lot within Improvement Area #5.

G. District Formation and Bond Issuance Costs

- *District Formation Costs*
Includes any cost or expense directly associated with the establishment of the District.
- *Debt Service Reserve Fund*
Equals the amount required under an Indenture in connection with the issuance of PID Bonds.
- *Capitalized Interest*
Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.
- *Underwriting Discount*
Equals a percentage of the par amount of a series of PID Bonds including a fee for underwriter's counsel.
- *1st year Annual Collection Costs*
Equals the estimated amount of the District's first year Annual Collection Costs.
- *Cost of Issuance*
Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, trustee fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

SECTION IV: SERVICE PLAN

The Act requires the service plan to (i) cover a period of at least five years, (ii) define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated by the City Council at least annually. **Exhibit C** summarizes the Service Plan for Improvement Area

#1, Improvement Area #2, Improvement Area #3, Improvement Area #4, and Improvement Area #5. The notice form required by Section 5.014 of the Texas Property Code is attached hereto as **Appendix C**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements, fund required reserves and issue the PID Bonds. The sources and uses of funds shown in **Exhibit D** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

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

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Original Owner, the Prior Owner and the Owner and their engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Assessments shall be allocated as follows:

- *Major Improvements*

- a. Shahan Prairie Road, Section A-1

- The allocation of Shahan Prairie Road, Section A-1 is apportioned to each Improvement Area and to the other properties within and outside the District in proportion to the estimated trip generation (based on existing, proposed, and projected land uses, taking into consideration the City's Comprehensive Land Use

Plan, the availability of utilities, and, where applicable, development agreements and zoning) from each Improvement Area and from the other properties within and outside the District expressed as single-family equivalent units (as described in Section 4.1 of the Phase 1 Service and Assessment Plan, Section 4.4 of the Phase 2 Service and Assessment Plan, and Section 4.3 of the Phase 3 Service and Assessment Plan). The cost of Shahan Prairie Road, Section A-1 has been apportioned based on total number of Lots within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Other Entity Property as shown on the Original Concept Plan divided by the total number of lots (2,145) within and outside the District receiving benefit from the Shahan Prairie Road, Section A-1 improvements.

Improvement Area #1 Allocation:

$(172 \text{ Improvement Area \#1 Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$31,751$

Improvement Area #2 Allocation:

$(416 \text{ Improvement Area \#2 Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$76,792$

Improvement Area #3 Allocation:

$(163 \text{ Improvement Area \#3 Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$30,089$

Improvement Area #4 Allocation:

$(172 \text{ Improvement Area \#4 Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$31,751$

Improvement Area #5 Allocation:

$(128 \text{ Improvement Area \#5 Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$23,628$

Other Entity Property Allocation:

$(109 \text{ Other Entity Property Lots} \div 2,145 \text{ total Lots}) \times \$395,961 = \$20,121$

b. Shahan Prairie Road, Section A-2, B and C

The allocation of the improvements to Shahan Prairie Road, Section A-2, B and C is apportioned to each Improvement Area and to the other properties within and outside the District in proportion to the estimated trip generation (based on existing, proposed, and projected land uses, taking into consideration the City's Comprehensive Land Use Plan, the availability of utilities, and, where applicable, development agreements and zoning) from each Improvement Area and from the other properties within and outside the District expressed as single-family equivalent units (as described in Section 4.1 of the Phase 1 Service and

Assessment Plan, Section 4.3 of the Phase 2 Service and Assessment Plan, and Section 4.4 of the Phase 3 Service and Assessment Plan). The cost of Shahan Prairie Road, Section A-2, B and C has been apportioned based on total number of Lots within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Other Entity Property as shown on the Original Concept Plan divided by the total number of lots (2,145) within and outside the District receiving benefit from the Shahan Prairie Road, Section A-2, B and C improvements.

Improvement Area #1 Allocation:

$(172 \text{ Improvement Area \#1 Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$116,465$

Improvement Area #2 Allocation:

$(416 \text{ Improvement Area \#2 Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$281,684$

Improvement Area #3 Allocation:

$(163 \text{ Improvement Area \#3 Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$110,371$

Improvement Area #4 Allocation:

$(172 \text{ Improvement Area \#4 Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$116,465$

Improvement Area #5 Allocation:

$(128 \text{ Improvement Area \#5 Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$86,672$

Other Entity Property Allocation:

$(109 \text{ Other Entity Property Lots} \div 2,145 \text{ total Lots}) \times \$1,452,433 = \$73,807$

c. Shahan Prairie Road, Section D

The allocation of the improvements to Shahan Prairie Road, Section D are apportioned to each Improvement Area and to the other properties within and outside the District in proportion to the estimated trip generation (based on existing, proposed, and projected land uses, taking into consideration the City's Comprehensive Land Use Plan, the availability of utilities, and, where applicable, development agreements and zoning) from each Improvement Area and from the other properties within and outside the District expressed as single-family equivalent units (as described in Section 4.1 of the Phase 1 Service and Assessment Plan, and Section 4.5 of the Phase 3 Service and Assessment Plan). The cost of Shahan Prairie Road, Section D has been apportioned based on total number of Lots within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Other Entity

Property as shown on the Original Concept Plan divided by the total number of lots (2,145) within and outside the District receiving benefit from the Shahan Prairie Road, Section D improvements.

Improvement Area #1 Allocation:

$(172 \text{ Improvement Area \#1 Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$27,169$

The Prior Owner paid all of Improvement Area #1's allocation, as the amount was not included in the SAP levying the Improvement Area #1 Assessments.

Improvement Area #2 Allocation:

$(416 \text{ Improvement Area \#2 Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$65,712$

The Prior Owner paid all of Improvement Area #2's allocation, as the amount was not included in the SAP levying the Improvement Area #2 Assessments.

Improvement Area #3 Allocation:

$(163 \text{ Improvement Area \#3 Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$25,748$

Improvement Area #4 Allocation:

$(172 \text{ Improvement Area \#4 Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$27,169$

Improvement Area #5 Allocation:

$(128 \text{ Improvement Area \#5 Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$20,219$

Other Entity Property Allocation:

$(109 \text{ Other Entity Property Lots} \div 2,145 \text{ total Lots}) \times \$338,826 = \$17,218$

d. Collector Streets

The allocation of the collector streets is apportioned to each Improvement Area and to other property within the District in proportion to estimated trip generation expressed as single-family units per Improvement Area and based on the location of the common-area amenities within the District. The cost of the collector streets has been apportioned based on total number of Lots within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, and the Other Entity Property as shown on the Original Concept Plan divided by the total number of Lots within the District (as described in Section 4.2.2 of the Phase 1 Service and Assessment Plan, Section 4.2 of the Phase 2 Service and Assessment Plan, and Section 4.2 of the Phase 3 Service and Assessment Plan).

Improvement Area #1 Allocation:

$$(172 \text{ Improvement Area \#1 Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$66,575$$

The Prior Owner paid \$6,833 of Improvement Area #1's allocation, as the amount exceeds the \$59,742 included in the Phase 1 Service and Assessment Plan.

Improvement Area #2 Allocation:

$$(416 \text{ Improvement Area \#2 Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$161,019$$

Improvement Area #3 Allocation:

$$(163 \text{ Improvement Area \#3 Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$63,092$$

Improvement Area #4 Allocation:

$$(172 \text{ Improvement Area \#4 Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$66,575$$

Improvement Area #5 Allocation:

$$(128 \text{ Improvement Area \#5 Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$49,544$$

Other Entity Property Allocation:

$$(109 \text{ Other Entity Property Lots} \div 1,160 \text{ total Lots}) \times \$448,996 = \$42,190$$

e. District Formation

The Authorized Improvements include the cost to establish the District and develop the District in phases. There are six projected phases; therefore, 1/6 of the establishment cost is apportioned to Improvement Area #1 since it is comprised of one phase, 2/6 is apportioned to Improvement Area #2 since it is comprised of two phases, 1/6 is apportioned to Improvement Area #3 since it is comprised of one phase, 1/6 is apportioned to Improvement Area #4 since it is comprised of one phase, and the remainder 1/6 is apportioned to Improvement Area #5 since it is comprised of one phase.

Improvement Area #1 Allocation:

$$(1/6) \times \$125,000 = \$20,833$$

Improvement Area #2 Allocation:

$$(2/6) \times \$125,000 = \$41,667$$

Improvement Area #3 Allocation:

$$(1/6) \times \$125,000 = \$20,833$$

Improvement Area #4 Allocation:

$$(1/6) \times \$125,000 = \$20,833$$

Improvement Area #5 Allocation:

$$(1/6) \times \$125,000 = \$20,833$$

Other Entity Property Allocation:

$$(0/6) \times \$125,000 = \$0$$

- *Improvement Area #1 Improvements and Bond Issuance Costs*
Improvement Area #1 Improvements and Costs of Issuance related to the Improvement Area #1 Bonds shall be allocated 100% to Improvement Area #1.
- *Improvement Area #2 Improvements and Bond Issuance Costs*
Improvement Area #2 Improvements and Costs of Issuance related to the Improvement Area #2 Bonds shall be allocated 100% to Improvement Area #2.
- *Improvement Area #3 Improvements and Bond Issuance Costs*
Improvement Area #3 Improvements and Costs of Issuance related to the Improvement Area #3 Bonds shall be allocated 100% to Improvement Area #3.
- *Improvement Area #4 Improvements and Bond Issuance Costs*
Improvement Area #4 Improvements and Costs of Issuance related to the Improvement Area #4 Bonds shall be allocated 100% to Improvement Area #4.
- *Improvement Area #5 Improvements and Bond Issuance Costs*
Improvement Area #5 Improvements and Costs of Issuance related to the Improvement Area #5 Bonds shall be allocated 100% to Improvement Area #5.
- Homeowners' Association Property within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, and Improvement Area #5 are allocated 1% of the total cost of the Improvement Area #1 Projects, the Improvement Area #2 Projects, the Improvement Area #3 Projects, the Improvement Area #4 Projects, and the Improvement Area #5 Projects, respectively, then divided evenly among total Homeowners' Association Lots in the respective Improvement Areas.

B. Assessments

- *Major Improvement Area*

The 2021 Major Improvement Area Assessment was released on September 21, 2022, as further described in the 2022 Major Improvement Area Release Ordinance. Upon the

designation and levy of Assessments against Improvement Area #5, no property will be designated to reside within a separate major improvement area.

- *Improvement Area #1*

Improvement Area #1 Assessments have been levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Annual Installments are shown on **Exhibit E-2** for Improvement Area #1.

- *Improvement Area #2*

Improvement Area #2 Assessments have been levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Annual Installments are shown on **Exhibit F-2** for Improvement Area #2.

- *Improvement Area #3*

Improvement Area #3 Assessments have been levied on the Improvement Area #3 Assessed Property as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Annual Installments are shown on **Exhibit G-2** for Improvement Area #3.

- *Improvement Area #4*

Improvement Area #4 Assessments have been levied on the Improvement Area #4 Assessed Property as shown on the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Annual Installments are shown on **Exhibit H-2** for Improvement Area #4.

- *Improvement Area #5*

Improvement Area #5 Assessments have been levied on the Improvement Area #5 Assessed Property as shown on the Improvement Area #5 Assessment Roll, attached hereto as **Exhibit I-1**. The projected Annual Installments are shown on **Exhibit I-2** for Improvement Area #5.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Original Owner, the Prior Owner, the Owner and their engineers and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

1. *Improvement Area #1*

- a. The Improvement Area #1 Projects costs plus the District Formation and Bond Issuance Costs allocable to Improvement Area #1 equal \$2,154,367 and are shown on **Exhibit B**; and
- b. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects and the allocable District Formation and Bond Issuance Costs equal to or greater than the Actual Cost of the Improvement Area #1 Projects and the allocable District Formation and Bond Issuance Costs; and
- c. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments in the amount of \$1,899,769; and
- d. The special benefit (\geq \$2,154,367) received by Improvement Area #1 Assessed Property from the Improvement Area #1 Projects and the allocable District Formation and Bond Issuance Costs is greater than the amount of the Improvement Area #1 Assessments (\$1,899,769) levied for the Improvement Area #1 Projects and the allocable District Formation and Bond Issuance Costs.
- e. At the time the City Council levied the Improvement Area #1 Assessments, the Original Owner owned 100% of the Improvement Area #1 Assessed Property. The Original Owner acknowledged that the Improvement Area #1 Projects conferred a special benefit on the Improvement Area #1 Assessed Property and has consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Original Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #1 Assessment Ordinance; and (ii) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

2. *Improvement Area #2*

- a. The Improvement Area #2 Projects costs plus the District Formation and Bond Issuance Costs allocable to Improvement Area #2 equal \$7,939,583 and are shown on **Exhibit B**; and
- b. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Projects and the allocable District Formation and Bond Issuance Costs equal to or greater than the Actual Cost of the Improvement Area #2 Projects and the allocable District Formation and Bond Issuance Costs; and
- c. The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments which equal \$7,790,000; and

- d. The special benefit ($\geq \$7,939,583$) received by Improvement Area #2 Assessed Property from the Improvement Area #2 Projects and the allocable District Formation and Bond Issuance Costs is greater than the amount of the Improvement Area #2 Assessments ($\$7,790,000$) levied for the Improvement Area #2 Projects and the allocable District Formation and Bond Issuance Costs.
- e. At the time the City Council levied the Improvement Area #2 Assessments, either the Original Owner or the Prior Owner owned 100% of the Improvement Area #2 Assessed Property. The Prior Owner acknowledged that the Improvement Area #2 Projects conferred a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Prior Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #2 Assessment Ordinance; and (ii) the levying of Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

3. *Improvement Area #3*

- a. The Improvement Area #3 Projects costs plus the District Formation and Bond Issuance Costs allocable to Improvement Area #3 equal $\$3,010,201$ and are shown on **Exhibit B**; and
- b. The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Projects and the allocable District Formation and Bond Issuance Costs equal to or greater than the Actual Cost of the Improvement Area #3 Projects and the allocable District Formation and Bond Issuance Costs; and
- c. The Improvement Area #3 Assessed Property was allocated 100% of the Improvement Area #3 Assessments in the amount of $\$2,960,000$; and
- d. The special benefit ($\geq \$3,010,201$) received by Improvement Area #3 Assessed Property from the Improvement Area #3 Projects and the allocable District Formation and Bond Issuance Costs is greater than the amount of the Improvement Area #3 Assessments ($\$2,960,000$) levied for the Improvement Area #3 Projects and the allocable District Formation and Bond Issuance Costs.
- e. At the time the City Council levied the Improvement Area #3 Assessments, the Prior Owner owned 100% of the Improvement Area #3 Assessed Property. The Prior Owner acknowledged that the Improvement Area #3 Projects confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Prior Owner ratified, confirmed, accepted, agreed

to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #3 Assessment Ordinance; and (ii) the levying of Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

4. *Improvement Area #4*

- a. The Improvement Area #4 Projects costs plus the District Formation and Bond Issuance Costs allocable to Improvement Area #4 equal \$5,032,736 and are shown on **Exhibit B**; and
- b. The Improvement Area #4 Assessed Property receives special benefit from the Improvement Area #4 Projects and the allocable District Formation and Bond Issuance Costs equal to or greater than the Actual Cost of the Improvement Area #4 Projects and the allocable District Formation and Bond Issuance Costs; and
- c. The Improvement Area #4 Assessed Property was allocated 100% of the Improvement Area #4 Assessments in the amount of \$4,190,000; and
- d. The special benefit (\geq \$5,032,736) received by Improvement Area #4 Assessed Property from the Improvement Area #4 Projects and the allocable District Formation and Bond Issuance Costs is greater than the amount of the Improvement Area #4 Assessments (\$4,190,000) levied for the Improvement Area #4 Projects and the allocable District Formation and Bond Issuance Costs.
- e. At the time the City Council levied the Improvement Area #4 Assessments, the Prior Owner owned 100% of the Improvement Area #4 Assessed Property. The Prior Owner acknowledged that the Improvement Area #4 Projects confer a special benefit on the Improvement Area #4 Assessed Property and consented to the imposition of the Improvement Area #4 Assessments to pay for the Actual Costs associated therewith. The Prior Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #4 Assessment Ordinance; and (ii) the levying of Improvement Area #4 Assessments on the Improvement Area #4 Assessed Property.

5. *Improvement Area #5*

- a. The Improvement Area #5 Projects costs plus the District Formation and Bond Issuance Costs allocable to Improvement Area #5 equal \$4,711,851 and are shown on **Exhibit B**; and
- b. The Improvement Area #5 Assessed Property receives special benefit from the Improvement Area #5 Projects and the allocable District Formation and Bond

- Issuance Costs equal to or greater than the Actual Cost of the Improvement Area #5 Projects and the allocable District Formation and Bond Issuance Costs; and
- c. The Improvement Area #5 Assessed Property was allocated 100% of the Improvement Area #5 Assessments in the amount of \$3,186,000; and
 - d. The special benefit (\geq \$4,711,851) received by Improvement Area #5 Assessed Property from the Improvement Area #5 Projects and the allocable District Formation and Bond Issuance Costs is greater than the amount of the Improvement Area #5 Assessments (\$3,186,000) levied for the Improvement Area #5 Projects and the allocable District Formation and Bond Issuance Costs.
 - e. At the time the City Council levied the Improvement Area #5 Assessments, the Owner owned 100% of the Improvement Area #5 Assessed Property. The Owner acknowledged that the Improvement Area #5 Projects confer a special benefit on the Improvement Area #5 Assessed Property and consented to the imposition of the Improvement Area #5 Assessments to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #5 Assessment Ordinance; and (ii) the levying of Improvement Area #5 Assessments on the Improvement Area #5 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Rolls, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Upon the issuance of PID Bonds, the Additional Interest shall be collected as part of each Annual Installment pursuant to the terms of the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the anticipated sum of the front footage of the newly divided Assessed Property (e.g. Lot Type 1 has 50' of front footage multiplied by the number of anticipated Lot Type 1 Lots in the newly divided Assessed Property, Lot Type 2 has 60' of front footage multiplied by the number of anticipated Lot Type 2 Lots in the newly divided Assessed Property, etc.)

D = the anticipated sum of the front footage for all of the newly divided Assessed Properties, calculated based on the front footage of each newly divided Assessed Properties' Lot Type

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2022 Amended and Restated Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on its Lot Type's front footage according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the front footage of the Lot Type (e.g. Lot Type 1 has 50' of front footage, Lot Type 2 has 60' of front footage, etc.) for all newly subdivided Lots with same Lot Type

D = the sum of the front footage for all newly divided Assessed Properties, calculated based on the front footage of each newly divided Assessed Properties' Lot Type, excluding Non-Benefitted Property

E= the number of Lots with same Lot Type

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2022 Amended and Restated Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. Mandatory Prepayment of Assessments

If the Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefitted Property, the owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

C. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments levied for such Authorized Improvements, the City Council shall reduce each Assessment related to such Authorized Improvements on a pro-rata basis such that the sum of the resulting reduced Assessments, for all Assessed Properties receiving benefit from the Authorized Improvements, equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the applicable outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of

the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

D. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the Act. If an Annual Installment has been billed prior to payment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of PID Assessment Termination, a form of which is attached as **Exhibit N**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments and/or term shall be reduced to the extent of the Prepayment made.

E. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

- **Exhibit E-2** shows the projected total Improvement Area #1 Annual Installments for Improvement Area #1.
- **Exhibit F-2** shows the projected total Improvement Area #2 Annual Installments for Improvement Area #2.
- **Exhibit G-2** shows the projected total Improvement Area #3 Annual Installments for Improvement Area #3.
- **Exhibit H-2** shows the projected total Improvement Area #4 Annual Installments for Improvement Area #4.
- **Exhibit I-2** shows the projected total Improvement Area #5 Annual Installments for Improvement Area #5.

The Administrator shall prepare and submit to the City Council for its review and approval an 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 and updated calculations of Annual Installments. Annual Installments shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. 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.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the remaining Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

F. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or

payable as otherwise provided by this 2022 Amended and Restated Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City or owner receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Administrator shall prepare, and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, Improvement Area #3 Assessment Roll, Improvement Area #4 Assessment Roll, and Improvement Area #5 Assessment Roll as well as the Improvement Area #1 Annual Installments, Improvement Area #2 Annual Installments, Improvement Area #3 Annual Installments, Improvement Area #4 Annual Installments, and Improvement Area #5 Annual Installments as part of each Annual Service Plan Update.

- The Improvement Area #1 Assessment Roll is attached as **Exhibit E-1**.
- The Improvement Area #2 Assessment Roll is attached as **Exhibit F-1**.
- The Improvement Area #3 Assessment Roll is attached as **Exhibit G-1**.
- The Improvement Area #4 Assessment Roll is attached as **Exhibit H-1**.
- The Improvement Area #5 Assessment Roll is attached as **Exhibit I-1**.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2022 Amended and Restated Service and Assessment Plan, including, but not 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 within 30 days of the mailing of a bill for the Annual Installment resulting from the Annual Service Plan Update; otherwise, the owner shall be deemed to have unconditionally approved 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 or not 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 2022 Amended and Restated Service and Assessment Plan, the Assessment Ordinance, or the Indenture, 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 the Administrator.

B. Amendments

Amendments to this 2022 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this 2022 Amended and Restated 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 2022 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2022 Amended and Restated 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 2022 Amended and Restated Service and Assessment Plan. Interpretations of this 2022 Amended and Restated 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. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2022 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix C**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2022 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2022 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2022 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision 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 IX: ADDITIONAL UPDATES

A. Parcel Subdivision

Improvement Area #1

- The Phase 1A final plat was recorded in the real property records of the County on June 3, 2015, which consists of 20 residential Lots and 2 Lots of Homeowner Association Property.
- The Phase 1B final plat was recorded in the real property records of the County on August 13, 2015, which consists of 152 residential Lots and 8 Lots of Homeowner Association Property.

Improvement Area #2

- The Phase 2A final plat was recorded in the real property records of the County on November 28, 2016, which consists of 43 residential Lots and 1 Lot of Homeowner Association Property.
- The Phase 2B final plat was recorded in the real property records of the County on November 28, 2016, which consists of 66 residential Lots and 1 Lot of Homeowner Association Property.
- The Phase 2C final plat was recorded in the real property records of the County on November 28, 2016, which consists of 90 residential Lots and 8 Lots of Homeowner Association Property.
- The Phase 3A final plat was recorded in the real property records of the County on December 12, 2017, which consists of 26 residential Lots and 1 Lot of Homeowner Association Property.
- The Phase 3B final plat was recorded in the real property records of the County on December 12, 2017, which consists of 74 residential Lots and 3 Lots of Homeowner Association Property.
- The Phase 3C final plat was recorded in the real property records of the County on December 12, 2017, which consists of 34 residential Lots and 1 Lot of Homeowner Association Property.

- The Phase 3D final plat was recorded in the real property records of the County on December 12, 2017, which consists of 83 residential Lots and 1 Lot of Homeowner Association Property.

Improvement Area #3

- The Phase 4A final plat was recorded in the real property records of the County on September 30, 2019, which consists of 16 residential Lots and 1 Lot of Homeowner Association Property.
- The Phase 4B final plat was recorded in the real property records of the County on October 22, 2019, which consists of 109 residential Lots and 1 Lot of Homeowner Association Property.
- The Phase 4C final plat was recorded in the real property records of the County on September 30, 2019, which consists of 38 residential Lots and 2 Lots of Homeowner Association Property.

Improvement Area #4

- The Phase 5A final plat was recorded in the real property records of the County on May 20, 2021, which consists of 50 residential Lots and 8 Lots of Homeowner Association Property.
- The Phase 5B final plat was recorded in the real property records of the County on March 18, 2022, which consists of 41 residential Lots and 3 Lots of Homeowner Association Property.
- The Phase 5C final plat was recorded in the real property records of the County on October 29, 2021, which consists of 81 residential Lots and 1 Lot of Homeowner Association Property.

Improvement Area #5

No final plats have been filed and recorded with the County in Improvement Area #5.

B. Lot and Home Sales

Improvement Area #1

Per the Developer, there are 172 completed residential Lots, and there are 10 Lots of Homeowner Association Property. Out of those completed residential Lots, 1 Lot is vacant, 7 Lots are being

used as model homes, 0 Lots are under contract, and 164 homes have closed to end-users.

Improvement Area #2

Per the Developer, there are 416 completed residential Lots, and there are 16 Lots of Homeowner Association Property. Out of those completed residential Lots, 2 Lots are vacant, 0 homes are under contract, and 414 homes have closed to end-users.

Improvement Area #3

Per the Developer, there are 163 completed residential Lots, and there are 4 Lots of Homeowner Association Property. Out of those completed residential Lots, 2 Lots are vacant, 13 homes are under contract, and 148 homes have closed to end-users.

Improvement Area #4

Per the Developer, there are 172 completed residential Lots, and there are 12 Lots of Homeowner Association Property. Out of those completed residential Lots, 32 Lots are vacant, 3 completed homes are not under contract, 100 homes are under contract, and 37 homes have closed to end-users.

Improvement Area #5

No Lots or homes have been sold in Improvement Area #5.

See **Appendix C** for buyer disclosures.

C. Full Prepayments

Improvement Area #1

The following is a list of all Improvement Area #1 Lots that have been paid in full:

Improvement Area #1				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
672950	9800 Echo Summit Dr	1	12/13/2017	2501
672837	9821 Trinity Dr	2	12/13/2017	2500
672861	9816 Grouse Ridge Ln	3	1/5/2018	2502
672819	9800 Pikes Peak Pl	2	1/24/2018	10747
672843	9817 Echo Summit Dr	1	4/10/2018	Pending
672815	9813 Pikes Peak Pl	2	4/27/2022	Pending

Improvement Area #2

The following is a list of all Improvement Area #2 Lots that have been paid in full:

Improvement Area #2				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
697331	9913 Peninsula Pt	6	6/30/2018	Pending
697304	3720 Kern River Dr	6	11/27/2018	140471
697299	3740 Kern River Dr	6	12/28/2018	7821
724092	3708 Summit St	6	6/24/2019	92056
697436	9825 Forrest Trl	5	7/15/2019	97880
724167	10020 Bitterroot Dr	4	8/9/2019	86868
724123	2932 Winding Ridge Ct	4	9/26/2019	92055
697440	9708 Forrester Trl	5	8/12/2020	92046
697454	3716 Wasatch Ln	6	9/30/2020	92048
724108	9817 Boulder Rdg	6	1/6/2021	92049
724240	9512 Surveyor Rd	5	3/8/2021	92050
724255	9413 Voyager Vis	5	4/29/2021	92054
724105	9908 Horizon Rd	6	5/3/2021	92053
724292	9508 Excursion Dr	5	9/13/2021	Pending
697468	9821 Excursion Dr	5	9/23/2021	Pending
724176	10017 Bitterroot Dr	4	1/10/2022	Pending

Improvement Area #3

The following is a list of all Improvement Area #3 Lots that have been paid in full:

Improvement Area #3				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
770119	10008 Surveyor Rd	9	9/15/2020	92047
770114	9904 Surveyor Rd	9	3/22/2021	92051
770094	4005 Wildridge Blvd	9	4/23/2021	92052
770449	4121 Crossroads Ct	7	1/17/2022	Pending
770088	4109 Wildridge Blvd West	9	5/17/2022	Pending

Improvement Area #4

No full prepayments of Assessments have occurred within Improvement Area #4.

Improvement Area #5

No full prepayments of Assessments have occurred within Improvement Area #5.

D. Partial Prepayments

Improvement Area #1

No partial prepayments of Assessments have occurred within Improvement Area #1.

Improvement Area #2

No partial prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No partial prepayments of Assessments have occurred within Improvement Area #3.

Improvement Area #4

No partial prepayments of Assessments have occurred within Improvement Area #4.

Improvement Area #5

No partial prepayments of Assessments have occurred within Improvement Area #5.

E. Authorized Improvement Status

Improvement Area #1

All of the Improvement Area #1 Projects listed in this 2022 Amended and Restated Service and Assessment Plan have been completed and all Improvement Area #1 Projects have been dedicated to the City.

Improvement Area #2

All of the Improvement Area #2 Projects listed in this 2022 Amended and Restated Service and Assessment Plan have been completed and all Improvement Area #2 Projects have been dedicated to the City.

Improvement Area #3

All of the Improvement Area #3 Projects listed in this 2022 Amended and Restated Service and Assessment Plan have been completed and all Improvement Area #3 Projects have been dedicated to the City.

Improvement Area #4

All of the Improvement Area #4 Projects listed in this 2022 Amended and Restated Service and Assessment Plan have been completed and all Improvement Area #4 Projects have been dedicated to the City.

Improvement Area #5

The Improvement Area #5 Projects listed in this 2022 Amended and Restated Service and Assessment Plan are under construction and all Improvement Area #5 Projects are anticipated to be dedicated to the City in the third quarter of 2022.

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EXHIBITS

The following Exhibits are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	District Boundary Map
Exhibit A-2	Improvement Area #1 Boundary Map
Exhibit A-3	Improvement Area #2 Boundary Map
Exhibit A-4	Improvement Area #3 Boundary Map
Exhibit A-5	Improvement Area #4 Boundary Map
Exhibit A-6	Improvement Area #5 Boundary Map
Exhibit A-7	Other Entity Property Boundary Map
Exhibit B	Allocation of Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Improvement Area #1 Assessment Roll
Exhibit E-2	Improvement Area #1 Projected Annual Installments
Exhibit E-3	Improvement Area #1 Projected Annual Installments by Lot Type
Exhibit F-1	Improvement Area #2 Assessment Roll
Exhibit F-2	Improvement Area #2 Projected Annual Installments
Exhibit F-3	Improvement Area #2 Projected Annual Installments by Lot Type
Exhibit G-1	Improvement Area #3 Assessment Roll
Exhibit G-2	Improvement Area #3 Projected Annual Installments
Exhibit G-3	Improvement Area #3 Projected Annual Installments by Lot Type
Exhibit H-1	Improvement Area #4 Assessment Roll
Exhibit H-2	Improvement Area #4 Projected Annual Installments
Exhibit H-3	Improvement Area #4 Projected Annual Installments by Lot Type
Exhibit I-1	Improvement Area #5 Assessment Roll
Exhibit I-2	Improvement Area #5 Projected Annual Installments
Exhibit I-3	Improvement Area #5 Projected Annual Installments by Lot Type
Exhibit J-1	Maps Depicting Improvement Area #1 Improvements
Exhibit J-2	Maps Depicting Improvement Area #2 Improvements
Exhibit J-3	Maps Depicting Improvement Area #3 Improvements
Exhibit J-4	Maps Depicting Improvement Area #4 Improvements
Exhibit J-5	Maps Depicting Improvement Area #5 Improvements
Exhibit J-6	Maps Depicting Major Improvements
Exhibit K	Original Concept Plan

- Exhibit L** Maximum Assessment by Lot Type
- Exhibit M** Chronological Timeline of District History
- Exhibit N** Notice of Assessment Termination
- Exhibit O-1** District Legal Description
- Exhibit O-2** Improvement Area #1 Legal Description
- Exhibit O-3** Improvement Area #2 Legal Description
- Exhibit O-4** Improvement Area #3 Legal Description
- Exhibit O-5** Improvement Area #4 Legal Description
- Exhibit O-6** Improvement Area #5 Legal Description
- Exhibit O-7** Other Entity Property Legal Description

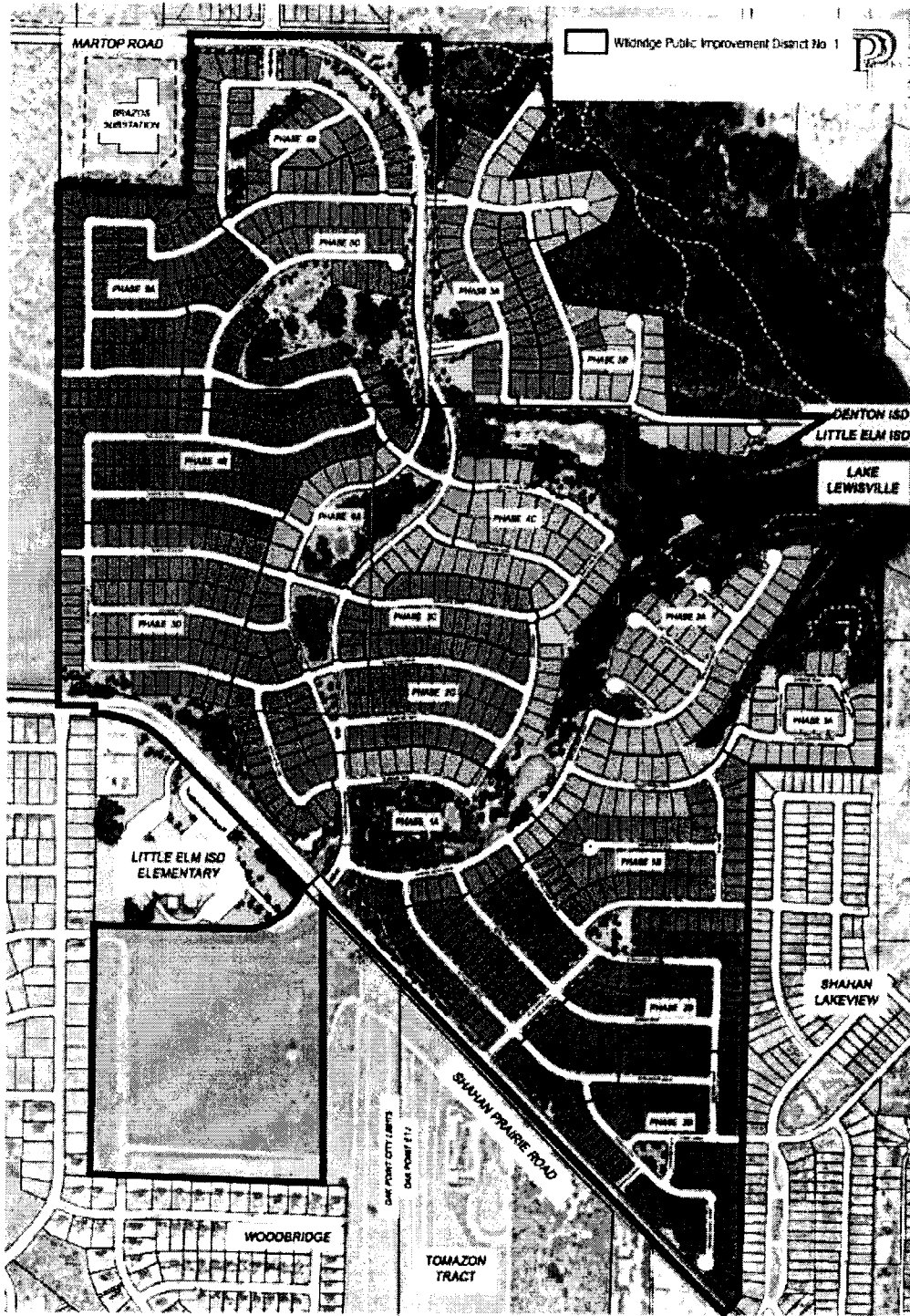
APPENDICES

The following Appendices are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

- Appendix A** Engineer’s Report for Improvement Area #4
- Appendix B** Engineer’s Report for Improvement Area #5
- Appendix C** Buyer Disclosures

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EXHIBIT A-1 – DISTRICT BOUNDARY MAP



ASHLAR
ARCHITECTURAL FIRM

WILDRIDGE
 SITE PLAN
 OAK POINT, TEXAS - OCTOBER 16, 2019

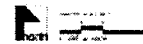


EXHIBIT A-2 – IMPROVEMENT AREA #1 BOUNDARY MAP



ASHLAR
AN ASSOCIATE OF
STANTEC INC.

WILDRIDGE
 SITE PLAN
 OAK POINT, TEXAS - OCTOBER 16, 2019

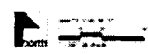
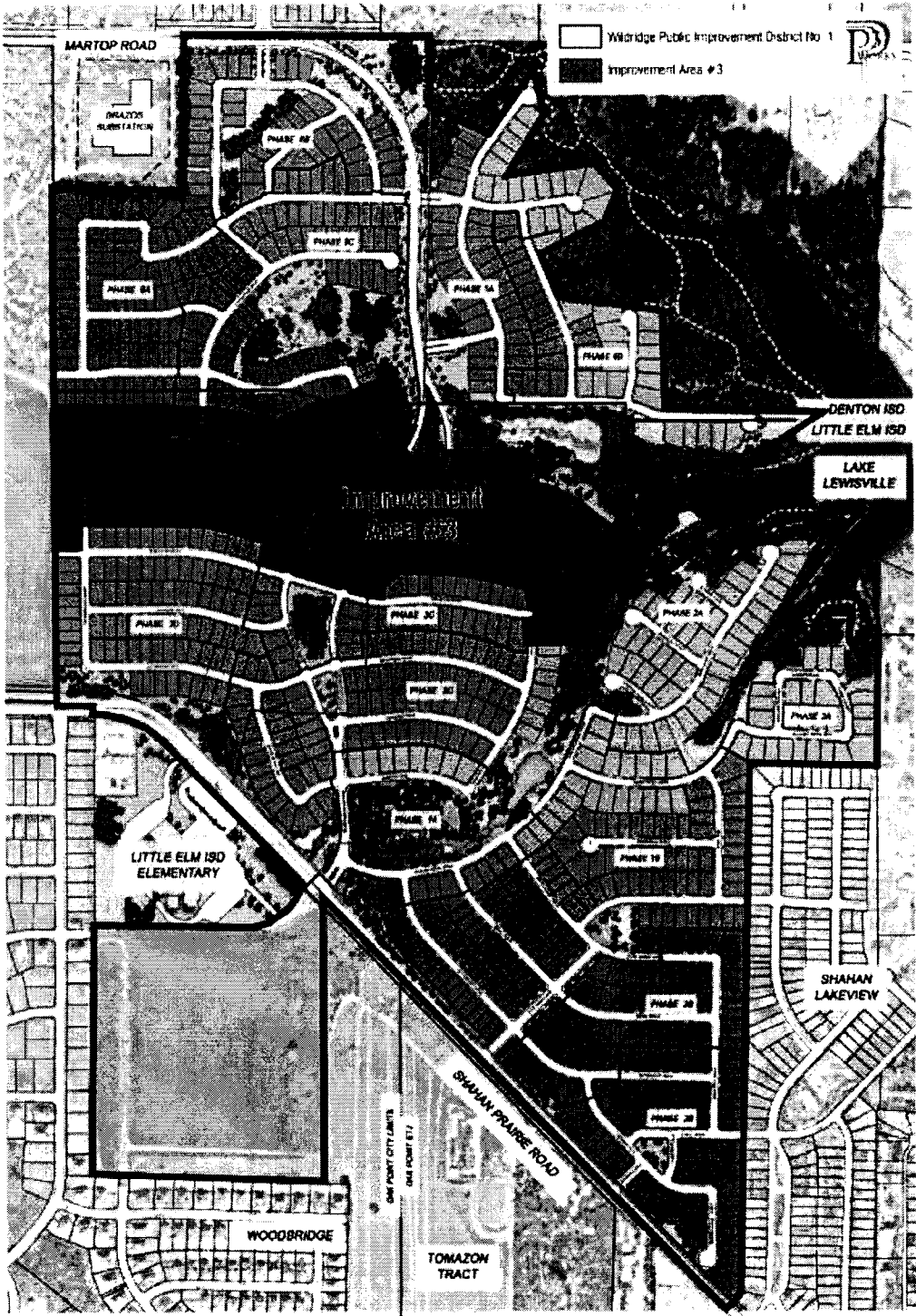


EXHIBIT A-3 – IMPROVEMENT AREA #2 BOUNDARY MAP



EXHIBIT A-4 – IMPROVEMENT AREA #3 BOUNDARY MAP



ASHLAR
ARCHITECTURAL & ENGINEERING

WILDRIDGE
 SITE PLAN
 OAK POINT TEXAS - OCTOBER 16 2019

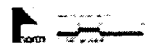


EXHIBIT A-5 – IMPROVEMENT AREA #4 BOUNDARY MAP

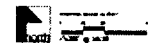
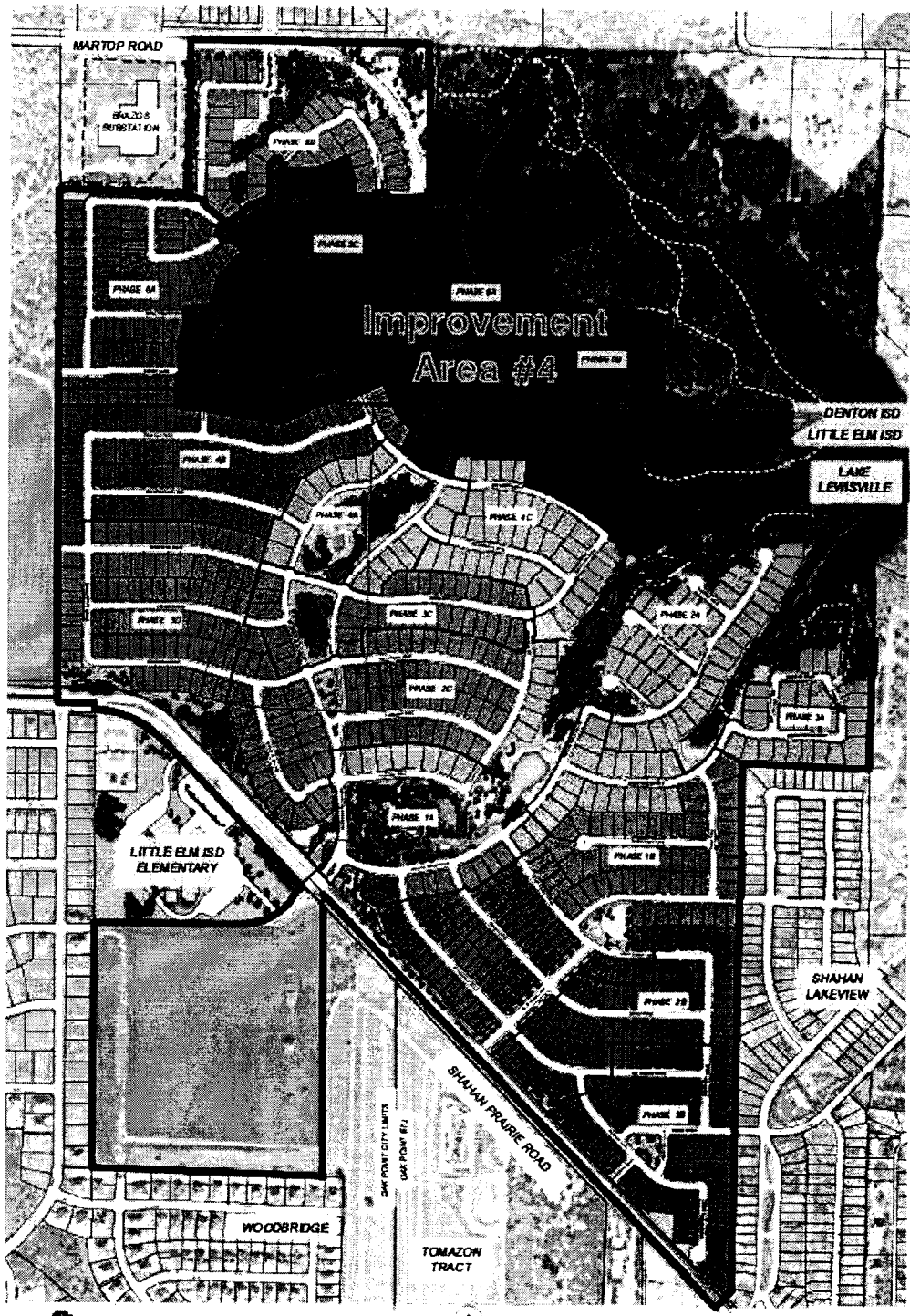


EXHIBIT A-6 – IMPROVEMENT AREA #5 BOUNDARY MAP



ASHLAR
Engineering & Construction

WILDRIDGE
 SITE PLAN
 OAK POINT, TEXAS | MARCH 14, 2021



EXHIBIT A-7 – OTHER ENTITY PROPERTY BOUNDARY MAP



WILDRIDGE
SITE PLAN
OAK POINT, TEXAS - OCTOBER 16, 2019

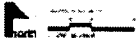


EXHIBIT B – ALLOCATION OF AUTHORIZED IMPROVEMENTS

	Total Cost ⁴		Improvement Area #1		Improvement Area #2		Improvement Area #3		Improvement Area #4		Improvement Area #5		Other Entity Property ⁶	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
<i>Authorized Improvements</i>														
Shahan Prairie Road - Section A-1 ²	\$ 395,961	8%	\$ 31,751	19%	\$ 76,792	8%	\$ 30,089	8%	\$ 31,751	8%	\$ 23,628	6%	\$ 20,121	5%
Shahan Prairie Road, Sections A-2, B, and C ²	1,452,433	8%	116,465	19%	281,684	8%	110,371	8%	116,465	8%	86,672	6%	73,807	5%
Shahan Prairie Road, Section D ²	338,826	8%	27,169	19%	65,712	8%	25,748	8%	27,169	8%	20,219	6%	17,218	5%
Collector Streets Wildridge Boulevard and Grouse Lane ³	448,996	15%	66,575	36%	161,019	14%	63,092	15%	66,575	11%	49,544	9%	42,190	9%
Improvement Area #1 Improvements	1,671,322	100%	1,671,322	0%	-	0%	-	0%	-	0%	-	0%	-	0%
Improvement Area #2 Improvements	6,329,623	0%	-	100%	6,329,623	0%	-	100%	-	0%	-	0%	-	0%
Improvement Area #3 Improvements	2,220,068	0%	-	0%	-	100%	2,220,068	0%	-	0%	-	0%	-	0%
Improvement Area #4 Improvements	4,194,720	0%	-	0%	-	0%	-	100%	4,194,720	0%	-	0%	-	0%
Improvement Area #5 Improvements	3,978,428	0%	-	0%	-	0%	-	0%	-	0%	3,978,428	100%	-	0%
	\$ 21,030,376		\$ 1,913,283		\$ 6,914,830		\$ 2,449,368		\$ 4,436,680		\$ 4,158,492		\$ 153,336	
<i>District Formation and Bond Issuance Costs</i>														
District Formation ¹	\$ 125,000	17%	\$ 20,833	33%	\$ 41,667	17%	\$ 20,833	17%	\$ 20,833	17%	\$ 20,833	17%	\$ -	0%
Debt Service Reserve Fund	912,288		27,692		241,289		177,756		234,000		231,550		-	
Capitalized Interest	85,854		-		-		85,854		-		-		-	
Underwriter's Discount	598,080		55,050		232,950		88,800		125,700		95,580		-	
Cost of Issuance ⁵	1,252,273		137,508		508,847		185,000		215,522		205,396		-	
Rounding Amount	2,589		-		-		2,589		-		-		-	
	\$ 2,976,084		\$ 241,084		\$ 1,024,753		\$ 560,833		\$ 596,056		\$ 553,359		\$ -	
Total	\$ 24,006,461		\$ 2,154,367		\$ 7,939,583		\$ 3,010,201		\$ 5,032,736		\$ 4,711,851		\$ 153,336	

Notes:

- 1) Costs allocated equally to each phase (6 phases total). Improvement Area #1 contains construction phase 1. Improvement Area #2 contains construction phase 2 and construction phase 3. Improvement Area #3 contains construction phase 4. Improvement Area #4 contains construction phase 5. Improvement Area #5 contains construction phase 6.
- 2) Allocated pro rata based on the number of Lots; 2,145 Lots benefit from the Authorized Improvements. Owner will pay for Improvement Area #1 and Improvement Area #2's allocable share of Shahan Prairie Road, Section D, as this improvement was not contemplated at the time the Assessments were levied for Improvement Area #1 and Improvement Area #2.
- 3) Allocated pro rata based on the number of Lots within the District.
- 4) Cost breakdown per (1) the 2021 Amended and Restated Service and Assessment Plan, (2) the Improvement Area #4 Engineer's Report, attached hereto as **Appendix A**, and (3) the Improvement Area #5 Engineer's Report, attached hereto as **Appendix B**.
- 5) Cost of Issuance for Improvement Area #3, Improvement Area #4, and Improvement Area #5 includes first year Annual Collection Costs for Improvement Area #3, Improvement Area #4, and Improvement Area #5, respectively.
- 6) Other Entity Property previously included in the 2018 Major Improvement Area has been transferred to person or entity for which the Owner has agreed to pay the costs of the Other Entity Property Projects, and the Other Entity Property Projects has been deducted from the Major Improvement Area.

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 45,000.00	\$ 45,000.00
Interest		69,518.76	68,268.76	66,618.76	64,968.76	63,112.50
	(1)	\$ 109,518.76	\$ 108,268.76	\$ 106,618.76	\$ 109,968.76	\$ 108,112.50
Annual Collection Costs	(2)	\$ 20,918.60	\$ 21,336.97	\$ 21,763.71	\$ 22,198.99	\$ 22,642.97
Additional Interest	(3)	\$ 8,475.00	\$ 8,275.00	\$ 8,075.00	\$ 7,875.00	\$ 7,650.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 138,912.36	\$ 137,880.73	\$ 136,457.47	\$ 140,042.75	\$ 138,405.47

		Improvement Area #2				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 145,000.00	\$ 165,000.00	\$ 170,000.00	\$ 180,000.00	\$ 185,000.00
Interest		304,075.00	299,000.00	292,400.00	285,600.00	278,400.00
	(1)	\$ 449,075.00	\$ 464,000.00	\$ 462,400.00	\$ 465,600.00	\$ 463,400.00
Annual Collection Costs	(2)	\$ 51,921.18	\$ 52,959.60	\$ 54,018.80	\$ 55,099.17	\$ 56,201.16
Additional Interest	(3)	\$ 34,425.00	\$ 33,700.00	\$ 32,875.00	\$ 32,025.00	\$ 31,125.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 535,421.18	\$ 550,659.60	\$ 549,293.80	\$ 552,724.17	\$ 550,726.16

		Improvement Area #3				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 65,000.00	\$ 60,000.00	\$ 65,000.00	\$ 70,000.00	\$ 70,000.00
Interest		109,900.00	107,868.74	105,993.76	103,718.76	101,268.76
	(1)	\$ 174,900.00	\$ 167,868.74	\$ 170,993.76	\$ 173,718.76	\$ 171,268.76
Annual Collection Costs	(2)	\$ 24,921.31	\$ 25,419.74	\$ 25,928.13	\$ 26,446.69	\$ 26,975.63
Additional Interest	(3)	\$ 13,875.00	\$ 13,550.00	\$ 13,250.00	\$ 12,925.00	\$ 12,575.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 213,696.31	\$ 206,838.48	\$ 210,171.89	\$ 213,090.45	\$ 210,819.39

		Improvement Area #4				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 90,000.00	\$ 92,000.00	\$ 95,000.00	\$ 97,000.00	\$ 99,000.00
Interest		139,987.50	137,850.00	135,665.00	133,408.76	131,105.00
	(1)	\$ 229,987.50	\$ 229,850.00	\$ 230,665.00	\$ 230,408.76	\$ 230,105.00
Annual Collection Costs	(2)	\$ 47,995.87	\$ 48,955.79	\$ 49,934.90	\$ 50,933.60	\$ 51,952.27
Additional Interest	(3)	\$ 20,520.00	\$ 20,070.00	\$ 19,610.00	\$ 19,135.00	\$ 18,650.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 298,503.37	\$ 298,875.79	\$ 300,209.90	\$ 300,477.36	\$ 300,707.27

		Improvement Area #5				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 68,000.00	\$ 47,000.00	\$ 50,000.00	\$ 52,000.00	\$ 54,000.00
Interest		162,326.67	183,900.00	181,550.00	179,050.00	176,450.00
	(1)	\$ 230,326.67	\$ 230,900.00	\$ 231,550.00	\$ 231,050.00	\$ 230,450.00
Annual Collection Costs	(2)	\$ 26,000.00	\$ 26,520.00	\$ 27,050.40	\$ 27,591.41	\$ 28,143.24
Additional Interest	(3)	\$ 15,930.00	\$ 15,590.00	\$ 15,355.00	\$ 15,105.00	\$ 14,845.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 272,256.67	\$ 273,010.00	\$ 273,955.40	\$ 273,746.41	\$ 273,438.24

EXHIBIT D – SOURCES AND USES OF FUNDS

	Sources of Funds						Total
	Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4	Improvement Area #5	Other Entity Property ³	
PID Bond Par Amount	\$ 1,835,000	\$ 7,765,000	\$ 2,960,000	\$ 4,190,000	\$ 3,186,000	\$ -	\$ 19,936,000
Reoffering Premium	-	-	-	87,532	-	-	87,532
Original Issue Discount	-	(30,675)	-	-	-	-	(30,675)
Owner Contribution - Shahan Prairie Section D ¹	27,169	65,712	-	-	-	-	92,881
Owner Contribution - Collector Streets ^{1,2}	6,833	-	-	-	-	-	6,833
Owner Contribution ¹	285,364	139,546	50,201	755,204	1,525,851	153,336	3,913,889
Total Sources	\$ 2,154,367	\$ 7,939,583	\$ 3,010,201	\$ 5,032,736	\$ 4,711,851	\$ 1,004,388	\$ 24,006,461
	Uses of Funds						Total
	Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4	Improvement Area #5	Other Entity Property	Total
<i>Authorized Improvements</i>							
Major Improvements	\$ 241,961	\$ 585,207	\$ 229,300	\$ 241,961	\$ 180,064	\$ 153,336	\$ 2,636,216
Improvement Area #1 Improvements	1,671,322	-	-	-	-	-	1,671,322
Improvement Area #2 Improvements	-	6,329,623	-	-	-	-	6,329,623
Improvement Area #3 Improvements	-	-	2,220,068	-	-	-	2,220,068
Improvement Area #4 Improvements	-	-	-	4,194,720	-	-	4,194,720
Improvement Area #5 Improvements	-	-	-	-	3,978,428	-	3,978,428
<i>District Formation and Bond Issuance Costs</i>							
Cost to Establish the District	\$ 20,833	\$ 41,667	\$ 20,833	\$ 20,833	\$ 20,833	\$ -	\$ 125,000
Debt Service Reserve Fund	27,692	241,289	177,756	234,000	231,550	-	912,288
Capitalized Interest	-	-	85,854	-	-	-	85,854
Underwriter Discount	55,050	232,950	88,800	125,700	95,580	-	598,080
Cost of Issuance	137,508	508,847	185,000	215,522	205,396	-	1,252,273
Rounding Amount	-	-	2,589	-	-	-	2,589
Total Uses	\$ 2,154,367	\$ 7,939,583	\$ 3,010,201	\$ 5,032,736	\$ 4,711,851	\$ 1,004,388	\$ 24,006,461

Notes:

- 1) Non-reimbursable to the Original Owner, Prior Owner, or Owner, as applicable.
- 2) Per Phase 1 Service and Assessment Plan cost allocation difference.
- 3) Other Entity Property previously included in the 2018 Major Improvement Area has been transferred to person or entity for which the Prior Owner has agreed to pay the costs of Other Entity Property Projects, and the Other Entity Property Projects has been deducted from the Major Improvement Area.

EXHIBIT E-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #1 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
662141	Homeowner Association Property		\$ 1,747.12	\$ 143.32
662142	3		\$ 12,322.77	\$ 1,010.86
662143	3		\$ 12,322.77	\$ 1,010.86
662144	3		\$ 12,322.77	\$ 1,010.86
662145	3		\$ 12,322.77	\$ 1,010.86
662146	3		\$ 12,322.77	\$ 1,010.86
662147	3		\$ 12,322.77	\$ 1,010.86
662148	3		\$ 12,322.77	\$ 1,010.86
662149	3		\$ 12,322.77	\$ 1,010.86
662150	Homeowner Association Property		\$ 1,747.12	\$ 143.32
662151	1		\$ 8,801.06	\$ 721.96
662152	1		\$ 8,801.06	\$ 721.96
662153	1		\$ 8,801.06	\$ 721.96
662154	2		\$ 10,561.45	\$ 866.37
662155	2		\$ 10,561.45	\$ 866.37
662156	2		\$ 10,561.45	\$ 866.37
662158	2		\$ 10,561.45	\$ 866.37
662159	2		\$ 10,561.45	\$ 866.37
662160	2		\$ 10,561.45	\$ 866.37
662161	3		\$ 12,322.77	\$ 1,010.86
662162	3		\$ 12,322.77	\$ 1,010.86
672809	2		\$ 10,561.45	\$ 866.37
672810	2		\$ 10,561.45	\$ 866.37
672811	2		\$ 10,561.45	\$ 866.37
672812	2		\$ 10,561.45	\$ 866.37
672813	2		\$ 10,561.45	\$ 866.37
672814	2		\$ 10,561.45	\$ 866.37
672815	2	[c]	\$ -	\$ -
672816	2		\$ 10,561.45	\$ 866.37
672817	2		\$ 10,561.45	\$ 866.37
672818	2		\$ 10,561.45	\$ 866.37
672819	2	[c]	\$ -	\$ -
672820	2		\$ 10,561.45	\$ 866.37
672821	2	[e]	\$ 5,280.73	\$ 433.19
672822	2		\$ 10,561.45	\$ 866.37
672823	2		\$ 10,561.45	\$ 866.37
672824	2		\$ 10,561.45	\$ 866.37
672825	2		\$ 10,561.45	\$ 866.37
672826	2		\$ 10,561.45	\$ 866.37
672827	2		\$ 10,561.45	\$ 866.37

Property ID	Lot Type	Notes	Improvement Area #1 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
672828	2		\$ 10,561.45	\$ 866.37
672829	2		\$ 10,561.45	\$ 866.37
672830	2		\$ 10,561.45	\$ 866.37
672831	2		\$ 10,561.45	\$ 866.37
672832	2		\$ 10,561.45	\$ 866.37
672833	2		\$ 10,561.45	\$ 866.37
672834	2		\$ 10,561.45	\$ 866.37
672835	2		\$ 10,561.45	\$ 866.37
672836	2		\$ 10,561.45	\$ 866.37
672837	2	[c]	\$ -	\$ -
672838	2		\$ 10,561.45	\$ 866.37
672839	2		\$ 10,561.45	\$ 866.37
672840	2		\$ 10,561.45	\$ 866.37
672841	2		\$ 10,561.45	\$ 866.37
672842	2		\$ 10,561.45	\$ 866.37
672843	1	[c]	\$ -	\$ -
672844	1		\$ 8,801.06	\$ 721.96
672845	1		\$ 8,801.06	\$ 721.96
672846	1		\$ 8,801.06	\$ 721.96
672847	1		\$ 8,801.06	\$ 721.96
672848	2		\$ 10,561.45	\$ 866.37
672849	2		\$ 10,561.45	\$ 866.37
672850	2		\$ 10,561.45	\$ 866.37
672851	2		\$ 10,561.45	\$ 866.37
672852	3		\$ 12,322.77	\$ 1,010.86
672853	3		\$ 12,322.77	\$ 1,010.86
672854	3		\$ 12,322.77	\$ 1,010.86
672855	3		\$ 12,322.77	\$ 1,010.86
672856	3		\$ 12,322.77	\$ 1,010.86
672857	3		\$ 12,322.77	\$ 1,010.86
672858	3		\$ 12,322.77	\$ 1,010.86
672859	3		\$ 12,322.77	\$ 1,010.86
672860	3		\$ 12,322.77	\$ 1,010.86
672861	3	[c]	\$ -	\$ -
672862	3		\$ 12,322.77	\$ 1,010.86
672863	2		\$ 10,561.45	\$ 866.37
672864	2		\$ 10,561.45	\$ 866.37
672865	2		\$ 10,561.45	\$ 866.37
672866	2		\$ 10,561.45	\$ 866.37
672867	2		\$ 10,561.45	\$ 866.37

Property ID	Lot Type	Notes	Improvement Area #1 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
672868	2		\$ 10,561.45	\$ 866.37
672869	2		\$ 10,561.45	\$ 866.37
672870	2		\$ 10,561.45	\$ 866.37
672871	2		\$ 10,561.45	\$ 866.37
672872	2		\$ 10,561.45	\$ 866.37
672873	3		\$ 12,322.77	\$ 1,010.86
672874	3		\$ 12,322.77	\$ 1,010.86
672875	3		\$ 12,322.77	\$ 1,010.86
672876	3		\$ 12,322.77	\$ 1,010.86
672877	3		\$ 12,322.77	\$ 1,010.86
672878	3		\$ 12,322.77	\$ 1,010.86
672879	3		\$ 12,322.77	\$ 1,010.86
672880	3		\$ 12,322.77	\$ 1,010.86
672881	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672882	2		\$ 10,561.45	\$ 866.37
672883	2		\$ 10,561.45	\$ 866.37
672884	2		\$ 10,561.45	\$ 866.37
672885	2		\$ 10,561.45	\$ 866.37
672886	2		\$ 10,561.45	\$ 866.37
672887	2		\$ 10,561.45	\$ 866.37
672888	2		\$ 10,561.45	\$ 866.37
672889	2		\$ 10,561.45	\$ 866.37
672890	2		\$ 10,561.45	\$ 866.37
672891	1		\$ 8,801.06	\$ 721.96
672892	1		\$ 8,801.06	\$ 721.96
672893	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672894	1		\$ 8,801.06	\$ 721.96
672895	1		\$ 8,801.06	\$ 721.96
672896	1		\$ 8,801.06	\$ 721.96
672897	1		\$ 8,801.06	\$ 721.96
672898	1		\$ 8,801.06	\$ 721.96
672899	1		\$ 8,801.06	\$ 721.96
672900	1		\$ 8,801.06	\$ 721.96
672901	1		\$ 8,801.06	\$ 721.96
672902	1		\$ 8,801.06	\$ 721.96
672903	1		\$ 8,801.06	\$ 721.96
672904	1		\$ 8,801.06	\$ 721.96
672905	1		\$ 8,801.06	\$ 721.96
672906	1		\$ 8,801.06	\$ 721.96
672907	1		\$ 8,801.06	\$ 721.96

Property ID	Lot Type	Notes	Improvement Area #1 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
672908	1		\$ 8,801.06	\$ 721.96
672909	1		\$ 8,801.06	\$ 721.96
672910	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672911	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672912	1		\$ 8,801.06	\$ 721.96
672913	1		\$ 8,801.06	\$ 721.96
672914	1		\$ 8,801.06	\$ 721.96
672915	1		\$ 8,801.06	\$ 721.96
672916	1		\$ 8,801.06	\$ 721.96
672917	1		\$ 8,801.06	\$ 721.96
672918	1		\$ 8,801.06	\$ 721.96
672919	1		\$ 8,801.06	\$ 721.96
672920	1		\$ 8,801.06	\$ 721.96
672921	1		\$ 8,801.06	\$ 721.96
672922	1		\$ 8,801.06	\$ 721.96
672923	1		\$ 8,801.06	\$ 721.96
672924	1		\$ 8,801.06	\$ 721.96
672925	1		\$ 8,801.06	\$ 721.96
672926	1		\$ 8,801.06	\$ 721.96
672927	1		\$ 8,801.06	\$ 721.96
672928	1		\$ 8,801.06	\$ 721.96
672929	1		\$ 8,801.06	\$ 721.96
672930	1		\$ 8,801.06	\$ 721.96
672931	1		\$ 8,801.06	\$ 721.96
672932	1		\$ 8,801.06	\$ 721.96
672933	1		\$ 8,801.06	\$ 721.96
672934	1		\$ 8,801.06	\$ 721.96
672935	1		\$ 8,801.06	\$ 721.96
672936	1		\$ 8,801.06	\$ 721.96
672937	1		\$ 8,801.06	\$ 721.96
672938	1		\$ 8,801.06	\$ 721.96
672939	1		\$ 8,801.06	\$ 721.96
672940	1		\$ 8,801.06	\$ 721.96
672941	1		\$ 8,801.06	\$ 721.96
672942	1		\$ 8,801.06	\$ 721.96
672943	1		\$ 8,801.06	\$ 721.96
672944	1		\$ 8,801.06	\$ 721.96
672945	1		\$ 8,801.06	\$ 721.96
672946	1		\$ 8,801.06	\$ 721.96
672947	1		\$ 8,801.06	\$ 721.96

Property ID	Lot Type	Notes	Improvement Area #1 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
672948	1		\$ 8,801.06	\$ 721.96
672949	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672950	1	[c]	\$ -	\$ -
672951	1		\$ 8,801.06	\$ 721.96
672952	1		\$ 8,801.06	\$ 721.96
672953	1		\$ 8,801.06	\$ 721.96
672954	1		\$ 8,801.06	\$ 721.96
672955	1		\$ 8,801.06	\$ 721.96
672956	1		\$ 8,801.06	\$ 721.96
672957	1		\$ 8,801.06	\$ 721.96
672958	1		\$ 8,801.06	\$ 721.96
672959	1		\$ 8,801.06	\$ 721.96
672960	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672961	1		\$ 8,801.06	\$ 721.96
672962	1		\$ 8,801.06	\$ 721.96
672963	1		\$ 8,801.06	\$ 721.96
672964	1		\$ 8,801.06	\$ 721.96
672965	1		\$ 8,801.06	\$ 721.96
672966	1		\$ 8,801.06	\$ 721.96
672967	Homeowner Association Property		\$ 1,747.12	\$ 143.32
672968	Homeowner Association Property		\$ 1,747.12	\$ 143.32
987345	2	[e]	\$ 5,280.73	\$ 433.19
3606186	2	[d]	\$ 5,280.73	\$ 433.19
8440906	2	[d]	\$ 5,280.73	\$ 433.19
Total			\$ 1,684,438.85	\$ 138,176.79

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to (1) rounding or (2) Prepayments that have not redeemed Improvement Area #1 Bonds.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] Property ID prepaid the outstanding Improvement Area #1 Assessment in full.

[d] Undivided interest of parent Property ID 662157 located at 9732 Grouse Ridge Ln, billed 50% to Property ID 3606186 and 50% to Property ID 8440906.

[e] Undivided interest of parent Property ID 987344 located at 9808 Pikes Peak Pl, billed 50% to Property ID 672821 and 50% to Property ID 987345.

EXHIBIT E-2 – IMPROVEMENT AREA #1 PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 40,000.00	\$ 69,518.76	\$ 20,918.60	\$ 8,475.00	\$ 138,912.36
2024	\$ 40,000.00	\$ 68,268.76	\$ 21,336.97	\$ 8,275.00	\$ 137,880.73
2025	\$ 40,000.00	\$ 66,618.76	\$ 21,763.71	\$ 8,075.00	\$ 136,457.47
2026	\$ 45,000.00	\$ 64,968.76	\$ 22,198.99	\$ 7,875.00	\$ 140,042.75
2027	\$ 45,000.00	\$ 63,112.50	\$ 22,642.97	\$ 7,650.00	\$ 138,405.47
2028	\$ 45,000.00	\$ 61,256.26	\$ 23,095.82	\$ 7,425.00	\$ 136,777.08
2029	\$ 50,000.00	\$ 59,400.00	\$ 23,557.74	\$ 7,200.00	\$ 140,157.74
2030	\$ 50,000.00	\$ 57,337.50	\$ 24,028.90	\$ 6,950.00	\$ 138,316.40
2031	\$ 55,000.00	\$ 55,275.00	\$ 24,509.47	\$ 6,700.00	\$ 141,484.47
2032	\$ 55,000.00	\$ 53,006.26	\$ 24,999.66	\$ 6,425.00	\$ 139,430.92
2033	\$ 55,000.00	\$ 50,737.50	\$ 25,499.66	\$ 6,150.00	\$ 137,387.16
2034	\$ 60,000.00	\$ 48,468.76	\$ 26,009.65	\$ 5,875.00	\$ 140,353.41
2035	\$ 60,000.00	\$ 45,993.76	\$ 26,529.84	\$ 5,575.00	\$ 138,098.60
2036	\$ 65,000.00	\$ 43,518.76	\$ 27,060.44	\$ 5,275.00	\$ 140,854.20
2037	\$ 65,000.00	\$ 40,837.50	\$ 27,601.65	\$ 4,950.00	\$ 138,389.15
2038	\$ 70,000.00	\$ 38,156.26	\$ 28,153.68	\$ 4,625.00	\$ 140,934.94
2039	\$ 70,000.00	\$ 35,268.76	\$ 28,716.76	\$ 4,275.00	\$ 138,260.52
2040	\$ 75,000.00	\$ 32,381.26	\$ 29,291.09	\$ 3,925.00	\$ 140,597.35
2041	\$ 75,000.00	\$ 29,287.50	\$ 29,876.91	\$ 3,550.00	\$ 137,714.41
2042	\$ 80,000.00	\$ 26,193.76	\$ 30,474.45	\$ 3,175.00	\$ 139,843.21
2043	\$ 85,000.00	\$ 22,893.76	\$ 31,083.94	\$ 2,775.00	\$ 141,752.70
2044	\$ 85,000.00	\$ 19,387.50	\$ 31,705.62	\$ 2,350.00	\$ 138,443.12
2045	\$ 90,000.00	\$ 15,881.26	\$ 32,339.73	\$ 1,925.00	\$ 140,145.99
2046	\$ 95,000.00	\$ 12,168.76	\$ 32,986.52	\$ 1,475.00	\$ 141,630.28
2047	\$ 100,000.00	\$ 8,250.00	\$ 33,646.26	\$ 1,000.00	\$ 142,896.26
2048	\$ 100,000.00	\$ 4,125.00	\$ 34,319.18	\$ 500.00	\$ 138,944.18
Total	\$ 1,695,000.00	\$ 1,092,312.66	\$ 704,348.21	\$ 132,450.00	\$ 3,624,110.87

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT E-3 – IMPROVEMENT AREA #1 PROJECTED ANNUAL INSTALLMENTS BY LOT TYPE

Lot Type 1 - Improvement Area #1 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 207.69	\$ 360.97	\$ 109.30	\$ 44.01	\$ 721.96
2024	\$ 207.69	\$ 354.48	\$ 111.48	\$ 42.97	\$ 716.62
2025	\$ 207.69	\$ 345.91	\$ 113.71	\$ 41.93	\$ 709.25
2026	\$ 233.66	\$ 337.34	\$ 115.99	\$ 40.89	\$ 727.88
2027	\$ 233.66	\$ 327.70	\$ 118.31	\$ 39.72	\$ 719.39
2028	\$ 233.66	\$ 318.06	\$ 120.67	\$ 38.55	\$ 710.95
2029	\$ 259.62	\$ 308.43	\$ 123.09	\$ 37.39	\$ 728.52
2030	\$ 259.62	\$ 297.72	\$ 125.55	\$ 36.09	\$ 718.97
2031	\$ 285.58	\$ 287.01	\$ 128.06	\$ 34.79	\$ 735.44
2032	\$ 285.58	\$ 275.23	\$ 130.62	\$ 33.36	\$ 724.79
2033	\$ 285.58	\$ 263.45	\$ 133.23	\$ 31.93	\$ 714.19
2034	\$ 311.54	\$ 251.67	\$ 135.90	\$ 30.51	\$ 729.61
2035	\$ 311.54	\$ 238.82	\$ 138.62	\$ 28.95	\$ 717.92
2036	\$ 337.50	\$ 225.97	\$ 141.39	\$ 27.39	\$ 732.25
2037	\$ 337.50	\$ 212.04	\$ 144.22	\$ 25.70	\$ 719.47
2038	\$ 363.47	\$ 198.12	\$ 147.10	\$ 24.01	\$ 732.70
2039	\$ 363.47	\$ 183.13	\$ 150.04	\$ 22.20	\$ 718.83
2040	\$ 389.43	\$ 168.14	\$ 153.04	\$ 20.38	\$ 730.99
2041	\$ 389.43	\$ 152.07	\$ 156.10	\$ 18.43	\$ 716.04
2042	\$ 415.39	\$ 136.01	\$ 159.23	\$ 16.49	\$ 727.11
2043	\$ 441.35	\$ 118.87	\$ 162.41	\$ 14.41	\$ 737.04
2044	\$ 441.35	\$ 100.67	\$ 165.66	\$ 12.20	\$ 719.88
2045	\$ 467.31	\$ 82.46	\$ 168.97	\$ 10.00	\$ 728.74
2046	\$ 493.27	\$ 63.18	\$ 172.35	\$ 7.66	\$ 736.47
2047	\$ 519.24	\$ 42.84	\$ 175.80	\$ 5.19	\$ 743.06
2048	\$ 519.24	\$ 21.42	\$ 179.31	\$ 2.60	\$ 722.57
Total	\$ 8,801.06	\$ 5,671.68	\$ 3,680.16	\$ 687.73	\$ 18,840.63

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type 2 - Improvement Area #1 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 249.24	\$ 433.17	\$ 131.16	\$ 52.81	\$ 866.37
2024	\$ 249.24	\$ 425.38	\$ 133.78	\$ 51.56	\$ 859.96
2025	\$ 249.24	\$ 415.10	\$ 136.46	\$ 50.31	\$ 851.11
2026	\$ 280.39	\$ 404.82	\$ 139.19	\$ 49.07	\$ 873.47
2027	\$ 280.39	\$ 393.25	\$ 141.97	\$ 47.67	\$ 863.28
2028	\$ 280.39	\$ 381.68	\$ 144.81	\$ 46.26	\$ 853.15
2029	\$ 311.55	\$ 370.12	\$ 147.71	\$ 44.86	\$ 874.24
2030	\$ 311.55	\$ 357.27	\$ 150.66	\$ 43.31	\$ 862.78
2031	\$ 342.70	\$ 344.42	\$ 153.67	\$ 41.75	\$ 882.54
2032	\$ 342.70	\$ 330.28	\$ 156.75	\$ 40.03	\$ 869.76
2033	\$ 342.70	\$ 316.14	\$ 159.88	\$ 38.32	\$ 857.05
2034	\$ 373.86	\$ 302.01	\$ 163.08	\$ 36.61	\$ 875.55
2035	\$ 373.86	\$ 286.58	\$ 166.34	\$ 34.74	\$ 861.52
2036	\$ 405.01	\$ 271.16	\$ 169.67	\$ 32.87	\$ 878.71
2037	\$ 405.01	\$ 254.46	\$ 173.06	\$ 30.84	\$ 863.37
2038	\$ 436.17	\$ 237.75	\$ 176.52	\$ 28.82	\$ 879.26
2039	\$ 436.17	\$ 219.76	\$ 180.05	\$ 26.64	\$ 862.62
2040	\$ 467.32	\$ 201.77	\$ 183.66	\$ 24.46	\$ 877.20
2041	\$ 467.32	\$ 182.49	\$ 187.33	\$ 22.12	\$ 859.26
2042	\$ 498.48	\$ 163.21	\$ 191.08	\$ 19.78	\$ 872.55
2043	\$ 529.63	\$ 142.65	\$ 194.90	\$ 17.29	\$ 884.47
2044	\$ 529.63	\$ 120.80	\$ 198.79	\$ 14.64	\$ 863.87
2045	\$ 560.79	\$ 98.96	\$ 202.77	\$ 11.99	\$ 874.51
2046	\$ 591.94	\$ 75.82	\$ 206.83	\$ 9.19	\$ 883.78
2047	\$ 623.09	\$ 51.41	\$ 210.96	\$ 6.23	\$ 891.69
2048	\$ 623.09	\$ 25.70	\$ 215.18	\$ 3.12	\$ 867.09
Total	\$ 10,561.45	\$ 6,806.14	\$ 4,416.27	\$ 825.29	\$ 22,609.15

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type 3 - Improvement Area #1 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 290.80	\$ 505.41	\$ 153.03	\$ 61.61	\$ 1,010.86
2024	\$ 290.80	\$ 496.32	\$ 156.09	\$ 60.16	\$ 1,003.38
2025	\$ 290.80	\$ 484.32	\$ 159.22	\$ 58.71	\$ 993.05
2026	\$ 327.15	\$ 472.33	\$ 162.40	\$ 57.25	\$ 1,019.13
2027	\$ 327.15	\$ 458.83	\$ 165.65	\$ 55.62	\$ 1,007.25
2028	\$ 327.15	\$ 445.34	\$ 168.96	\$ 53.98	\$ 995.43
2029	\$ 363.50	\$ 431.84	\$ 172.34	\$ 52.34	\$ 1,020.03
2030	\$ 363.50	\$ 416.85	\$ 175.79	\$ 50.53	\$ 1,006.67
2031	\$ 399.85	\$ 401.85	\$ 179.30	\$ 48.71	\$ 1,029.72
2032	\$ 399.85	\$ 385.36	\$ 182.89	\$ 46.71	\$ 1,014.81
2033	\$ 399.85	\$ 368.87	\$ 186.55	\$ 44.71	\$ 999.98
2034	\$ 436.20	\$ 352.37	\$ 190.28	\$ 42.71	\$ 1,021.56
2035	\$ 436.20	\$ 334.38	\$ 194.08	\$ 40.53	\$ 1,005.20
2036	\$ 472.55	\$ 316.38	\$ 197.96	\$ 38.35	\$ 1,025.25
2037	\$ 472.55	\$ 296.89	\$ 201.92	\$ 35.99	\$ 1,007.36
2038	\$ 508.90	\$ 277.40	\$ 205.96	\$ 33.62	\$ 1,025.89
2039	\$ 508.90	\$ 256.41	\$ 210.08	\$ 31.08	\$ 1,006.47
2040	\$ 545.26	\$ 235.41	\$ 214.28	\$ 28.54	\$ 1,023.49
2041	\$ 545.26	\$ 212.92	\$ 218.57	\$ 25.81	\$ 1,002.56
2042	\$ 581.61	\$ 190.43	\$ 222.94	\$ 23.08	\$ 1,018.06
2043	\$ 617.96	\$ 166.44	\$ 227.40	\$ 20.17	\$ 1,031.97
2044	\$ 617.96	\$ 140.95	\$ 231.95	\$ 17.08	\$ 1,007.94
2045	\$ 654.31	\$ 115.46	\$ 236.59	\$ 13.99	\$ 1,020.35
2046	\$ 690.66	\$ 88.47	\$ 241.32	\$ 10.72	\$ 1,031.17
2047	\$ 727.01	\$ 59.98	\$ 246.14	\$ 7.27	\$ 1,040.40
2048	\$ 727.01	\$ 29.99	\$ 251.07	\$ 3.64	\$ 1,011.70
Total	\$ 12,322.77	\$ 7,941.19	\$ 5,152.77	\$ 962.92	\$ 26,379.65

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type HOA - Improvement Area #1 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 41.23	\$ 71.66	\$ 21.70	\$ 8.74	\$ 143.32
2024	\$ 41.23	\$ 70.37	\$ 22.13	\$ 8.53	\$ 142.26
2025	\$ 41.23	\$ 68.67	\$ 22.57	\$ 8.32	\$ 140.79
2026	\$ 46.38	\$ 66.97	\$ 23.03	\$ 8.12	\$ 144.49
2027	\$ 46.38	\$ 65.05	\$ 23.49	\$ 7.89	\$ 142.81
2028	\$ 46.38	\$ 63.14	\$ 23.96	\$ 7.65	\$ 141.13
2029	\$ 51.54	\$ 61.23	\$ 24.43	\$ 7.42	\$ 144.62
2030	\$ 51.54	\$ 59.10	\$ 24.92	\$ 7.16	\$ 142.73
2031	\$ 56.69	\$ 56.97	\$ 25.42	\$ 6.91	\$ 145.99
2032	\$ 56.69	\$ 54.64	\$ 25.93	\$ 6.62	\$ 143.88
2033	\$ 56.69	\$ 52.30	\$ 26.45	\$ 6.34	\$ 141.78
2034	\$ 61.85	\$ 49.96	\$ 26.98	\$ 6.06	\$ 144.84
2035	\$ 61.85	\$ 47.41	\$ 27.52	\$ 5.75	\$ 142.52
2036	\$ 67.00	\$ 44.86	\$ 28.07	\$ 5.44	\$ 145.36
2037	\$ 67.00	\$ 42.09	\$ 28.63	\$ 5.10	\$ 142.82
2038	\$ 72.15	\$ 39.33	\$ 29.20	\$ 4.77	\$ 145.45
2039	\$ 72.15	\$ 36.35	\$ 29.79	\$ 4.41	\$ 142.70
2040	\$ 77.31	\$ 33.38	\$ 30.38	\$ 4.05	\$ 145.11
2041	\$ 77.31	\$ 30.19	\$ 30.99	\$ 3.66	\$ 142.14
2042	\$ 82.46	\$ 27.00	\$ 31.61	\$ 3.27	\$ 144.34
2043	\$ 87.61	\$ 23.60	\$ 32.24	\$ 2.86	\$ 146.31
2044	\$ 87.61	\$ 19.98	\$ 32.89	\$ 2.42	\$ 142.91
2045	\$ 92.77	\$ 16.37	\$ 33.54	\$ 1.98	\$ 144.66
2046	\$ 97.92	\$ 12.54	\$ 34.21	\$ 1.52	\$ 146.20
2047	\$ 103.08	\$ 8.50	\$ 34.90	\$ 1.03	\$ 147.51
2048	\$ 103.08	\$ 4.25	\$ 35.60	\$ 0.52	\$ 143.44
Total	\$ 1,747.12	\$ 1,125.90	\$ 730.56	\$ 136.52	\$ 3,740.11

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697296	6		\$ 20,453.95	\$ 1,590.63
697297	6		\$ 20,453.95	\$ 1,590.63
697298	6		\$ 20,453.95	\$ 1,590.63
697299	6	[c]	\$ -	\$ -
697300	6		\$ 20,453.95	\$ 1,590.63
697301	6		\$ 20,453.95	\$ 1,590.63
697302	6		\$ 20,453.95	\$ 1,590.63
697303	6		\$ 20,453.95	\$ 1,590.63
697304	6	[c]	\$ -	\$ -
697305	6		\$ 20,453.95	\$ 1,590.63
697306	6		\$ 20,453.95	\$ 1,590.63
697308	6		\$ 20,453.95	\$ 1,590.63
697309	6		\$ 20,453.95	\$ 1,590.63
697310	6		\$ 20,453.95	\$ 1,590.63
697311	6		\$ 20,453.95	\$ 1,590.63
697312	6		\$ 20,453.95	\$ 1,590.63
697313	6		\$ 20,453.95	\$ 1,590.63
697314	6		\$ 20,453.95	\$ 1,590.63
697315	6		\$ 20,453.95	\$ 1,590.63
697316	6		\$ 20,453.95	\$ 1,590.63
697317	6		\$ 20,453.95	\$ 1,590.63
697318	6		\$ 20,453.95	\$ 1,590.63
697319	6		\$ 20,453.95	\$ 1,590.63
697320	6		\$ 20,453.95	\$ 1,590.63
697321	6		\$ 20,453.95	\$ 1,590.63
697322	6		\$ 20,453.95	\$ 1,590.63
697323	6		\$ 20,453.95	\$ 1,590.63
697324	6		\$ 20,453.95	\$ 1,590.63
697325	6		\$ 20,453.95	\$ 1,590.63
697326	6		\$ 20,453.95	\$ 1,590.63
697327	6		\$ 20,453.95	\$ 1,590.63
697328	6		\$ 20,453.95	\$ 1,590.63
697329	6		\$ 20,453.95	\$ 1,590.63
697330	6		\$ 20,453.95	\$ 1,590.63
697331	6	[c]	\$ -	\$ -
697332	6		\$ 20,453.95	\$ 1,590.63
697333	6		\$ 20,453.95	\$ 1,590.63
697334	6		\$ 20,453.95	\$ 1,590.63
697335	6		\$ 20,453.95	\$ 1,590.63
697336	6		\$ 20,453.95	\$ 1,590.63

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697337	6		\$ 20,453.95	\$ 1,590.63
697338	6		\$ 20,453.95	\$ 1,590.63
697339	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697342	4		\$ 14,609.97	\$ 1,136.16
697343	4		\$ 14,609.97	\$ 1,136.16
697344	4		\$ 14,609.97	\$ 1,136.16
697345	4		\$ 14,609.97	\$ 1,136.16
697346	4		\$ 14,609.97	\$ 1,136.16
697347	4		\$ 14,609.97	\$ 1,136.16
697348	4		\$ 14,609.97	\$ 1,136.16
697349	4		\$ 14,609.97	\$ 1,136.16
697350	4		\$ 14,609.97	\$ 1,136.16
697351	4		\$ 14,609.97	\$ 1,136.16
697352	4		\$ 14,609.97	\$ 1,136.16
697353	4		\$ 14,609.97	\$ 1,136.16
697354	4		\$ 14,609.97	\$ 1,136.16
697355	4		\$ 14,609.97	\$ 1,136.16
697356	4		\$ 14,609.97	\$ 1,136.16
697357	4		\$ 14,609.97	\$ 1,136.16
697358	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697359	4		\$ 14,609.97	\$ 1,136.16
697360	4		\$ 14,609.97	\$ 1,136.16
697361	4		\$ 14,609.97	\$ 1,136.16
697362	4		\$ 14,609.97	\$ 1,136.16
697363	4		\$ 14,609.97	\$ 1,136.16
697364	4		\$ 14,609.97	\$ 1,136.16
697365	4		\$ 14,609.97	\$ 1,136.16
697366	4		\$ 14,609.97	\$ 1,136.16
697367	4		\$ 14,609.97	\$ 1,136.16
697368	4		\$ 14,609.97	\$ 1,136.16
697369	4		\$ 14,609.97	\$ 1,136.16
697370	4		\$ 14,609.97	\$ 1,136.16
697371	4		\$ 14,609.97	\$ 1,136.16
697372	4		\$ 14,609.97	\$ 1,136.16
697373	4		\$ 14,609.97	\$ 1,136.16
697374	4		\$ 14,609.97	\$ 1,136.16
697375	4		\$ 14,609.97	\$ 1,136.16
697376	4		\$ 14,609.97	\$ 1,136.16
697377	4		\$ 14,609.97	\$ 1,136.16
697378	4		\$ 14,609.97	\$ 1,136.16

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697379	4		\$ 14,609.97	\$ 1,136.16
697380	4		\$ 14,609.97	\$ 1,136.16
697381	4		\$ 14,609.97	\$ 1,136.16
697382	4		\$ 14,609.97	\$ 1,136.16
697383	4		\$ 14,609.97	\$ 1,136.16
697384	4		\$ 14,609.97	\$ 1,136.16
697385	4		\$ 14,609.97	\$ 1,136.16
697386	4		\$ 14,609.97	\$ 1,136.16
697387	4		\$ 14,609.97	\$ 1,136.16
697388	4		\$ 14,609.97	\$ 1,136.16
697389	4		\$ 14,609.97	\$ 1,136.16
697390	4		\$ 14,609.97	\$ 1,136.16
697391	4		\$ 14,609.97	\$ 1,136.16
697392	4		\$ 14,609.97	\$ 1,136.16
697393	4		\$ 14,609.97	\$ 1,136.16
697394	4		\$ 14,609.97	\$ 1,136.16
697395	4		\$ 14,609.97	\$ 1,136.16
697396	4		\$ 14,609.97	\$ 1,136.16
697397	4		\$ 14,609.97	\$ 1,136.16
697398	4		\$ 14,609.97	\$ 1,136.16
697399	4		\$ 14,609.97	\$ 1,136.16
697400	4		\$ 14,609.97	\$ 1,136.16
697401	4		\$ 14,609.97	\$ 1,136.16
697402	4		\$ 14,609.97	\$ 1,136.16
697403	4		\$ 14,609.97	\$ 1,136.16
697404	4		\$ 14,609.97	\$ 1,136.16
697405	4		\$ 14,609.97	\$ 1,136.16
697406	4		\$ 14,609.97	\$ 1,136.16
697407	4		\$ 14,609.97	\$ 1,136.16
697408	4		\$ 14,609.97	\$ 1,136.16
697409	5		\$ 17,531.96	\$ 1,363.40
697410	5		\$ 17,531.96	\$ 1,363.40
697411	5		\$ 17,531.96	\$ 1,363.40
697412	5		\$ 17,531.96	\$ 1,363.40
697413	5		\$ 17,531.96	\$ 1,363.40
697414	5		\$ 17,531.96	\$ 1,363.40
697415	5		\$ 17,531.96	\$ 1,363.40
697416	5		\$ 17,531.96	\$ 1,363.40
697417	5		\$ 17,531.96	\$ 1,363.40
697418	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697419	5		\$ 17,531.96	\$ 1,363.40
697420	5		\$ 17,531.96	\$ 1,363.40
697421	5		\$ 17,531.96	\$ 1,363.40
697422	5		\$ 17,531.96	\$ 1,363.40
697423	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697424	5		\$ 17,531.96	\$ 1,363.40
697425	5		\$ 17,531.96	\$ 1,363.40
697426	5		\$ 17,531.96	\$ 1,363.40
697427	5		\$ 17,531.96	\$ 1,363.40
697428	5		\$ 17,531.96	\$ 1,363.40
697429	5		\$ 17,531.96	\$ 1,363.40
697430	5		\$ 17,531.96	\$ 1,363.40
697431	5		\$ 17,531.96	\$ 1,363.40
697432	5		\$ 17,531.96	\$ 1,363.40
697433	5		\$ 17,531.96	\$ 1,363.40
697434	5		\$ 17,531.96	\$ 1,363.40
697435	5		\$ 17,531.96	\$ 1,363.40
697436	5	[c]	\$ -	\$ -
697437	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697438	5		\$ 17,531.96	\$ 1,363.40
697439	5		\$ 17,531.96	\$ 1,363.40
697440	5	[c]	\$ -	\$ -
697441	5		\$ 17,531.96	\$ 1,363.40
697442	5		\$ 17,531.96	\$ 1,363.40
697443	5		\$ 17,531.96	\$ 1,363.40
697444	5		\$ 17,531.96	\$ 1,363.40
697445	5		\$ 17,531.96	\$ 1,363.40
697446	5		\$ 17,531.96	\$ 1,363.40
697447	5		\$ 17,531.96	\$ 1,363.40
697448	5		\$ 17,531.96	\$ 1,363.40
697449	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697450	6		\$ 20,453.95	\$ 1,590.63
697451	6		\$ 20,453.95	\$ 1,590.63
697452	6		\$ 20,453.95	\$ 1,590.63
697453	6		\$ 20,453.95	\$ 1,590.63
697454	6	[c]	\$ -	\$ -
697455	6		\$ 20,453.95	\$ 1,590.63
697456	6		\$ 20,453.95	\$ 1,590.63
697457	5		\$ 17,531.96	\$ 1,363.40
697458	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697459	5		\$ 17,531.96	\$ 1,363.40
697460	5		\$ 17,531.96	\$ 1,363.40
697461	5		\$ 17,531.96	\$ 1,363.40
697462	5		\$ 17,531.96	\$ 1,363.40
697463	5		\$ 17,531.96	\$ 1,363.40
697464	5		\$ 17,531.96	\$ 1,363.40
697465	5		\$ 17,531.96	\$ 1,363.40
697466	5		\$ 17,531.96	\$ 1,363.40
697467	5		\$ 17,531.96	\$ 1,363.40
697468	5	[c]	\$ -	\$ -
697469	5		\$ 17,531.96	\$ 1,363.40
697470	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697471	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697472	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697473	5		\$ 17,531.96	\$ 1,363.40
697474	5		\$ 17,531.96	\$ 1,363.40
697475	5		\$ 17,531.96	\$ 1,363.40
697476	5		\$ 17,531.96	\$ 1,363.40
697477	5		\$ 17,531.96	\$ 1,363.40
697478	5		\$ 17,531.96	\$ 1,363.40
697479	5		\$ 17,531.96	\$ 1,363.40
697480	5		\$ 17,531.96	\$ 1,363.40
697481	5		\$ 17,531.96	\$ 1,363.40
697482	5		\$ 17,531.96	\$ 1,363.40
697483	5		\$ 17,531.96	\$ 1,363.40
697484	5		\$ 17,531.96	\$ 1,363.40
697485	5		\$ 17,531.96	\$ 1,363.40
697486	5		\$ 17,531.96	\$ 1,363.40
697487	5		\$ 17,531.96	\$ 1,363.40
697488	5		\$ 17,531.96	\$ 1,363.40
697489	5		\$ 17,531.96	\$ 1,363.40
697490	5		\$ 17,531.96	\$ 1,363.40
697491	5		\$ 17,531.96	\$ 1,363.40
697492	5		\$ 17,531.96	\$ 1,363.40
697493	5		\$ 17,531.96	\$ 1,363.40
697494	5		\$ 17,531.96	\$ 1,363.40
697495	5		\$ 17,531.96	\$ 1,363.40
697496	5		\$ 17,531.96	\$ 1,363.40
697497	5		\$ 17,531.96	\$ 1,363.40
697498	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
697499	5		\$ 17,531.96	\$ 1,363.40
697500	5		\$ 17,531.96	\$ 1,363.40
697501	5		\$ 17,531.96	\$ 1,363.40
697502	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697503	Homeowner Association Property		\$ 4,432.00	\$ 344.66
697504	5		\$ 17,531.96	\$ 1,363.40
697505	5		\$ 17,531.96	\$ 1,363.40
697506	5		\$ 17,531.96	\$ 1,363.40
705440	Non-Benefited Property		\$ -	\$ -
724082	6		\$ 20,453.95	\$ 1,590.63
724083	6		\$ 20,453.95	\$ 1,590.63
724084	6		\$ 20,453.95	\$ 1,590.63
724085	6		\$ 20,453.95	\$ 1,590.63
724086	6		\$ 20,453.95	\$ 1,590.63
724087	6		\$ 20,453.95	\$ 1,590.63
724088	6		\$ 20,453.95	\$ 1,590.63
724089	6		\$ 20,453.95	\$ 1,590.63
724090	6		\$ 20,453.95	\$ 1,590.63
724091	6		\$ 20,453.95	\$ 1,590.63
724092	6	[c]	\$ -	\$ -
724093	6		\$ 20,453.95	\$ 1,590.63
724094	6		\$ 20,453.95	\$ 1,590.63
724096	6		\$ 20,453.95	\$ 1,590.63
724097	6		\$ 20,453.95	\$ 1,590.63
724098	6		\$ 20,453.95	\$ 1,590.63
724099	6		\$ 20,453.95	\$ 1,590.63
724100	6		\$ 20,453.95	\$ 1,590.63
724102	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724103	6	[d]	\$ 13,704.15	\$ 1,065.72
724104	6		\$ 20,453.95	\$ 1,590.63
724105	6	[c]	\$ -	\$ -
724106	6		\$ 20,453.95	\$ 1,590.63
724107	6		\$ 20,453.95	\$ 1,590.63
724108	6	[c]	\$ -	\$ -
724109	6		\$ 20,453.95	\$ 1,590.63
724110	4		\$ 14,609.97	\$ 1,136.16
724111	4		\$ 14,609.97	\$ 1,136.16
724112	4		\$ 14,609.97	\$ 1,136.16
724113	4		\$ 14,609.97	\$ 1,136.16
724114	4		\$ 14,609.97	\$ 1,136.16
724115	4		\$ 14,609.97	\$ 1,136.16

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
724116	4		\$ 14,609.97	\$ 1,136.16
724117	4		\$ 14,609.97	\$ 1,136.16
724118	4		\$ 14,609.97	\$ 1,136.16
724119	4		\$ 14,609.97	\$ 1,136.16
724120	4		\$ 14,609.97	\$ 1,136.16
724121	4		\$ 14,609.97	\$ 1,136.16
724122	4		\$ 14,609.97	\$ 1,136.16
724123	4	[c]	\$ -	\$ -
724124	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724125	4		\$ 14,609.97	\$ 1,136.16
724126	4		\$ 14,609.97	\$ 1,136.16
724127	4		\$ 14,609.97	\$ 1,136.16
724128	4		\$ 14,609.97	\$ 1,136.16
724129	4		\$ 14,609.97	\$ 1,136.16
724130	4		\$ 14,609.97	\$ 1,136.16
724131	4		\$ 14,609.97	\$ 1,136.16
724132	4		\$ 14,609.97	\$ 1,136.16
724133	4		\$ 14,609.97	\$ 1,136.16
724134	4		\$ 14,609.97	\$ 1,136.16
724135	4		\$ 14,609.97	\$ 1,136.16
724136	4		\$ 14,609.97	\$ 1,136.16
724137	4		\$ 14,609.97	\$ 1,136.16
724138	4		\$ 14,609.97	\$ 1,136.16
724139	4		\$ 14,609.97	\$ 1,136.16
724140	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724141	4		\$ 14,609.97	\$ 1,136.16
724142	4		\$ 14,609.97	\$ 1,136.16
724143	4		\$ 14,609.97	\$ 1,136.16
724144	4		\$ 14,609.97	\$ 1,136.16
724145	4		\$ 14,609.97	\$ 1,136.16
724146	4		\$ 14,609.97	\$ 1,136.16
724147	4		\$ 14,609.97	\$ 1,136.16
724148	4		\$ 14,609.97	\$ 1,136.16
724149	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724150	4		\$ 14,609.97	\$ 1,136.16
724151	4		\$ 14,609.97	\$ 1,136.16
724152	4		\$ 14,609.97	\$ 1,136.16
724153	4		\$ 14,609.97	\$ 1,136.16
724154	4		\$ 14,609.97	\$ 1,136.16
724155	4		\$ 14,609.97	\$ 1,136.16

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
724156	4		\$ 14,609.97	\$ 1,136.16
724157	4		\$ 14,609.97	\$ 1,136.16
724158	4		\$ 14,609.97	\$ 1,136.16
724159	4		\$ 14,609.97	\$ 1,136.16
724160	4		\$ 14,609.97	\$ 1,136.16
724161	4		\$ 14,609.97	\$ 1,136.16
724162	4		\$ 14,609.97	\$ 1,136.16
724163	4		\$ 14,609.97	\$ 1,136.16
724164	4		\$ 14,609.97	\$ 1,136.16
724165	4		\$ 14,609.97	\$ 1,136.16
724166	4		\$ 14,609.97	\$ 1,136.16
724167	4	[c]	\$ -	\$ -
724168	4		\$ 14,609.97	\$ 1,136.16
724169	4		\$ 14,609.97	\$ 1,136.16
724170	4		\$ 14,609.97	\$ 1,136.16
724171	4		\$ 14,609.97	\$ 1,136.16
724172	4		\$ 14,609.97	\$ 1,136.16
724173	4		\$ 14,609.97	\$ 1,136.16
724174	4		\$ 14,609.97	\$ 1,136.16
724175	4		\$ 14,609.97	\$ 1,136.16
724176	4	[c]	\$ -	\$ -
724177	4		\$ 14,609.97	\$ 1,136.16
724178	4		\$ 14,609.97	\$ 1,136.16
724179	4		\$ 14,609.97	\$ 1,136.16
724180	4		\$ 14,609.97	\$ 1,136.16
724181	4		\$ 14,609.97	\$ 1,136.16
724182	4		\$ 14,609.97	\$ 1,136.16
724183	4		\$ 14,609.97	\$ 1,136.16
724184	4		\$ 14,609.97	\$ 1,136.16
724185	4		\$ 14,609.97	\$ 1,136.16
724186	4		\$ 14,609.97	\$ 1,136.16
724190	5		\$ 17,531.96	\$ 1,363.40
724191	5		\$ 17,531.96	\$ 1,363.40
724192	5		\$ 17,531.96	\$ 1,363.40
724193	5		\$ 17,531.96	\$ 1,363.40
724194	5		\$ 17,531.96	\$ 1,363.40
724195	5		\$ 17,531.96	\$ 1,363.40
724196	5		\$ 17,531.96	\$ 1,363.40
724197	5		\$ 17,531.96	\$ 1,363.40
724198	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
724199	5		\$ 17,531.96	\$ 1,363.40
724200	5		\$ 17,531.96	\$ 1,363.40
724201	5		\$ 17,531.96	\$ 1,363.40
724202	5		\$ 17,531.96	\$ 1,363.40
724203	5		\$ 17,531.96	\$ 1,363.40
724204	5		\$ 17,531.96	\$ 1,363.40
724205	5		\$ 17,531.96	\$ 1,363.40
724206	5		\$ 17,531.96	\$ 1,363.40
724207	5		\$ 17,531.96	\$ 1,363.40
724208	5		\$ 17,531.96	\$ 1,363.40
724209	5	[e]	\$ 8,765.98	\$ 681.70
724210	5		\$ 17,531.96	\$ 1,363.40
724211	5		\$ 17,531.96	\$ 1,363.40
724212	5		\$ 17,531.96	\$ 1,363.40
724213	5		\$ 17,531.96	\$ 1,363.40
724214	5		\$ 17,531.96	\$ 1,363.40
724215	5		\$ 17,531.96	\$ 1,363.40
724216	5		\$ 17,531.96	\$ 1,363.40
724217	5		\$ 17,531.96	\$ 1,363.40
724218	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724219	5		\$ 17,531.96	\$ 1,363.40
724220	5		\$ 17,531.96	\$ 1,363.40
724221	5		\$ 17,531.96	\$ 1,363.40
724222	5		\$ 17,531.96	\$ 1,363.40
724223	5		\$ 17,531.96	\$ 1,363.40
724224	5		\$ 17,531.96	\$ 1,363.40
724225	5		\$ 17,531.96	\$ 1,363.40
724226	5		\$ 17,531.96	\$ 1,363.40
724227	5		\$ 17,531.96	\$ 1,363.40
724228	5		\$ 17,531.96	\$ 1,363.40
724229	5		\$ 17,531.96	\$ 1,363.40
724230	5		\$ 17,531.96	\$ 1,363.40
724231	5		\$ 17,531.96	\$ 1,363.40
724232	5		\$ 17,531.96	\$ 1,363.40
724233	5		\$ 17,531.96	\$ 1,363.40
724234	5		\$ 17,531.96	\$ 1,363.40
724235	5		\$ 17,531.96	\$ 1,363.40
724236	5		\$ 17,531.96	\$ 1,363.40
724237	5		\$ 17,531.96	\$ 1,363.40
724238	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
724239	5		\$ 17,531.96	\$ 1,363.40
724240	5	[c]	\$ -	\$ -
724241	5		\$ 17,531.96	\$ 1,363.40
724242	5		\$ 17,531.96	\$ 1,363.40
724243	5		\$ 17,531.96	\$ 1,363.40
724244	5		\$ 17,531.96	\$ 1,363.40
724245	5		\$ 17,531.96	\$ 1,363.40
724246	5		\$ 17,531.96	\$ 1,363.40
724247	5		\$ 17,531.96	\$ 1,363.40
724248	5		\$ 17,531.96	\$ 1,363.40
724249	5		\$ 17,531.96	\$ 1,363.40
724250	5		\$ 17,531.96	\$ 1,363.40
724251	5		\$ 17,531.96	\$ 1,363.40
724252	5		\$ 17,531.96	\$ 1,363.40
724253	5		\$ 17,531.96	\$ 1,363.40
724254	5		\$ 17,531.96	\$ 1,363.40
724255	5	[c]	\$ -	\$ -
724256	5		\$ 17,531.96	\$ 1,363.40
724257	5		\$ 17,531.96	\$ 1,363.40
724258	5		\$ 17,531.96	\$ 1,363.40
724259	5		\$ 17,531.96	\$ 1,363.40
724260	5		\$ 17,531.96	\$ 1,363.40
724261	5		\$ 17,531.96	\$ 1,363.40
724262	5		\$ 17,531.96	\$ 1,363.40
724263	5		\$ 17,531.96	\$ 1,363.40
724264	5		\$ 17,531.96	\$ 1,363.40
724265	5		\$ 17,531.96	\$ 1,363.40
724266	5		\$ 17,531.96	\$ 1,363.40
724267	5		\$ 17,531.96	\$ 1,363.40
724268	5		\$ 17,531.96	\$ 1,363.40
724269	5		\$ 17,531.96	\$ 1,363.40
724270	5		\$ 17,531.96	\$ 1,363.40
724271	5		\$ 17,531.96	\$ 1,363.40
724272	5		\$ 17,531.96	\$ 1,363.40
724273	5		\$ 17,531.96	\$ 1,363.40
724274	5		\$ 17,531.96	\$ 1,363.40
724275	5		\$ 17,531.96	\$ 1,363.40
724276	5		\$ 17,531.96	\$ 1,363.40
724277	5		\$ 17,531.96	\$ 1,363.40
724278	5		\$ 17,531.96	\$ 1,363.40

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
724279	5		\$ 17,531.96	\$ 1,363.40
724280	5		\$ 17,531.96	\$ 1,363.40
724281	5		\$ 17,531.96	\$ 1,363.40
724282	5		\$ 17,531.96	\$ 1,363.40
724283	5		\$ 17,531.96	\$ 1,363.40
724284	5		\$ 17,531.96	\$ 1,363.40
724285	5		\$ 17,531.96	\$ 1,363.40
724286	5		\$ 17,531.96	\$ 1,363.40
724287	5		\$ 17,531.96	\$ 1,363.40
724288	5		\$ 17,531.96	\$ 1,363.40
724289	5		\$ 17,531.96	\$ 1,363.40
724290	5		\$ 17,531.96	\$ 1,363.40
724291	5		\$ 17,531.96	\$ 1,363.40
724292	5	[c]	\$ -	\$ -
724293	5		\$ 17,531.96	\$ 1,363.40
724294	5		\$ 17,531.96	\$ 1,363.40
724295	5		\$ 17,531.96	\$ 1,363.40
724296	5		\$ 17,531.96	\$ 1,363.40
724297	5		\$ 17,531.96	\$ 1,363.40
724298	5		\$ 17,531.96	\$ 1,363.40
724299	Homeowner Association Property		\$ 4,432.00	\$ 344.66
724300	5		\$ 17,531.96	\$ 1,363.40
724301	5		\$ 17,531.96	\$ 1,363.40
724302	5		\$ 17,531.96	\$ 1,363.40
724303	5		\$ 17,531.96	\$ 1,363.40
724304	5		\$ 17,531.96	\$ 1,363.40
724305	5		\$ 17,531.96	\$ 1,363.40
724306	5		\$ 17,531.96	\$ 1,363.40
724307	5		\$ 17,531.96	\$ 1,363.40
724308	5		\$ 17,531.96	\$ 1,363.40
748805	6	[d]	\$ 6,749.80	\$ 524.91
969958	5	[e]	\$ 8,765.98	\$ 681.70
3667410	6	[f]	\$ 13,499.61	\$ 1,049.81
4594585	6	[g]	\$ 13,704.15	\$ 1,065.72
8452211	6	[f]	\$ 6,954.34	\$ 540.81
8452640	6	[g]	\$ 6,749.80	\$ 524.91
Total			\$ 6,885,000.68	\$ 535,421.54

Notes:

- [a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2023 Annual Installment.
- [c] Property ID prepaid the outstanding Improvement Area #2 Assessment in full.
- [d] Undivided interest of parent Property ID 748804 located at 9900 Horizon Rd, billed 67% to Property ID 724103 and 33% to Property ID 748805.
- [e] Undivided interest of parent Property ID 969957 located at 9717 Surveyor Rd, billed 50% to Property ID 724209 and 50% to Property ID 969958.
- [f] Undivided interest of parent Property ID 724095 located at 9905 Horizon Rd, billed 66% to Property ID 3667410 and 34% to Property ID 8452211.
- [g] Undivided interest of parent Property ID 697307 located at 3708 Kern River Dr, billed 67% to Property ID 4594585 and 33% to Property ID 8452640.

EXHIBIT F-2 – IMPROVEMENT AREA #2 PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 145,000.00	\$ 304,075.00	\$ 51,921.18	\$ 34,425.00	\$ 535,421.18
2024	\$ 165,000.00	\$ 299,000.00	\$ 52,959.60	\$ 33,700.00	\$ 550,659.60
2025	\$ 170,000.00	\$ 292,400.00	\$ 54,018.80	\$ 32,875.00	\$ 549,293.80
2026	\$ 180,000.00	\$ 285,600.00	\$ 55,099.17	\$ 32,025.00	\$ 552,724.17
2027	\$ 185,000.00	\$ 278,400.00	\$ 56,201.16	\$ 31,125.00	\$ 550,726.16
2028	\$ 160,000.00	\$ 271,000.00	\$ 57,325.18	\$ 30,200.00	\$ 518,525.18
2029	\$ 200,000.00	\$ 264,600.00	\$ 58,471.68	\$ 29,400.00	\$ 552,471.68
2030	\$ 210,000.00	\$ 255,600.00	\$ 59,641.12	\$ 28,400.00	\$ 553,641.12
2031	\$ 215,000.00	\$ 246,150.00	\$ 60,833.94	\$ 27,350.00	\$ 549,333.94
2032	\$ 225,000.00	\$ 236,475.00	\$ 62,050.62	\$ 26,275.00	\$ 549,800.62
2033	\$ 235,000.00	\$ 226,350.00	\$ 63,291.63	\$ 25,150.00	\$ 549,791.63
2034	\$ 245,000.00	\$ 215,775.00	\$ 64,557.46	\$ 23,975.00	\$ 549,307.46
2035	\$ 255,000.00	\$ 204,750.00	\$ 65,848.61	\$ 22,750.00	\$ 548,348.61
2036	\$ 265,000.00	\$ 193,275.00	\$ 67,165.58	\$ 21,475.00	\$ 546,915.58
2037	\$ 280,000.00	\$ 181,350.00	\$ 68,508.89	\$ 20,150.00	\$ 550,008.89
2038	\$ 290,000.00	\$ 168,750.00	\$ 69,879.07	\$ 18,750.00	\$ 547,379.07
2039	\$ 305,000.00	\$ 155,700.00	\$ 71,276.65	\$ 17,300.00	\$ 549,276.65
2040	\$ 315,000.00	\$ 141,975.00	\$ 72,702.19	\$ 15,775.00	\$ 545,452.19
2041	\$ 330,000.00	\$ 127,800.00	\$ 74,156.23	\$ 14,200.00	\$ 546,156.23
2042	\$ 345,000.00	\$ 112,950.00	\$ 75,639.36	\$ 12,550.00	\$ 546,139.36
2043	\$ 360,000.00	\$ 97,425.00	\$ 77,152.14	\$ 10,825.00	\$ 545,402.14
2044	\$ 375,000.00	\$ 81,225.00	\$ 78,695.19	\$ 9,025.00	\$ 543,945.19
2045	\$ 395,000.00	\$ 64,350.00	\$ 80,269.09	\$ 7,150.00	\$ 546,769.09
2046	\$ 410,000.00	\$ 46,575.00	\$ 81,874.47	\$ 5,175.00	\$ 543,624.47
2047	\$ 430,000.00	\$ 28,125.00	\$ 83,511.96	\$ 3,125.00	\$ 544,761.96
2048	\$ 195,000.00	\$ 8,775.00	\$ 85,182.20	\$ 975.00	\$ 289,932.20
Total	\$ 6,885,000.00	\$ 4,788,450.00	\$ 1,748,233.16	\$ 534,125.00	\$ 13,955,808.16

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**EXHIBIT F-3 – IMPROVEMENT AREA #2 PROJECTED ANNUAL INSTALLMENTS BY
LOT TYPE**

Lot Type 4 - Improvement Area #2 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 307.69	\$ 645.25	\$ 110.18	\$ 73.05	\$ 1,136.16
2024	\$ 350.13	\$ 634.48	\$ 112.38	\$ 71.51	\$ 1,168.50
2025	\$ 360.74	\$ 620.47	\$ 114.63	\$ 69.76	\$ 1,165.60
2026	\$ 381.96	\$ 606.04	\$ 116.92	\$ 67.96	\$ 1,172.88
2027	\$ 392.57	\$ 590.76	\$ 119.26	\$ 66.05	\$ 1,168.64
2028	\$ 339.52	\$ 575.06	\$ 121.64	\$ 64.08	\$ 1,100.31
2029	\$ 424.40	\$ 561.48	\$ 124.08	\$ 62.39	\$ 1,172.34
2030	\$ 445.62	\$ 542.38	\$ 126.56	\$ 60.26	\$ 1,174.83
2031	\$ 456.23	\$ 522.33	\$ 129.09	\$ 58.04	\$ 1,165.69
2032	\$ 477.45	\$ 501.80	\$ 131.67	\$ 55.76	\$ 1,166.68
2033	\$ 498.67	\$ 480.31	\$ 134.30	\$ 53.37	\$ 1,166.66
2034	\$ 519.89	\$ 457.87	\$ 136.99	\$ 50.87	\$ 1,165.63
2035	\$ 541.11	\$ 434.48	\$ 139.73	\$ 48.28	\$ 1,163.60
2036	\$ 562.33	\$ 410.13	\$ 142.53	\$ 45.57	\$ 1,160.55
2037	\$ 594.16	\$ 384.82	\$ 145.38	\$ 42.76	\$ 1,167.12
2038	\$ 615.38	\$ 358.09	\$ 148.28	\$ 39.79	\$ 1,161.54
2039	\$ 647.21	\$ 330.40	\$ 151.25	\$ 36.71	\$ 1,165.56
2040	\$ 668.43	\$ 301.27	\$ 154.27	\$ 33.47	\$ 1,157.45
2041	\$ 700.26	\$ 271.19	\$ 157.36	\$ 30.13	\$ 1,158.94
2042	\$ 732.09	\$ 239.68	\$ 160.51	\$ 26.63	\$ 1,158.91
2043	\$ 763.92	\$ 206.74	\$ 163.72	\$ 22.97	\$ 1,157.34
2044	\$ 795.75	\$ 172.36	\$ 166.99	\$ 19.15	\$ 1,154.25
2045	\$ 838.19	\$ 136.55	\$ 170.33	\$ 15.17	\$ 1,160.24
2046	\$ 870.02	\$ 98.83	\$ 173.74	\$ 10.98	\$ 1,153.57
2047	\$ 912.46	\$ 59.68	\$ 177.21	\$ 6.63	\$ 1,155.98
2048	\$ 413.79	\$ 18.62	\$ 180.76	\$ 2.07	\$ 615.24
Total	\$ 14,609.97	\$ 10,161.09	\$ 3,709.75	\$ 1,133.41	\$ 29,614.22

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type S - Improvement Area #2 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 369.23	\$ 774.30	\$ 132.21	\$ 87.66	\$ 1,363.40
2024	\$ 420.16	\$ 761.37	\$ 134.86	\$ 85.81	\$ 1,402.20
2025	\$ 432.89	\$ 744.57	\$ 137.55	\$ 83.71	\$ 1,398.72
2026	\$ 458.35	\$ 727.25	\$ 140.30	\$ 81.55	\$ 1,407.46
2027	\$ 471.08	\$ 708.92	\$ 143.11	\$ 79.26	\$ 1,402.37
2028	\$ 407.42	\$ 690.07	\$ 145.97	\$ 76.90	\$ 1,320.37
2029	\$ 509.28	\$ 673.78	\$ 148.89	\$ 74.86	\$ 1,406.81
2030	\$ 534.74	\$ 650.86	\$ 151.87	\$ 72.32	\$ 1,409.79
2031	\$ 547.48	\$ 626.80	\$ 154.91	\$ 69.64	\$ 1,398.82
2032	\$ 572.94	\$ 602.16	\$ 158.01	\$ 66.91	\$ 1,400.01
2033	\$ 598.40	\$ 576.38	\$ 161.17	\$ 64.04	\$ 1,399.99
2034	\$ 623.87	\$ 549.45	\$ 164.39	\$ 61.05	\$ 1,398.76
2035	\$ 649.33	\$ 521.38	\$ 167.68	\$ 57.93	\$ 1,396.31
2036	\$ 674.80	\$ 492.16	\$ 171.03	\$ 54.68	\$ 1,392.67
2037	\$ 712.99	\$ 461.79	\$ 174.45	\$ 51.31	\$ 1,400.54
2038	\$ 738.46	\$ 429.70	\$ 177.94	\$ 47.74	\$ 1,393.85
2039	\$ 776.65	\$ 396.47	\$ 181.50	\$ 44.05	\$ 1,398.68
2040	\$ 802.12	\$ 361.53	\$ 185.13	\$ 40.17	\$ 1,388.94
2041	\$ 840.31	\$ 325.43	\$ 188.83	\$ 36.16	\$ 1,390.73
2042	\$ 878.51	\$ 287.62	\$ 192.61	\$ 31.96	\$ 1,390.69
2043	\$ 916.70	\$ 248.08	\$ 196.46	\$ 27.56	\$ 1,388.81
2044	\$ 954.90	\$ 206.83	\$ 200.39	\$ 22.98	\$ 1,385.10
2045	\$ 1,005.83	\$ 163.86	\$ 204.40	\$ 18.21	\$ 1,392.29
2046	\$ 1,044.02	\$ 118.60	\$ 208.49	\$ 13.18	\$ 1,384.28
2047	\$ 1,094.95	\$ 71.62	\$ 212.65	\$ 7.96	\$ 1,387.18
2048	\$ 496.55	\$ 22.34	\$ 216.91	\$ 2.48	\$ 738.28
Total	\$ 17,531.96	\$ 12,193.31	\$ 4,451.70	\$ 1,360.10	\$ 35,537.06

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type 6 - Improvement Area #2 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 430.77	\$ 903.35	\$ 154.25	\$ 102.27	\$ 1,590.63
2024	\$ 490.18	\$ 888.27	\$ 157.33	\$ 100.12	\$ 1,635.90
2025	\$ 505.04	\$ 868.66	\$ 160.48	\$ 97.67	\$ 1,631.84
2026	\$ 534.74	\$ 848.46	\$ 163.69	\$ 95.14	\$ 1,642.03
2027	\$ 549.60	\$ 827.07	\$ 166.96	\$ 92.47	\$ 1,636.10
2028	\$ 475.33	\$ 805.09	\$ 170.30	\$ 89.72	\$ 1,540.43
2029	\$ 594.16	\$ 786.07	\$ 173.71	\$ 87.34	\$ 1,641.28
2030	\$ 623.87	\$ 759.34	\$ 177.18	\$ 84.37	\$ 1,644.76
2031	\$ 638.72	\$ 731.26	\$ 180.73	\$ 81.25	\$ 1,631.96
2032	\$ 668.43	\$ 702.52	\$ 184.34	\$ 78.06	\$ 1,633.35
2033	\$ 698.14	\$ 672.44	\$ 188.03	\$ 74.72	\$ 1,633.32
2034	\$ 727.85	\$ 641.02	\$ 191.79	\$ 71.22	\$ 1,631.88
2035	\$ 757.55	\$ 608.27	\$ 195.62	\$ 67.59	\$ 1,629.03
2036	\$ 787.26	\$ 574.18	\$ 199.54	\$ 63.80	\$ 1,624.78
2037	\$ 831.82	\$ 538.75	\$ 203.53	\$ 59.86	\$ 1,633.97
2038	\$ 861.53	\$ 501.32	\$ 207.60	\$ 55.70	\$ 1,626.15
2039	\$ 906.09	\$ 462.55	\$ 211.75	\$ 51.39	\$ 1,631.79
2040	\$ 935.80	\$ 421.78	\$ 215.98	\$ 46.86	\$ 1,620.43
2041	\$ 980.36	\$ 379.67	\$ 220.30	\$ 42.19	\$ 1,622.52
2042	\$ 1,024.93	\$ 335.55	\$ 224.71	\$ 37.28	\$ 1,622.47
2043	\$ 1,069.49	\$ 289.43	\$ 229.20	\$ 32.16	\$ 1,620.28
2044	\$ 1,114.05	\$ 241.30	\$ 233.79	\$ 26.81	\$ 1,615.95
2045	\$ 1,173.47	\$ 191.17	\$ 238.46	\$ 21.24	\$ 1,624.34
2046	\$ 1,218.03	\$ 138.36	\$ 243.23	\$ 15.37	\$ 1,615.00
2047	\$ 1,277.44	\$ 83.55	\$ 248.10	\$ 9.28	\$ 1,618.38
2048	\$ 579.31	\$ 26.07	\$ 253.06	\$ 2.90	\$ 861.33
Total	\$ 20,453.95	\$ 14,225.52	\$ 5,193.65	\$ 1,586.78	\$ 41,459.90

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type HOA - Improvement Area #2 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 93.34	\$ 195.74	\$ 33.42	\$ 22.16	\$ 344.66
2024	\$ 106.21	\$ 192.47	\$ 34.09	\$ 21.69	\$ 354.47
2025	\$ 109.43	\$ 188.22	\$ 34.77	\$ 21.16	\$ 353.59
2026	\$ 115.87	\$ 183.85	\$ 35.47	\$ 20.62	\$ 355.80
2027	\$ 119.09	\$ 179.21	\$ 36.18	\$ 20.04	\$ 354.51
2028	\$ 102.99	\$ 174.45	\$ 36.90	\$ 19.44	\$ 333.78
2029	\$ 128.74	\$ 170.33	\$ 37.64	\$ 18.93	\$ 355.64
2030	\$ 135.18	\$ 164.53	\$ 38.39	\$ 18.28	\$ 356.39
2031	\$ 138.40	\$ 158.45	\$ 39.16	\$ 17.61	\$ 353.62
2032	\$ 144.84	\$ 152.22	\$ 39.94	\$ 16.91	\$ 353.92
2033	\$ 151.27	\$ 145.71	\$ 40.74	\$ 16.19	\$ 353.91
2034	\$ 157.71	\$ 138.90	\$ 41.56	\$ 15.43	\$ 353.60
2035	\$ 164.15	\$ 131.80	\$ 42.39	\$ 14.64	\$ 352.98
2036	\$ 170.59	\$ 124.41	\$ 43.24	\$ 13.82	\$ 352.06
2037	\$ 180.24	\$ 116.74	\$ 44.10	\$ 12.97	\$ 354.05
2038	\$ 186.68	\$ 108.63	\$ 44.98	\$ 12.07	\$ 352.36
2039	\$ 196.33	\$ 100.23	\$ 45.88	\$ 11.14	\$ 353.58
2040	\$ 202.77	\$ 91.39	\$ 46.80	\$ 10.15	\$ 351.12
2041	\$ 212.43	\$ 82.27	\$ 47.74	\$ 9.14	\$ 351.57
2042	\$ 222.08	\$ 72.71	\$ 48.69	\$ 8.08	\$ 351.56
2043	\$ 231.74	\$ 62.71	\$ 49.66	\$ 6.97	\$ 351.09
2044	\$ 241.39	\$ 52.29	\$ 50.66	\$ 5.81	\$ 350.15
2045	\$ 254.27	\$ 41.42	\$ 51.67	\$ 4.60	\$ 351.97
2046	\$ 263.92	\$ 29.98	\$ 52.70	\$ 3.33	\$ 349.94
2047	\$ 276.80	\$ 18.10	\$ 53.76	\$ 2.01	\$ 350.67
2048	\$ 125.52	\$ 5.65	\$ 54.83	\$ 0.63	\$ 186.63
Total	\$ 4,432.00	\$ 3,082.41	\$ 1,125.37	\$ 343.83	\$ 8,983.60

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #3 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
770086	9		\$ 21,197.68	\$ 1,634.91
770087	9		\$ 21,197.68	\$ 1,634.91
770088	9	[c]	\$ -	\$ -
770089	9		\$ 21,197.68	\$ 1,634.91
770090	9		\$ 21,197.68	\$ 1,634.91
770091	9		\$ 21,197.68	\$ 1,634.91
770092	9		\$ 21,197.68	\$ 1,634.91
770093	9		\$ 21,197.68	\$ 1,634.91
770094	9	[c]	\$ -	\$ -
770095	9		\$ 21,197.68	\$ 1,634.91
770096	9		\$ 21,197.68	\$ 1,634.91
770097	Homeowner Association Property		\$ 7,096.48	\$ 547.33
770101	9		\$ 21,197.68	\$ 1,634.91
770102	9		\$ 21,197.68	\$ 1,634.91
770103	9		\$ 21,197.68	\$ 1,634.91
770104	9		\$ 21,197.68	\$ 1,634.91
770105	9		\$ 21,197.68	\$ 1,634.91
770113	Non-Benefited Property		\$ -	\$ -
770114	9	[c]	\$ -	\$ -
770115	9		\$ 21,197.68	\$ 1,634.91
770116	9		\$ 21,197.68	\$ 1,634.91
770117	9		\$ 21,197.68	\$ 1,634.91
770118	9		\$ 21,197.68	\$ 1,634.91
770119	9	[c]	\$ -	\$ -
770121	9		\$ 21,197.68	\$ 1,634.91
770122	9		\$ 21,197.68	\$ 1,634.91
770123	9		\$ 21,197.68	\$ 1,634.91
770124	9		\$ 21,197.68	\$ 1,634.91
770125	9		\$ 21,197.68	\$ 1,634.91
770126	9		\$ 21,197.68	\$ 1,634.91
770129	9		\$ 21,197.68	\$ 1,634.91
770130	9		\$ 21,197.68	\$ 1,634.91
770131	9		\$ 21,197.68	\$ 1,634.91
770132	9		\$ 21,197.68	\$ 1,634.91
770133	9		\$ 21,197.68	\$ 1,634.91
770134	9		\$ 21,197.68	\$ 1,634.91
770135	9		\$ 21,197.68	\$ 1,634.91
770136	9		\$ 21,197.68	\$ 1,634.91
770137	9		\$ 21,197.68	\$ 1,634.91
770138	9		\$ 21,197.68	\$ 1,634.91

Property ID	Lot Type	Notes	Improvement Area #3 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
770139	9		\$ 21,197.68	\$ 1,634.91
770140	9		\$ 21,197.68	\$ 1,634.91
770141	9		\$ 21,197.68	\$ 1,634.91
770142	9		\$ 21,197.68	\$ 1,634.91
770143	9		\$ 21,197.68	\$ 1,634.91
770144	9		\$ 21,197.68	\$ 1,634.91
770145	9		\$ 21,197.68	\$ 1,634.91
770146	9		\$ 21,197.68	\$ 1,634.91
770147	9		\$ 21,197.68	\$ 1,634.91
770148	9		\$ 21,197.68	\$ 1,634.91
770149	9		\$ 21,197.68	\$ 1,634.91
770150	9		\$ 21,197.68	\$ 1,634.91
770151	9		\$ 21,197.68	\$ 1,634.91
770152	9		\$ 21,197.68	\$ 1,634.91
770153	9		\$ 21,197.68	\$ 1,634.91
770155	Homeowner Association Property		\$ 7,096.48	\$ 547.33
770156	Homeowner Association Property		\$ 7,096.48	\$ 547.33
770390	7		\$ 15,141.20	\$ 1,167.79
770391	7		\$ 15,141.20	\$ 1,167.79
770392	7		\$ 15,141.20	\$ 1,167.79
770393	7		\$ 15,141.20	\$ 1,167.79
770394	7		\$ 15,141.20	\$ 1,167.79
770395	7		\$ 15,141.20	\$ 1,167.79
770396	7		\$ 15,141.20	\$ 1,167.79
770397	7		\$ 15,141.20	\$ 1,167.79
770398	7		\$ 15,141.20	\$ 1,167.79
770399	7		\$ 15,141.20	\$ 1,167.79
770400	7		\$ 15,141.20	\$ 1,167.79
770401	7		\$ 15,141.20	\$ 1,167.79
770402	7		\$ 15,141.20	\$ 1,167.79
770403	7		\$ 15,141.20	\$ 1,167.79
770404	7		\$ 15,141.20	\$ 1,167.79
770405	7		\$ 15,141.20	\$ 1,167.79
770406	7		\$ 15,141.20	\$ 1,167.79
770407	7		\$ 15,141.20	\$ 1,167.79
770408	7		\$ 15,141.20	\$ 1,167.79
770409	7		\$ 15,141.20	\$ 1,167.79
770410	7		\$ 15,141.20	\$ 1,167.79
770411	7		\$ 15,141.20	\$ 1,167.79
770412	7		\$ 15,141.20	\$ 1,167.79

Property ID	Lot Type	Notes	Improvement Area #3 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
770413	7		\$ 15,141.20	\$ 1,167.79
770414	7		\$ 15,141.20	\$ 1,167.79
770415	7		\$ 15,141.20	\$ 1,167.79
770416	7		\$ 15,141.20	\$ 1,167.79
770417	7		\$ 15,141.20	\$ 1,167.79
770418	7		\$ 15,141.20	\$ 1,167.79
770419	7		\$ 15,141.20	\$ 1,167.79
770420	7		\$ 15,141.20	\$ 1,167.79
770421	7		\$ 15,141.20	\$ 1,167.79
770422	7		\$ 15,141.20	\$ 1,167.79
770423	7		\$ 15,141.20	\$ 1,167.79
770424	7		\$ 15,141.20	\$ 1,167.79
770425	7		\$ 15,141.20	\$ 1,167.79
770426	7		\$ 15,141.20	\$ 1,167.79
770427	7		\$ 15,141.20	\$ 1,167.79
770428	7		\$ 15,141.20	\$ 1,167.79
770429	7		\$ 15,141.20	\$ 1,167.79
770430	7		\$ 15,141.20	\$ 1,167.79
770431	7		\$ 15,141.20	\$ 1,167.79
770432	7		\$ 15,141.20	\$ 1,167.79
770433	8		\$ 18,169.44	\$ 1,401.35
770434	8		\$ 18,169.44	\$ 1,401.35
770435	8		\$ 18,169.44	\$ 1,401.35
770436	8		\$ 18,169.44	\$ 1,401.35
770437	8		\$ 18,169.44	\$ 1,401.35
770438	Homeowner Association Property		\$ 7,096.48	\$ 547.33
770439	7		\$ 15,141.20	\$ 1,167.79
770440	7		\$ 15,141.20	\$ 1,167.79
770441	7		\$ 15,141.20	\$ 1,167.79
770442	7		\$ 15,141.20	\$ 1,167.79
770443	7		\$ 15,141.20	\$ 1,167.79
770444	7		\$ 15,141.20	\$ 1,167.79
770445	7		\$ 15,141.20	\$ 1,167.79
770446	7		\$ 15,141.20	\$ 1,167.79
770447	7		\$ 15,141.20	\$ 1,167.79
770448	7		\$ 15,141.20	\$ 1,167.79
770449	7	[c]	\$ -	\$ -
770450	7		\$ 15,141.20	\$ 1,167.79
770451	7		\$ 15,141.20	\$ 1,167.79
770452	7		\$ 15,141.20	\$ 1,167.79

Property ID	Lot Type	Notes	Improvement Area #3 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
770453	7		\$ 15,141.20	\$ 1,167.79
770454	7		\$ 15,141.20	\$ 1,167.79
770455	7		\$ 15,141.20	\$ 1,167.79
770456	7		\$ 15,141.20	\$ 1,167.79
770457	7		\$ 15,141.20	\$ 1,167.79
770458	7		\$ 15,141.20	\$ 1,167.79
770459	7		\$ 15,141.20	\$ 1,167.79
770460	7		\$ 15,141.20	\$ 1,167.79
770461	7		\$ 15,141.20	\$ 1,167.79
770462	7		\$ 15,141.20	\$ 1,167.79
770463	7		\$ 15,141.20	\$ 1,167.79
770464	7		\$ 15,141.20	\$ 1,167.79
770465	7		\$ 15,141.20	\$ 1,167.79
770466	7		\$ 15,141.20	\$ 1,167.79
770467	7		\$ 15,141.20	\$ 1,167.79
770468	7		\$ 15,141.20	\$ 1,167.79
770469	7		\$ 15,141.20	\$ 1,167.79
770470	7		\$ 15,141.20	\$ 1,167.79
770471	7		\$ 15,141.20	\$ 1,167.79
770472	7		\$ 15,141.20	\$ 1,167.79
770473	7		\$ 15,141.20	\$ 1,167.79
770474	7		\$ 15,141.20	\$ 1,167.79
770475	7		\$ 15,141.20	\$ 1,167.79
770476	7		\$ 15,141.20	\$ 1,167.79
770477	7		\$ 15,141.20	\$ 1,167.79
770478	7		\$ 15,141.20	\$ 1,167.79
770479	7		\$ 15,141.20	\$ 1,167.79
770480	7		\$ 15,141.20	\$ 1,167.79
770481	7		\$ 15,141.20	\$ 1,167.79
770482	7		\$ 15,141.20	\$ 1,167.79
770483	7		\$ 15,141.20	\$ 1,167.79
770484	7		\$ 15,141.20	\$ 1,167.79
770485	7		\$ 15,141.20	\$ 1,167.79
770486	7		\$ 15,141.20	\$ 1,167.79
770487	7		\$ 15,141.20	\$ 1,167.79
770488	7		\$ 15,141.20	\$ 1,167.79
770489	7		\$ 15,141.20	\$ 1,167.79
770490	7		\$ 15,141.20	\$ 1,167.79
770491	7		\$ 15,141.20	\$ 1,167.79
770492	7		\$ 15,141.20	\$ 1,167.79

Property ID	Lot Type	Notes	Improvement Area #3 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
770493	7		\$ 15,141.20	\$ 1,167.79
770494	7		\$ 15,141.20	\$ 1,167.79
770495	7		\$ 15,141.20	\$ 1,167.79
770496	7		\$ 15,141.20	\$ 1,167.79
770497	7		\$ 15,141.20	\$ 1,167.79
770498	7		\$ 15,141.20	\$ 1,167.79
770499	7		\$ 15,141.20	\$ 1,167.79
958944	9		\$ 21,197.68	\$ 1,634.91
Total			\$ 2,738,660.72	\$ 211,223.94

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to (1) rounding, or (2) Prepayments received that have not redeemed Improvement Area #3 Bonds.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] Property ID prepaid the outstanding Improvement Area #3 Assessment in full.

EXHIBIT G-2 – IMPROVEMENT AREA #3 PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 65,000.00	\$ 109,900.00	\$ 24,921.31	\$ 13,875.00	\$ 213,696.31
2024	\$ 60,000.00	\$ 107,868.74	\$ 25,419.74	\$ 13,550.00	\$ 206,838.48
2025	\$ 65,000.00	\$ 105,993.76	\$ 25,928.13	\$ 13,250.00	\$ 210,171.89
2026	\$ 70,000.00	\$ 103,718.76	\$ 26,446.69	\$ 12,925.00	\$ 213,090.45
2027	\$ 70,000.00	\$ 101,268.76	\$ 26,975.63	\$ 12,575.00	\$ 210,819.39
2028	\$ 75,000.00	\$ 98,818.76	\$ 27,515.14	\$ 12,225.00	\$ 213,558.90
2029	\$ 65,000.00	\$ 96,193.76	\$ 28,065.44	\$ 11,850.00	\$ 201,109.20
2030	\$ 80,000.00	\$ 93,918.76	\$ 28,626.75	\$ 11,525.00	\$ 214,070.51
2031	\$ 85,000.00	\$ 90,718.76	\$ 29,199.29	\$ 11,125.00	\$ 216,043.05
2032	\$ 85,000.00	\$ 87,318.76	\$ 29,783.27	\$ 10,700.00	\$ 212,802.03
2033	\$ 90,000.00	\$ 83,918.76	\$ 30,378.94	\$ 10,275.00	\$ 214,572.70
2034	\$ 90,000.00	\$ 80,318.76	\$ 30,986.52	\$ 9,825.00	\$ 211,130.28
2035	\$ 95,000.00	\$ 76,718.76	\$ 31,606.25	\$ 9,375.00	\$ 212,700.01
2036	\$ 100,000.00	\$ 72,918.76	\$ 32,238.37	\$ 8,900.00	\$ 214,057.13
2037	\$ 105,000.00	\$ 68,918.76	\$ 32,883.14	\$ 8,400.00	\$ 215,201.90
2038	\$ 110,000.00	\$ 64,718.76	\$ 33,540.80	\$ 7,875.00	\$ 216,134.56
2039	\$ 90,000.00	\$ 60,318.76	\$ 34,211.62	\$ 7,325.00	\$ 191,855.38
2040	\$ 115,000.00	\$ 56,718.76	\$ 34,895.85	\$ 6,875.00	\$ 213,489.61
2041	\$ 120,000.00	\$ 51,975.00	\$ 35,593.77	\$ 6,300.00	\$ 213,868.77
2042	\$ 125,000.00	\$ 47,025.00	\$ 36,305.64	\$ 5,700.00	\$ 214,030.64
2043	\$ 130,000.00	\$ 41,868.76	\$ 37,031.76	\$ 5,075.00	\$ 213,975.52
2044	\$ 135,000.00	\$ 36,506.26	\$ 37,772.39	\$ 4,425.00	\$ 213,703.65
2045	\$ 145,000.00	\$ 30,937.50	\$ 38,527.84	\$ 3,750.00	\$ 218,215.34
2046	\$ 150,000.00	\$ 24,956.26	\$ 39,298.40	\$ 3,025.00	\$ 217,279.66
2047	\$ 155,000.00	\$ 18,768.76	\$ 40,084.36	\$ 2,275.00	\$ 216,128.12
2048	\$ 160,000.00	\$ 12,375.00	\$ 40,886.05	\$ 1,500.00	\$ 214,761.05
2049	\$ 140,000.00	\$ 5,775.00	\$ 41,703.77	\$ 700.00	\$ 188,178.77
Total	\$ 2,775,000.00	\$ 1,830,456.44	\$ 880,826.85	\$ 225,200.00	\$ 5,711,483.29

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-3 – IMPROVEMENT AREA #3 PROJECTED ANNUAL INSTALLMENTS BY LOT TYPE

Lot Type 7 - Improvement Area #3 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 354.66	\$ 599.65	\$ 137.78	\$ 75.71	\$ 1,167.79
2024	\$ 327.38	\$ 588.56	\$ 140.54	\$ 73.93	\$ 1,130.41
2025	\$ 354.66	\$ 578.33	\$ 143.35	\$ 72.30	\$ 1,148.64
2026	\$ 381.94	\$ 565.92	\$ 146.22	\$ 70.52	\$ 1,164.60
2027	\$ 381.94	\$ 552.55	\$ 149.14	\$ 68.61	\$ 1,152.24
2028	\$ 409.22	\$ 539.18	\$ 152.12	\$ 66.70	\$ 1,167.23
2029	\$ 354.66	\$ 524.86	\$ 155.17	\$ 64.66	\$ 1,099.34
2030	\$ 436.50	\$ 512.45	\$ 158.27	\$ 62.88	\$ 1,170.10
2031	\$ 463.78	\$ 494.99	\$ 161.43	\$ 60.70	\$ 1,180.91
2032	\$ 463.78	\$ 476.44	\$ 164.66	\$ 58.38	\$ 1,163.27
2033	\$ 491.07	\$ 457.89	\$ 167.96	\$ 56.06	\$ 1,172.97
2034	\$ 491.07	\$ 438.24	\$ 171.31	\$ 53.61	\$ 1,154.23
2035	\$ 518.35	\$ 418.60	\$ 174.74	\$ 51.15	\$ 1,162.84
2036	\$ 545.63	\$ 397.87	\$ 178.24	\$ 48.56	\$ 1,170.29
2037	\$ 572.91	\$ 376.04	\$ 181.80	\$ 45.83	\$ 1,176.58
2038	\$ 600.19	\$ 353.12	\$ 185.44	\$ 42.97	\$ 1,181.72
2039	\$ 491.07	\$ 329.12	\$ 189.15	\$ 39.97	\$ 1,049.30
2040	\$ 627.47	\$ 309.47	\$ 192.93	\$ 37.51	\$ 1,167.39
2041	\$ 654.75	\$ 283.59	\$ 196.79	\$ 34.37	\$ 1,169.51
2042	\$ 682.04	\$ 256.58	\$ 200.72	\$ 31.10	\$ 1,170.44
2043	\$ 709.32	\$ 228.45	\$ 204.74	\$ 27.69	\$ 1,170.19
2044	\$ 736.60	\$ 199.19	\$ 208.83	\$ 24.14	\$ 1,168.76
2045	\$ 791.16	\$ 168.80	\$ 213.01	\$ 20.46	\$ 1,193.44
2046	\$ 818.44	\$ 136.17	\$ 217.27	\$ 16.51	\$ 1,188.39
2047	\$ 845.72	\$ 102.41	\$ 221.61	\$ 12.41	\$ 1,182.16
2048	\$ 873.01	\$ 67.52	\$ 226.05	\$ 8.18	\$ 1,174.76
2049	\$ 763.88	\$ 31.51	\$ 230.57	\$ 3.82	\$ 1,029.78
Total	\$ 15,141.20	\$ 9,987.50	\$ 4,869.82	\$ 1,228.76	\$ 31,227.27

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type 8 - Improvement Area #3 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 425.59	\$ 719.58	\$ 165.34	\$ 90.85	\$ 1,401.35
2024	\$ 392.85	\$ 706.28	\$ 168.65	\$ 88.72	\$ 1,356.49
2025	\$ 425.59	\$ 694.00	\$ 172.02	\$ 86.75	\$ 1,378.36
2026	\$ 458.33	\$ 679.10	\$ 175.46	\$ 84.63	\$ 1,397.52
2027	\$ 458.33	\$ 663.06	\$ 178.97	\$ 82.34	\$ 1,382.69
2028	\$ 491.07	\$ 647.02	\$ 182.55	\$ 80.04	\$ 1,400.68
2029	\$ 425.59	\$ 629.83	\$ 186.20	\$ 77.59	\$ 1,319.21
2030	\$ 523.80	\$ 614.94	\$ 189.92	\$ 75.46	\$ 1,404.12
2031	\$ 556.54	\$ 593.99	\$ 193.72	\$ 72.84	\$ 1,417.09
2032	\$ 556.54	\$ 571.72	\$ 197.59	\$ 70.06	\$ 1,395.92
2033	\$ 589.28	\$ 549.46	\$ 201.55	\$ 67.28	\$ 1,407.56
2034	\$ 589.28	\$ 525.89	\$ 205.58	\$ 64.33	\$ 1,385.08
2035	\$ 622.02	\$ 502.32	\$ 209.69	\$ 61.38	\$ 1,395.41
2036	\$ 654.75	\$ 477.44	\$ 213.88	\$ 58.27	\$ 1,404.35
2037	\$ 687.49	\$ 451.25	\$ 218.16	\$ 55.00	\$ 1,411.90
2038	\$ 720.23	\$ 423.75	\$ 222.52	\$ 51.56	\$ 1,418.07
2039	\$ 589.28	\$ 394.94	\$ 226.97	\$ 47.96	\$ 1,259.15
2040	\$ 752.97	\$ 371.37	\$ 231.51	\$ 45.01	\$ 1,400.86
2041	\$ 785.71	\$ 340.31	\$ 236.14	\$ 41.25	\$ 1,403.41
2042	\$ 818.44	\$ 307.90	\$ 240.87	\$ 37.32	\$ 1,404.53
2043	\$ 851.18	\$ 274.14	\$ 245.68	\$ 33.23	\$ 1,404.23
2044	\$ 883.92	\$ 239.03	\$ 250.60	\$ 28.97	\$ 1,402.52
2045	\$ 949.39	\$ 202.56	\$ 255.61	\$ 24.55	\$ 1,432.12
2046	\$ 982.13	\$ 163.40	\$ 260.72	\$ 19.81	\$ 1,426.06
2047	\$ 1,014.87	\$ 122.89	\$ 265.94	\$ 14.90	\$ 1,418.59
2048	\$ 1,047.61	\$ 81.03	\$ 271.26	\$ 9.82	\$ 1,409.71
2049	\$ 916.66	\$ 37.81	\$ 276.68	\$ 4.58	\$ 1,235.73
Total	\$ 18,169.44	\$ 11,985.00	\$ 5,843.78	\$ 1,474.51	\$ 37,472.73

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type 9 - Improvement Area #3 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 496.52	\$ 839.50	\$ 192.89	\$ 105.99	\$ 1,634.91
2024	\$ 458.33	\$ 823.99	\$ 196.75	\$ 103.51	\$ 1,582.58
2025	\$ 496.52	\$ 809.67	\$ 200.69	\$ 101.21	\$ 1,608.09
2026	\$ 534.72	\$ 792.29	\$ 204.70	\$ 98.73	\$ 1,630.44
2027	\$ 534.72	\$ 773.57	\$ 208.80	\$ 96.06	\$ 1,613.14
2028	\$ 572.91	\$ 754.86	\$ 212.97	\$ 93.38	\$ 1,634.12
2029	\$ 496.52	\$ 734.81	\$ 217.23	\$ 90.52	\$ 1,539.08
2030	\$ 611.10	\$ 717.43	\$ 221.58	\$ 88.04	\$ 1,638.14
2031	\$ 649.30	\$ 692.98	\$ 226.01	\$ 84.98	\$ 1,653.27
2032	\$ 649.30	\$ 667.01	\$ 230.53	\$ 81.74	\$ 1,628.57
2033	\$ 687.49	\$ 641.04	\$ 235.14	\$ 78.49	\$ 1,642.16
2034	\$ 687.49	\$ 613.54	\$ 239.84	\$ 75.05	\$ 1,615.92
2035	\$ 725.69	\$ 586.04	\$ 244.64	\$ 71.61	\$ 1,627.98
2036	\$ 763.88	\$ 557.01	\$ 249.53	\$ 67.99	\$ 1,638.41
2037	\$ 802.07	\$ 526.46	\$ 254.52	\$ 64.17	\$ 1,647.22
2038	\$ 840.27	\$ 494.37	\$ 259.61	\$ 60.16	\$ 1,654.41
2039	\$ 687.49	\$ 460.76	\$ 264.80	\$ 55.95	\$ 1,469.01
2040	\$ 878.46	\$ 433.26	\$ 270.10	\$ 52.52	\$ 1,634.34
2041	\$ 916.66	\$ 397.03	\$ 275.50	\$ 48.12	\$ 1,637.31
2042	\$ 954.85	\$ 359.21	\$ 281.01	\$ 43.54	\$ 1,638.62
2043	\$ 993.04	\$ 319.83	\$ 286.63	\$ 38.77	\$ 1,638.27
2044	\$ 1,031.24	\$ 278.86	\$ 292.36	\$ 33.80	\$ 1,636.27
2045	\$ 1,107.63	\$ 236.33	\$ 298.21	\$ 28.65	\$ 1,670.81
2046	\$ 1,145.82	\$ 190.64	\$ 304.18	\$ 23.11	\$ 1,663.74
2047	\$ 1,184.01	\$ 143.37	\$ 310.26	\$ 17.38	\$ 1,655.02
2048	\$ 1,222.21	\$ 94.53	\$ 316.46	\$ 11.46	\$ 1,644.66
2049	\$ 1,069.43	\$ 44.11	\$ 322.79	\$ 5.35	\$ 1,441.69
Total	\$ 21,197.68	\$ 13,982.50	\$ 6,817.74	\$ 1,720.26	\$ 43,718.18

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Lot Type HOA - Improvement Area #3 Annual Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 166.22	\$ 281.05	\$ 64.58	\$ 35.48	\$ 547.33
2024	\$ 153.44	\$ 275.85	\$ 65.87	\$ 34.65	\$ 529.81
2025	\$ 166.22	\$ 271.06	\$ 67.19	\$ 33.88	\$ 538.35
2026	\$ 179.01	\$ 265.24	\$ 68.53	\$ 33.05	\$ 545.83
2027	\$ 179.01	\$ 258.97	\$ 69.90	\$ 32.16	\$ 540.04
2028	\$ 191.80	\$ 252.71	\$ 71.30	\$ 31.26	\$ 547.07
2029	\$ 166.22	\$ 246.00	\$ 72.72	\$ 30.30	\$ 515.25
2030	\$ 204.58	\$ 240.18	\$ 74.18	\$ 29.47	\$ 548.41
2031	\$ 217.37	\$ 231.99	\$ 75.66	\$ 28.45	\$ 553.48
2032	\$ 217.37	\$ 223.30	\$ 77.18	\$ 27.36	\$ 545.21
2033	\$ 230.16	\$ 214.60	\$ 78.72	\$ 26.28	\$ 549.76
2034	\$ 230.16	\$ 205.40	\$ 80.29	\$ 25.13	\$ 540.97
2035	\$ 242.94	\$ 196.19	\$ 81.90	\$ 23.97	\$ 545.01
2036	\$ 255.73	\$ 186.47	\$ 83.54	\$ 22.76	\$ 548.50
2037	\$ 268.52	\$ 176.25	\$ 85.21	\$ 21.48	\$ 551.45
2038	\$ 281.30	\$ 165.50	\$ 86.91	\$ 20.14	\$ 553.86
2039	\$ 230.16	\$ 154.25	\$ 88.65	\$ 18.73	\$ 491.79
2040	\$ 294.09	\$ 145.05	\$ 90.42	\$ 17.58	\$ 547.14
2041	\$ 306.87	\$ 132.92	\$ 92.23	\$ 16.11	\$ 548.13
2042	\$ 319.66	\$ 120.26	\$ 94.08	\$ 14.58	\$ 548.57
2043	\$ 332.45	\$ 107.07	\$ 95.96	\$ 12.98	\$ 548.45
2044	\$ 345.23	\$ 93.36	\$ 97.88	\$ 11.32	\$ 547.78
2045	\$ 370.81	\$ 79.12	\$ 99.83	\$ 9.59	\$ 559.35
2046	\$ 383.59	\$ 63.82	\$ 101.83	\$ 7.74	\$ 556.98
2047	\$ 396.38	\$ 48.00	\$ 103.87	\$ 5.82	\$ 554.06
2048	\$ 409.17	\$ 31.65	\$ 105.94	\$ 3.84	\$ 550.59
2049	\$ 358.02	\$ 14.77	\$ 108.06	\$ 1.79	\$ 482.64
Total	\$ 7,096.48	\$ 4,681.01	\$ 2,282.42	\$ 575.90	\$ 14,635.81

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – IMPROVEMENT AREA #4 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #4 ^(a)	
			Outstanding Assessment ^(b)	Installment Due 1/31/23
38902	N/A	[c]	\$ 528,384.81	\$ 38,431.93
44150	N/A	[c]	\$ 563,728.44	\$ 41,002.64
966127	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980346	12		\$ 28,048.05	\$ 2,040.07
980347	12		\$ 28,048.05	\$ 2,040.07
980348	12		\$ 28,048.05	\$ 2,040.07
980349	12		\$ 28,048.05	\$ 2,040.07
980350	12		\$ 28,048.05	\$ 2,040.07
980351	12		\$ 28,048.05	\$ 2,040.07
980352	12		\$ 28,048.05	\$ 2,040.07
980353	12		\$ 28,048.05	\$ 2,040.07
980354	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980355	12		\$ 28,048.05	\$ 2,040.07
980356	12		\$ 28,048.05	\$ 2,040.07
980357	12		\$ 28,048.05	\$ 2,040.07
980358	12		\$ 28,048.05	\$ 2,040.07
980359	12		\$ 28,048.05	\$ 2,040.07
980360	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980361	11		\$ 24,041.18	\$ 1,748.63
980362	11		\$ 24,041.18	\$ 1,748.63
980363	11		\$ 24,041.18	\$ 1,748.63
980364	11		\$ 24,041.18	\$ 1,748.63
980366	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980367	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980368	11		\$ 24,041.18	\$ 1,748.63
980369	11		\$ 24,041.18	\$ 1,748.63
980370	11		\$ 24,041.18	\$ 1,748.63
980371	11		\$ 24,041.18	\$ 1,748.63
980372	11		\$ 24,041.18	\$ 1,748.63
980373	11		\$ 24,041.18	\$ 1,748.63
980374	11		\$ 24,041.18	\$ 1,748.63
980375	11		\$ 24,041.18	\$ 1,748.63
980376	11		\$ 24,041.18	\$ 1,748.63
980377	11		\$ 24,041.18	\$ 1,748.63
980378	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980379	11		\$ 24,041.18	\$ 1,748.63
980380	11		\$ 24,041.18	\$ 1,748.63
980381	11		\$ 24,041.18	\$ 1,748.63
980382	11		\$ 24,041.18	\$ 1,748.63
980383	11		\$ 24,041.18	\$ 1,748.63

Property ID	Lot Type	Notes	Improvement Area #4 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
980384	11		\$ 24,041.18	\$ 1,748.63
980385	11		\$ 24,041.18	\$ 1,748.63
980386	11		\$ 24,041.18	\$ 1,748.63
980387	11		\$ 24,041.18	\$ 1,748.63
980388	11		\$ 24,041.18	\$ 1,748.63
980389	11		\$ 24,041.18	\$ 1,748.63
980390	11		\$ 24,041.18	\$ 1,748.63
980391	11		\$ 24,041.18	\$ 1,748.63
980393	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980394	11		\$ 24,041.18	\$ 1,748.63
980395	11		\$ 24,041.18	\$ 1,748.63
980396	11		\$ 24,041.18	\$ 1,748.63
980397	11		\$ 24,041.18	\$ 1,748.63
980398	11		\$ 24,041.18	\$ 1,748.63
980399	Homeowner Association Property		\$ 3,420.00	\$ 248.75
980400	12		\$ 28,048.05	\$ 2,040.07
980401	12		\$ 28,048.05	\$ 2,040.07
980402	12		\$ 28,048.05	\$ 2,040.07
980403	12		\$ 28,048.05	\$ 2,040.07
980404	12		\$ 28,048.05	\$ 2,040.07
986537	11		\$ 24,041.18	\$ 1,748.63
986538	11		\$ 24,041.18	\$ 1,748.63
986539	11		\$ 24,041.18	\$ 1,748.63
986540	11		\$ 24,041.18	\$ 1,748.63
986541	11		\$ 24,041.18	\$ 1,748.63
986542	11		\$ 24,041.18	\$ 1,748.63
986543	11		\$ 24,041.18	\$ 1,748.63
986544	11		\$ 24,041.18	\$ 1,748.63
986545	11		\$ 24,041.18	\$ 1,748.63
986546	11		\$ 24,041.18	\$ 1,748.63
986547	11		\$ 24,041.18	\$ 1,748.63
986548	11		\$ 24,041.18	\$ 1,748.63
986549	11		\$ 24,041.18	\$ 1,748.63
986550	10		\$ 20,034.32	\$ 1,457.19
986551	10		\$ 20,034.32	\$ 1,457.19
986552	10		\$ 20,034.32	\$ 1,457.19
986553	10		\$ 20,034.32	\$ 1,457.19
986554	10		\$ 20,034.32	\$ 1,457.19
986555	10		\$ 20,034.32	\$ 1,457.19
986556	10		\$ 20,034.32	\$ 1,457.19

Property ID	Lot Type	Notes	Improvement Area #4 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
986557	10		\$ 20,034.32	\$ 1,457.19
986558	10		\$ 20,034.32	\$ 1,457.19
986559	10		\$ 20,034.32	\$ 1,457.19
986560	10		\$ 20,034.32	\$ 1,457.19
986561	10		\$ 20,034.32	\$ 1,457.19
986562	10		\$ 20,034.32	\$ 1,457.19
986563	10		\$ 20,034.32	\$ 1,457.19
986564	10		\$ 20,034.32	\$ 1,457.19
986565	10		\$ 20,034.32	\$ 1,457.19
986566	10		\$ 20,034.32	\$ 1,457.19
986567	10		\$ 20,034.32	\$ 1,457.19
986568	10		\$ 20,034.32	\$ 1,457.19
986569	10		\$ 20,034.32	\$ 1,457.19
986570	10		\$ 20,034.32	\$ 1,457.19
986571	10		\$ 20,034.32	\$ 1,457.19
986572	10		\$ 20,034.32	\$ 1,457.19
986573	10		\$ 20,034.32	\$ 1,457.19
986574	10		\$ 20,034.32	\$ 1,457.19
986575	10		\$ 20,034.32	\$ 1,457.19
986576	10		\$ 20,034.32	\$ 1,457.19
986577	10		\$ 20,034.32	\$ 1,457.19
986578	10		\$ 20,034.32	\$ 1,457.19
986579	10		\$ 20,034.32	\$ 1,457.19
986580	10		\$ 20,034.32	\$ 1,457.19
986581	10		\$ 20,034.32	\$ 1,457.19
986582	10		\$ 20,034.32	\$ 1,457.19
986583	10		\$ 20,034.32	\$ 1,457.19
986584	10		\$ 20,034.32	\$ 1,457.19
986585	10		\$ 20,034.32	\$ 1,457.19
986586	10		\$ 20,034.32	\$ 1,457.19
986587	10		\$ 20,034.32	\$ 1,457.19
986588	10		\$ 20,034.32	\$ 1,457.19
986589	10		\$ 20,034.32	\$ 1,457.19
986590	10		\$ 20,034.32	\$ 1,457.19
986591	10		\$ 20,034.32	\$ 1,457.19
986592	10		\$ 20,034.32	\$ 1,457.19
986593	10		\$ 20,034.32	\$ 1,457.19
986594	10		\$ 20,034.32	\$ 1,457.19
986595	10		\$ 20,034.32	\$ 1,457.19
986596	10		\$ 20,034.32	\$ 1,457.19

Property ID	Lot Type	Notes	Improvement Area #4 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23
986597	10		\$ 20,034.32	\$ 1,457.19
986598	11		\$ 24,041.18	\$ 1,748.63
986599	11		\$ 24,041.18	\$ 1,748.63
986600	11		\$ 24,041.18	\$ 1,748.63
986601	11		\$ 24,041.18	\$ 1,748.63
986602	11		\$ 24,041.18	\$ 1,748.63
986603	11		\$ 24,041.18	\$ 1,748.63
986604	10		\$ 20,034.32	\$ 1,457.19
986605	10		\$ 20,034.32	\$ 1,457.19
986606	10		\$ 20,034.32	\$ 1,457.19
986607	10		\$ 20,034.32	\$ 1,457.19
986608	10		\$ 20,034.32	\$ 1,457.19
986609	10		\$ 20,034.32	\$ 1,457.19
986610	10		\$ 20,034.32	\$ 1,457.19
986611	10		\$ 20,034.32	\$ 1,457.19
986612	10		\$ 20,034.32	\$ 1,457.19
986613	10		\$ 20,034.32	\$ 1,457.19
986614	10		\$ 20,034.32	\$ 1,457.19
986615	10		\$ 20,034.32	\$ 1,457.19
986616	11		\$ 24,041.18	\$ 1,748.63
986617	11		\$ 24,041.18	\$ 1,748.63
986618	Homeowner Association Property		\$ 3,420.00	\$ 248.75
Total			\$ 4,103,999.89	\$ 298,503.37

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to (1) rounding, or (2) Prepayments received that have not redeemed Improvement Area #3 Bonds.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] Unplatted property of Improvement Area #4. For billing purposes, the outstanding Assessment and Annual Installment due 1/31/2023 shall be allocated to the unplatted property pro rata based on acreage.

EXHIBIT H-2 – IMPROVEMENT AREA #4 PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 90,000.00	\$ 139,987.50	\$ 47,995.87	\$ 20,520.00	\$ 298,503.37
2024	\$ 92,000.00	\$ 137,850.00	\$ 48,955.79	\$ 20,070.00	\$ 298,875.79
2025	\$ 95,000.00	\$ 135,665.00	\$ 49,934.90	\$ 19,610.00	\$ 300,209.90
2026	\$ 97,000.00	\$ 133,408.76	\$ 50,933.60	\$ 19,135.00	\$ 300,477.36
2027	\$ 99,000.00	\$ 131,105.00	\$ 51,952.27	\$ 18,650.00	\$ 300,707.27
2028	\$ 102,000.00	\$ 128,382.50	\$ 52,991.32	\$ 18,155.00	\$ 301,528.82
2029	\$ 105,000.00	\$ 125,577.50	\$ 54,051.15	\$ 17,645.00	\$ 302,273.65
2030	\$ 108,000.00	\$ 122,690.00	\$ 55,132.17	\$ 17,120.00	\$ 302,942.17
2031	\$ 111,000.00	\$ 119,720.00	\$ 56,234.81	\$ 16,580.00	\$ 303,534.81
2032	\$ 114,000.00	\$ 116,667.50	\$ 57,359.51	\$ 16,025.00	\$ 304,052.01
2033	\$ 118,000.00	\$ 113,105.00	\$ 58,506.70	\$ 15,455.00	\$ 305,066.70
2034	\$ 121,000.00	\$ 109,417.50	\$ 59,676.83	\$ 14,865.00	\$ 304,959.33
2035	\$ 125,000.00	\$ 105,636.26	\$ 60,870.37	\$ 14,260.00	\$ 305,766.63
2036	\$ 129,000.00	\$ 101,730.00	\$ 62,087.78	\$ 13,635.00	\$ 306,452.78
2037	\$ 133,000.00	\$ 97,698.76	\$ 63,329.53	\$ 12,990.00	\$ 307,018.29
2038	\$ 138,000.00	\$ 93,542.50	\$ 64,596.12	\$ 12,325.00	\$ 308,463.62
2039	\$ 142,000.00	\$ 89,230.00	\$ 65,888.04	\$ 11,635.00	\$ 308,753.04
2040	\$ 147,000.00	\$ 84,792.50	\$ 67,205.81	\$ 10,925.00	\$ 309,923.31
2041	\$ 151,000.00	\$ 80,198.76	\$ 68,549.92	\$ 10,190.00	\$ 309,938.68
2042	\$ 156,000.00	\$ 75,480.00	\$ 69,920.92	\$ 9,435.00	\$ 310,835.92
2043	\$ 163,000.00	\$ 69,240.00	\$ 71,319.34	\$ 8,655.00	\$ 312,214.34
2044	\$ 169,000.00	\$ 62,720.00	\$ 72,745.72	\$ 7,840.00	\$ 312,305.72
2045	\$ 176,000.00	\$ 55,960.00	\$ 74,200.64	\$ 6,995.00	\$ 313,155.64
2046	\$ 184,000.00	\$ 48,920.00	\$ 75,684.65	\$ 6,115.00	\$ 314,719.65
2047	\$ 191,000.00	\$ 41,560.00	\$ 77,198.35	\$ 5,195.00	\$ 314,953.35
2048	\$ 199,000.00	\$ 33,920.00	\$ 78,742.31	\$ 4,240.00	\$ 315,902.31
2049	\$ 208,000.00	\$ 25,960.00	\$ 80,317.16	\$ 3,245.00	\$ 317,522.16
2050	\$ 216,000.00	\$ 17,640.00	\$ 81,923.50	\$ 2,205.00	\$ 317,768.50
2051	\$ 225,000.00	\$ 9,000.00	\$ 83,561.97	\$ 1,125.00	\$ 318,686.97
Total	\$ 4,104,000.00	\$ 2,606,805.04	\$ 1,861,867.04	\$ 354,840.00	\$ 8,927,512.08

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-3 – IMPROVEMENT AREA #4 PROJECTED ANNUAL INSTALLMENTS BY LOT TYPE

Improvement Area #4 - Lot Type 10 Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 439.35	\$ 683.37	\$ 234.30	\$ 100.17	\$ 1,457.19
2024	\$ 449.11	\$ 672.94	\$ 238.99	\$ 97.97	\$ 1,459.01
2025	\$ 463.76	\$ 662.27	\$ 243.77	\$ 95.73	\$ 1,465.52
2026	\$ 473.52	\$ 651.26	\$ 248.64	\$ 93.41	\$ 1,466.83
2027	\$ 483.28	\$ 640.01	\$ 253.61	\$ 91.04	\$ 1,467.95
2028	\$ 497.93	\$ 626.72	\$ 258.69	\$ 88.63	\$ 1,471.96
2029	\$ 512.57	\$ 613.03	\$ 263.86	\$ 86.14	\$ 1,475.60
2030	\$ 527.22	\$ 598.93	\$ 269.14	\$ 83.57	\$ 1,478.86
2031	\$ 541.86	\$ 584.43	\$ 274.52	\$ 80.94	\$ 1,481.75
2032	\$ 556.51	\$ 569.53	\$ 280.01	\$ 78.23	\$ 1,484.28
2033	\$ 576.04	\$ 552.14	\$ 285.61	\$ 75.45	\$ 1,489.23
2034	\$ 590.68	\$ 534.14	\$ 291.32	\$ 72.57	\$ 1,488.71
2035	\$ 610.21	\$ 515.68	\$ 297.15	\$ 69.61	\$ 1,492.65
2036	\$ 629.73	\$ 496.61	\$ 303.09	\$ 66.56	\$ 1,496.00
2037	\$ 649.26	\$ 476.93	\$ 309.15	\$ 63.41	\$ 1,498.76
2038	\$ 673.67	\$ 456.64	\$ 315.34	\$ 60.17	\$ 1,505.81
2039	\$ 693.20	\$ 435.59	\$ 321.64	\$ 56.80	\$ 1,507.23
2040	\$ 717.60	\$ 413.93	\$ 328.08	\$ 53.33	\$ 1,512.94
2041	\$ 737.13	\$ 391.50	\$ 334.64	\$ 49.74	\$ 1,513.01
2042	\$ 761.54	\$ 368.47	\$ 341.33	\$ 46.06	\$ 1,517.39
2043	\$ 795.71	\$ 338.01	\$ 348.16	\$ 42.25	\$ 1,524.12
2044	\$ 825.00	\$ 306.18	\$ 355.12	\$ 38.27	\$ 1,524.57
2045	\$ 859.17	\$ 273.18	\$ 362.22	\$ 34.15	\$ 1,528.72
2046	\$ 898.22	\$ 238.81	\$ 369.47	\$ 29.85	\$ 1,536.35
2047	\$ 932.40	\$ 202.88	\$ 376.86	\$ 25.36	\$ 1,537.49
2048	\$ 971.45	\$ 165.59	\$ 384.39	\$ 20.70	\$ 1,542.13
2049	\$ 1,015.38	\$ 126.73	\$ 392.08	\$ 15.84	\$ 1,550.03
2050	\$ 1,054.44	\$ 86.11	\$ 399.92	\$ 10.76	\$ 1,551.24
2051	\$ 1,098.37	\$ 43.93	\$ 407.92	\$ 5.49	\$ 1,555.72
Total	\$ 20,034.32	\$ 12,725.53	\$ 9,089.00	\$ 1,732.21	\$ 43,581.05

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Improvement Area #4 - Lot Type 11 Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 527.22	\$ 820.05	\$ 281.16	\$ 120.21	\$ 1,748.63
2024	\$ 538.93	\$ 807.52	\$ 286.78	\$ 117.57	\$ 1,750.81
2025	\$ 556.51	\$ 794.72	\$ 292.52	\$ 114.88	\$ 1,758.63
2026	\$ 568.22	\$ 781.51	\$ 298.37	\$ 112.09	\$ 1,760.19
2027	\$ 579.94	\$ 768.01	\$ 304.34	\$ 109.25	\$ 1,761.54
2028	\$ 597.51	\$ 752.06	\$ 310.42	\$ 106.35	\$ 1,766.35
2029	\$ 615.09	\$ 735.63	\$ 316.63	\$ 103.36	\$ 1,770.72
2030	\$ 632.66	\$ 718.72	\$ 322.96	\$ 100.29	\$ 1,774.63
2031	\$ 650.24	\$ 701.32	\$ 329.42	\$ 97.13	\$ 1,778.10
2032	\$ 667.81	\$ 683.44	\$ 336.01	\$ 93.87	\$ 1,781.13
2033	\$ 691.24	\$ 662.57	\$ 342.73	\$ 90.54	\$ 1,787.08
2034	\$ 708.82	\$ 640.97	\$ 349.59	\$ 87.08	\$ 1,786.45
2035	\$ 732.25	\$ 618.82	\$ 356.58	\$ 83.53	\$ 1,791.18
2036	\$ 755.68	\$ 595.93	\$ 363.71	\$ 79.87	\$ 1,795.20
2037	\$ 779.11	\$ 572.32	\$ 370.98	\$ 76.10	\$ 1,798.51
2038	\$ 808.40	\$ 547.97	\$ 378.40	\$ 72.20	\$ 1,806.98
2039	\$ 831.83	\$ 522.71	\$ 385.97	\$ 68.16	\$ 1,808.67
2040	\$ 861.12	\$ 496.71	\$ 393.69	\$ 64.00	\$ 1,815.53
2041	\$ 884.56	\$ 469.80	\$ 401.56	\$ 59.69	\$ 1,815.62
2042	\$ 913.85	\$ 442.16	\$ 409.60	\$ 55.27	\$ 1,820.87
2043	\$ 954.85	\$ 405.61	\$ 417.79	\$ 50.70	\$ 1,828.95
2044	\$ 990.00	\$ 367.41	\$ 426.14	\$ 45.93	\$ 1,829.48
2045	\$ 1,031.01	\$ 327.81	\$ 434.67	\$ 40.98	\$ 1,834.46
2046	\$ 1,077.87	\$ 286.57	\$ 443.36	\$ 35.82	\$ 1,843.62
2047	\$ 1,118.88	\$ 243.46	\$ 452.23	\$ 30.43	\$ 1,844.99
2048	\$ 1,165.74	\$ 198.70	\$ 461.27	\$ 24.84	\$ 1,850.55
2049	\$ 1,218.46	\$ 152.07	\$ 470.50	\$ 19.01	\$ 1,860.04
2050	\$ 1,265.33	\$ 103.33	\$ 479.91	\$ 12.92	\$ 1,861.48
2051	\$ 1,318.05	\$ 52.72	\$ 489.51	\$ 6.59	\$ 1,866.86
Total	\$ 24,041.18	\$ 15,270.63	\$ 10,906.80	\$ 2,078.65	\$ 52,297.26

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Improvement Area #4 - Lot Type 12 Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 615.09	\$ 956.72	\$ 328.02	\$ 140.24	\$ 2,040.07
2024	\$ 628.76	\$ 942.11	\$ 334.58	\$ 137.16	\$ 2,042.61
2025	\$ 649.26	\$ 927.18	\$ 341.27	\$ 134.02	\$ 2,051.73
2026	\$ 662.93	\$ 911.76	\$ 348.10	\$ 130.77	\$ 2,053.56
2027	\$ 676.60	\$ 896.01	\$ 355.06	\$ 127.46	\$ 2,055.13
2028	\$ 697.10	\$ 877.41	\$ 362.16	\$ 124.08	\$ 2,060.74
2029	\$ 717.60	\$ 858.24	\$ 369.40	\$ 120.59	\$ 2,065.83
2030	\$ 738.11	\$ 838.50	\$ 376.79	\$ 117.00	\$ 2,070.40
2031	\$ 758.61	\$ 818.20	\$ 384.33	\$ 113.31	\$ 2,074.45
2032	\$ 779.11	\$ 797.34	\$ 392.01	\$ 109.52	\$ 2,077.99
2033	\$ 806.45	\$ 773.00	\$ 399.85	\$ 105.62	\$ 2,084.92
2034	\$ 826.95	\$ 747.79	\$ 407.85	\$ 101.59	\$ 2,084.19
2035	\$ 854.29	\$ 721.95	\$ 416.01	\$ 97.46	\$ 2,089.71
2036	\$ 881.63	\$ 695.26	\$ 424.33	\$ 93.19	\$ 2,094.40
2037	\$ 908.96	\$ 667.70	\$ 432.81	\$ 88.78	\$ 2,098.26
2038	\$ 943.14	\$ 639.30	\$ 441.47	\$ 84.23	\$ 2,108.14
2039	\$ 970.47	\$ 609.83	\$ 450.30	\$ 79.52	\$ 2,110.12
2040	\$ 1,004.64	\$ 579.50	\$ 459.31	\$ 74.66	\$ 2,118.11
2041	\$ 1,031.98	\$ 548.10	\$ 468.49	\$ 69.64	\$ 2,118.22
2042	\$ 1,066.15	\$ 515.85	\$ 477.86	\$ 64.48	\$ 2,124.35
2043	\$ 1,113.99	\$ 473.21	\$ 487.42	\$ 59.15	\$ 2,133.77
2044	\$ 1,155.00	\$ 428.65	\$ 497.17	\$ 53.58	\$ 2,134.40
2045	\$ 1,202.84	\$ 382.45	\$ 507.11	\$ 47.81	\$ 2,140.21
2046	\$ 1,257.51	\$ 334.33	\$ 517.25	\$ 41.79	\$ 2,150.89
2047	\$ 1,305.36	\$ 284.03	\$ 527.60	\$ 35.50	\$ 2,152.49
2048	\$ 1,360.03	\$ 231.82	\$ 538.15	\$ 28.98	\$ 2,158.98
2049	\$ 1,421.54	\$ 177.42	\$ 548.91	\$ 22.18	\$ 2,170.05
2050	\$ 1,476.21	\$ 120.56	\$ 559.89	\$ 15.07	\$ 2,171.73
2051	\$ 1,537.72	\$ 61.51	\$ 571.09	\$ 7.69	\$ 2,178.01
Total	\$ 28,048.05	\$ 17,815.74	\$ 12,724.59	\$ 2,425.09	\$ 61,013.47

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Improvement Area #4 - Lot Type HOA Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment¹
2023	\$ 75.00	\$ 116.66	\$ 40.00	\$ 17.10	\$ 248.75
2024	\$ 76.67	\$ 114.88	\$ 40.80	\$ 16.73	\$ 249.06
2025	\$ 79.17	\$ 113.05	\$ 41.61	\$ 16.34	\$ 250.17
2026	\$ 80.83	\$ 111.17	\$ 42.44	\$ 15.95	\$ 250.40
2027	\$ 82.50	\$ 109.25	\$ 43.29	\$ 15.54	\$ 250.59
2028	\$ 85.00	\$ 106.99	\$ 44.16	\$ 15.13	\$ 251.27
2029	\$ 87.50	\$ 104.65	\$ 45.04	\$ 14.70	\$ 251.89
2030	\$ 90.00	\$ 102.24	\$ 45.94	\$ 14.27	\$ 252.45
2031	\$ 92.50	\$ 99.77	\$ 46.86	\$ 13.82	\$ 252.95
2032	\$ 95.00	\$ 97.22	\$ 47.80	\$ 13.35	\$ 253.38
2033	\$ 98.33	\$ 94.25	\$ 48.76	\$ 12.88	\$ 254.22
2034	\$ 100.83	\$ 91.18	\$ 49.73	\$ 12.39	\$ 254.13
2035	\$ 104.17	\$ 88.03	\$ 50.73	\$ 11.88	\$ 254.81
2036	\$ 107.50	\$ 84.78	\$ 51.74	\$ 11.36	\$ 255.38
2037	\$ 110.83	\$ 81.42	\$ 52.77	\$ 10.83	\$ 255.85
2038	\$ 115.00	\$ 77.95	\$ 53.83	\$ 10.27	\$ 257.05
2039	\$ 118.33	\$ 74.36	\$ 54.91	\$ 9.70	\$ 257.29
2040	\$ 122.50	\$ 70.66	\$ 56.00	\$ 9.10	\$ 258.27
2041	\$ 125.83	\$ 66.83	\$ 57.12	\$ 8.49	\$ 258.28
2042	\$ 130.00	\$ 62.90	\$ 58.27	\$ 7.86	\$ 259.03
2043	\$ 135.83	\$ 57.70	\$ 59.43	\$ 7.21	\$ 260.18
2044	\$ 140.83	\$ 52.27	\$ 60.62	\$ 6.53	\$ 260.25
2045	\$ 146.67	\$ 46.63	\$ 61.83	\$ 5.83	\$ 260.96
2046	\$ 153.33	\$ 40.77	\$ 63.07	\$ 5.10	\$ 262.27
2047	\$ 159.17	\$ 34.63	\$ 64.33	\$ 4.33	\$ 262.46
2048	\$ 165.83	\$ 28.27	\$ 65.62	\$ 3.53	\$ 263.25
2049	\$ 173.33	\$ 21.63	\$ 66.93	\$ 2.70	\$ 264.60
2050	\$ 180.00	\$ 14.70	\$ 68.27	\$ 1.84	\$ 264.81
2051	\$ 187.50	\$ 7.50	\$ 69.63	\$ 0.94	\$ 265.57
Total	\$ 3,420.00	\$ 2,172.34	\$ 1,551.56	\$ 295.70	\$ 7,439.59

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT I-1 – IMPROVEMENT AREA #5 ASSESSMENT ROLL

Property ID	Improvement Area #5 ^[a]	
	Outstanding Assessment ^[b]	Installment Due 1/31/2023 ^[c]
Improvement Area #5 Initial Parcel	\$ 3,186,000.00	\$ 272,256.67
Total	\$ 3,186,000.00	\$ 272,256.67

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] For billing purposes, the outstanding Assessment and Annual Installments due January 31, 2023 are allocated pro rata to the Property IDs based on acreage. The Improvement Area #5 Initial Parcel consists of Property IDs 38755, 66358, 96148, and 980365.

EXHIBIT I-2 – IMPROVEMENT AREA #5 PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment ¹
2023	\$ 68,000.00	\$ 162,326.67	\$ 26,000.00	\$ 15,930.00	\$ -	\$ 272,256.67
2024	\$ 47,000.00	\$ 183,900.00	\$ 26,520.00	\$ 15,590.00	\$ -	\$ 273,010.00
2025	\$ 50,000.00	\$ 181,550.00	\$ 27,050.40	\$ 15,355.00	\$ -	\$ 273,955.40
2026	\$ 52,000.00	\$ 179,050.00	\$ 27,591.41	\$ 15,105.00	\$ -	\$ 273,746.41
2027	\$ 54,000.00	\$ 176,450.00	\$ 28,143.24	\$ 14,845.00	\$ -	\$ 273,438.24
2028	\$ 56,000.00	\$ 173,750.00	\$ 28,706.10	\$ 14,575.00	\$ -	\$ 273,031.10
2029	\$ 59,000.00	\$ 170,950.00	\$ 29,280.22	\$ 14,295.00	\$ -	\$ 273,525.22
2030	\$ 62,000.00	\$ 168,000.00	\$ 29,865.83	\$ 14,000.00	\$ -	\$ 273,865.83
2031	\$ 65,000.00	\$ 164,280.00	\$ 30,463.14	\$ 13,690.00	\$ -	\$ 273,433.14
2032	\$ 69,000.00	\$ 160,380.00	\$ 31,072.41	\$ 13,365.00	\$ -	\$ 273,817.41
2033	\$ 72,000.00	\$ 156,240.00	\$ 31,693.85	\$ 13,020.00	\$ -	\$ 272,953.85
2034	\$ 76,000.00	\$ 151,920.00	\$ 32,327.73	\$ 12,660.00	\$ -	\$ 272,907.73
2035	\$ 81,000.00	\$ 147,360.00	\$ 32,974.29	\$ 12,280.00	\$ -	\$ 273,614.29
2036	\$ 85,000.00	\$ 142,500.00	\$ 33,633.77	\$ 11,875.00	\$ -	\$ 273,008.77
2037	\$ 90,000.00	\$ 137,400.00	\$ 34,306.45	\$ 11,450.00	\$ -	\$ 273,156.45
2038	\$ 95,000.00	\$ 132,000.00	\$ 34,992.58	\$ 11,000.00	\$ -	\$ 272,992.58
2039	\$ 101,000.00	\$ 126,300.00	\$ 35,692.43	\$ 10,525.00	\$ -	\$ 273,517.43
2040	\$ 107,000.00	\$ 120,240.00	\$ 36,406.28	\$ 10,020.00	\$ -	\$ 273,666.28
2041	\$ 113,000.00	\$ 113,820.00	\$ 37,134.40	\$ 9,485.00	\$ -	\$ 273,439.40
2042	\$ 120,000.00	\$ 107,040.00	\$ 37,877.09	\$ 8,920.00	\$ -	\$ 273,837.09
2043	\$ 127,000.00	\$ 99,840.00	\$ 38,634.63	\$ 8,320.00	\$ -	\$ 273,794.63
2044	\$ 134,000.00	\$ 92,220.00	\$ 39,407.32	\$ 7,685.00	\$ -	\$ 273,312.32
2045	\$ 142,000.00	\$ 84,180.00	\$ 40,195.47	\$ 7,015.00	\$ -	\$ 273,390.47
2046	\$ 150,000.00	\$ 75,660.00	\$ 40,999.38	\$ 6,305.00	\$ -	\$ 272,964.38
2047	\$ 159,000.00	\$ 66,660.00	\$ 41,819.37	\$ 5,555.00	\$ -	\$ 273,034.37
2048	\$ 169,000.00	\$ 57,120.00	\$ 42,655.76	\$ 4,760.00	\$ -	\$ 273,535.76
2049	\$ 179,000.00	\$ 46,980.00	\$ 43,508.87	\$ 3,915.00	\$ -	\$ 273,403.87
2050	\$ 190,000.00	\$ 36,240.00	\$ 44,379.05	\$ 3,020.00	\$ -	\$ 273,639.05
2051	\$ 201,000.00	\$ 24,840.00	\$ 45,266.63	\$ 2,070.00	\$ -	\$ 273,176.63
2052	\$ 213,000.00	\$ 12,780.00	\$ 46,171.96	\$ 1,065.00	\$ (231,550.00)	\$ 41,466.96
Total	\$ 3,186,000.00	\$ 3,651,976.67	\$ 1,054,770.06	\$ 307,695.00	\$ (231,550.00)	\$ 7,968,891.73

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**EXHIBIT I-3 – IMPROVEMENT AREA #5 PROJECTED ANNUAL INSTALLMENTS BY
LOT TYPE**

Improvement Area #5 - Lot Type 13 Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment ¹
2023	\$ 494.27	\$ 1,179.91	\$ 188.99	\$ 115.79	\$ -	\$ 1,978.96
2024	\$ 341.63	\$ 1,336.72	\$ 192.77	\$ 113.32	\$ -	\$ 1,984.43
2025	\$ 363.44	\$ 1,319.64	\$ 196.62	\$ 111.61	\$ -	\$ 1,991.31
2026	\$ 377.97	\$ 1,301.46	\$ 200.55	\$ 109.79	\$ -	\$ 1,989.79
2027	\$ 392.51	\$ 1,282.57	\$ 204.57	\$ 107.90	\$ -	\$ 1,987.55
2028	\$ 407.05	\$ 1,262.94	\$ 208.66	\$ 105.94	\$ -	\$ 1,984.59
2029	\$ 428.85	\$ 1,242.59	\$ 212.83	\$ 103.91	\$ -	\$ 1,988.18
2030	\$ 450.66	\$ 1,221.15	\$ 217.09	\$ 101.76	\$ -	\$ 1,990.65
2031	\$ 472.47	\$ 1,194.11	\$ 221.43	\$ 99.51	\$ -	\$ 1,987.51
2032	\$ 501.54	\$ 1,165.76	\$ 225.86	\$ 97.15	\$ -	\$ 1,990.30
2033	\$ 523.35	\$ 1,135.67	\$ 230.37	\$ 94.64	\$ -	\$ 1,984.03
2034	\$ 552.42	\$ 1,104.26	\$ 234.98	\$ 92.02	\$ -	\$ 1,983.69
2035	\$ 588.77	\$ 1,071.12	\$ 239.68	\$ 89.26	\$ -	\$ 1,988.83
2036	\$ 617.84	\$ 1,035.79	\$ 244.47	\$ 86.32	\$ -	\$ 1,984.42
2037	\$ 654.19	\$ 998.72	\$ 249.36	\$ 83.23	\$ -	\$ 1,985.50
2038	\$ 690.53	\$ 959.47	\$ 254.35	\$ 79.96	\$ -	\$ 1,984.31
2039	\$ 734.14	\$ 918.04	\$ 259.44	\$ 76.50	\$ -	\$ 1,988.12
2040	\$ 777.75	\$ 873.99	\$ 264.63	\$ 72.83	\$ -	\$ 1,989.20
2041	\$ 821.37	\$ 827.33	\$ 269.92	\$ 68.94	\$ -	\$ 1,987.56
2042	\$ 872.25	\$ 778.04	\$ 275.32	\$ 64.84	\$ -	\$ 1,990.45
2043	\$ 923.13	\$ 725.71	\$ 280.82	\$ 60.48	\$ -	\$ 1,990.14
2044	\$ 974.01	\$ 670.32	\$ 286.44	\$ 55.86	\$ -	\$ 1,986.63
2045	\$ 1,032.16	\$ 611.88	\$ 292.17	\$ 50.99	\$ -	\$ 1,987.20
2046	\$ 1,090.31	\$ 549.95	\$ 298.01	\$ 45.83	\$ -	\$ 1,984.10
2047	\$ 1,155.73	\$ 484.53	\$ 303.97	\$ 40.38	\$ -	\$ 1,984.61
2048	\$ 1,228.41	\$ 415.19	\$ 310.05	\$ 34.60	\$ -	\$ 1,988.26
2049	\$ 1,301.10	\$ 341.48	\$ 316.25	\$ 28.46	\$ -	\$ 1,987.30
2050	\$ 1,381.06	\$ 263.42	\$ 322.58	\$ 21.95	\$ -	\$ 1,989.01
2051	\$ 1,461.01	\$ 180.56	\$ 329.03	\$ 15.05	\$ -	\$ 1,985.65
2052	\$ 1,548.24	\$ 92.89	\$ 335.61	\$ 7.74	\$ (1,683.07)	\$ 301.41
Total	\$ 23,158.15	\$ 26,545.20	\$ 7,666.83	\$ 2,236.55	\$ (1,683.07)	\$ 57,923.66

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Improvement Area #5 - Lot Type 14 Installment Schedule

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment¹
2023	\$ 593.13	\$ 1,415.89	\$ 226.78	\$ 138.95	\$ -	\$ 2,374.75
2024	\$ 409.96	\$ 1,604.06	\$ 231.32	\$ 135.98	\$ -	\$ 2,381.32
2025	\$ 436.12	\$ 1,583.56	\$ 235.95	\$ 133.93	\$ -	\$ 2,389.57
2026	\$ 453.57	\$ 1,561.76	\$ 240.67	\$ 131.75	\$ -	\$ 2,387.74
2027	\$ 471.01	\$ 1,539.08	\$ 245.48	\$ 129.49	\$ -	\$ 2,385.06
2028	\$ 488.46	\$ 1,515.53	\$ 250.39	\$ 127.13	\$ -	\$ 2,381.50
2029	\$ 514.63	\$ 1,491.11	\$ 255.40	\$ 124.69	\$ -	\$ 2,385.81
2030	\$ 540.79	\$ 1,465.37	\$ 260.50	\$ 122.11	\$ -	\$ 2,388.79
2031	\$ 566.96	\$ 1,432.93	\$ 265.71	\$ 119.41	\$ -	\$ 2,385.01
2032	\$ 601.85	\$ 1,398.91	\$ 271.03	\$ 116.58	\$ -	\$ 2,388.36
2033	\$ 628.02	\$ 1,362.80	\$ 276.45	\$ 113.57	\$ -	\$ 2,380.83
2034	\$ 662.91	\$ 1,325.12	\$ 281.98	\$ 110.43	\$ -	\$ 2,380.43
2035	\$ 706.52	\$ 1,285.34	\$ 287.62	\$ 107.11	\$ -	\$ 2,386.59
2036	\$ 741.41	\$ 1,242.95	\$ 293.37	\$ 103.58	\$ -	\$ 2,381.31
2037	\$ 785.02	\$ 1,198.47	\$ 299.24	\$ 99.87	\$ -	\$ 2,382.60
2038	\$ 828.63	\$ 1,151.37	\$ 305.22	\$ 95.95	\$ -	\$ 2,381.17
2039	\$ 880.97	\$ 1,101.65	\$ 311.33	\$ 91.80	\$ -	\$ 2,385.75
2040	\$ 933.30	\$ 1,048.79	\$ 317.55	\$ 87.40	\$ -	\$ 2,387.05
2041	\$ 985.64	\$ 992.79	\$ 323.90	\$ 82.73	\$ -	\$ 2,385.07
2042	\$ 1,046.70	\$ 933.65	\$ 330.38	\$ 77.80	\$ -	\$ 2,388.53
2043	\$ 1,107.75	\$ 870.85	\$ 336.99	\$ 72.57	\$ -	\$ 2,388.16
2044	\$ 1,168.81	\$ 804.39	\$ 343.73	\$ 67.03	\$ -	\$ 2,383.96
2045	\$ 1,238.59	\$ 734.26	\$ 350.60	\$ 61.19	\$ -	\$ 2,384.64
2046	\$ 1,308.37	\$ 659.94	\$ 357.62	\$ 55.00	\$ -	\$ 2,380.92
2047	\$ 1,386.87	\$ 581.44	\$ 364.77	\$ 48.45	\$ -	\$ 2,381.53
2048	\$ 1,474.10	\$ 498.23	\$ 372.06	\$ 41.52	\$ -	\$ 2,385.91
2049	\$ 1,561.32	\$ 409.78	\$ 379.50	\$ 34.15	\$ -	\$ 2,384.76
2050	\$ 1,657.27	\$ 316.10	\$ 387.09	\$ 26.34	\$ -	\$ 2,386.81
2051	\$ 1,753.22	\$ 216.67	\$ 394.84	\$ 18.06	\$ -	\$ 2,382.77
2052	\$ 1,857.89	\$ 111.47	\$ 402.73	\$ 9.29	\$ (2,019.69)	\$ 361.69
Total	\$ 27,789.78	\$ 31,854.25	\$ 9,200.20	\$ 2,683.86	\$ (2,019.69)	\$ 69,508.39

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Improvement Area #5 - Lot Type HOA Installment Schedule

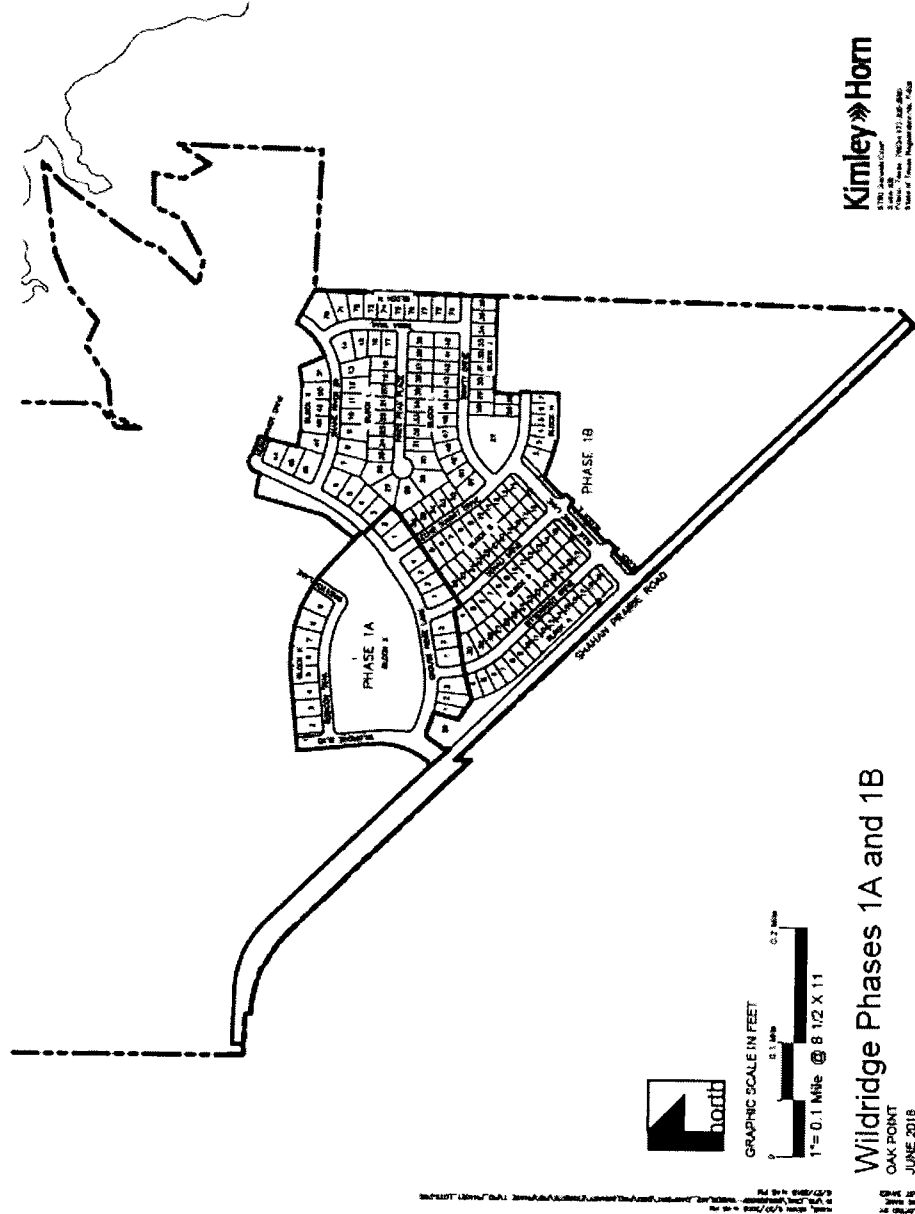
Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment ¹
2023	\$ 75.56	\$ 180.36	\$ 28.89	\$ 17.70	\$ -	\$ 302.51
2024	\$ 52.22	\$ 204.33	\$ 29.47	\$ 17.32	\$ -	\$ 303.34
2025	\$ 55.56	\$ 201.72	\$ 30.06	\$ 17.06	\$ -	\$ 304.39
2026	\$ 57.78	\$ 198.94	\$ 30.66	\$ 16.78	\$ -	\$ 304.16
2027	\$ 60.00	\$ 196.06	\$ 31.27	\$ 16.49	\$ -	\$ 303.82
2028	\$ 62.22	\$ 193.06	\$ 31.90	\$ 16.19	\$ -	\$ 303.37
2029	\$ 65.56	\$ 189.94	\$ 32.53	\$ 15.88	\$ -	\$ 303.92
2030	\$ 68.89	\$ 186.67	\$ 33.18	\$ 15.56	\$ -	\$ 304.30
2031	\$ 72.22	\$ 182.53	\$ 33.85	\$ 15.21	\$ -	\$ 303.81
2032	\$ 76.67	\$ 178.20	\$ 34.52	\$ 14.85	\$ -	\$ 304.24
2033	\$ 80.00	\$ 173.60	\$ 35.22	\$ 14.47	\$ -	\$ 303.28
2034	\$ 84.44	\$ 168.80	\$ 35.92	\$ 14.07	\$ -	\$ 303.23
2035	\$ 90.00	\$ 163.73	\$ 36.64	\$ 13.64	\$ -	\$ 304.02
2036	\$ 94.44	\$ 158.33	\$ 37.37	\$ 13.19	\$ -	\$ 303.34
2037	\$ 100.00	\$ 152.67	\$ 38.12	\$ 12.72	\$ -	\$ 303.51
2038	\$ 105.56	\$ 146.67	\$ 38.88	\$ 12.22	\$ -	\$ 303.33
2039	\$ 112.22	\$ 140.33	\$ 39.66	\$ 11.69	\$ -	\$ 303.91
2040	\$ 118.89	\$ 133.60	\$ 40.45	\$ 11.13	\$ -	\$ 304.07
2041	\$ 125.56	\$ 126.47	\$ 41.26	\$ 10.54	\$ -	\$ 303.82
2042	\$ 133.33	\$ 118.93	\$ 42.09	\$ 9.91	\$ -	\$ 304.26
2043	\$ 141.11	\$ 110.93	\$ 42.93	\$ 9.24	\$ -	\$ 304.22
2044	\$ 148.89	\$ 102.47	\$ 43.79	\$ 8.54	\$ -	\$ 303.68
2045	\$ 157.78	\$ 93.53	\$ 44.66	\$ 7.79	\$ -	\$ 303.77
2046	\$ 166.67	\$ 84.07	\$ 45.55	\$ 7.01	\$ -	\$ 303.29
2047	\$ 176.67	\$ 74.07	\$ 46.47	\$ 6.17	\$ -	\$ 303.37
2048	\$ 187.78	\$ 63.47	\$ 47.40	\$ 5.29	\$ -	\$ 303.93
2049	\$ 198.89	\$ 52.20	\$ 48.34	\$ 4.35	\$ -	\$ 303.78
2050	\$ 211.11	\$ 40.27	\$ 49.31	\$ 3.36	\$ -	\$ 304.04
2051	\$ 223.33	\$ 27.60	\$ 50.30	\$ 2.30	\$ -	\$ 303.53
2052	\$ 236.67	\$ 14.20	\$ 51.30	\$ 1.18	\$ (257.28)	\$ 46.07
Total	\$ 3,540.00	\$ 4,057.75	\$ 1,171.97	\$ 341.88	\$ (257.28)	\$ 8,854.32

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT J-1 -- MAP DEPICTING IMPROVEMENT AREA #1 IMPROVEMENTS

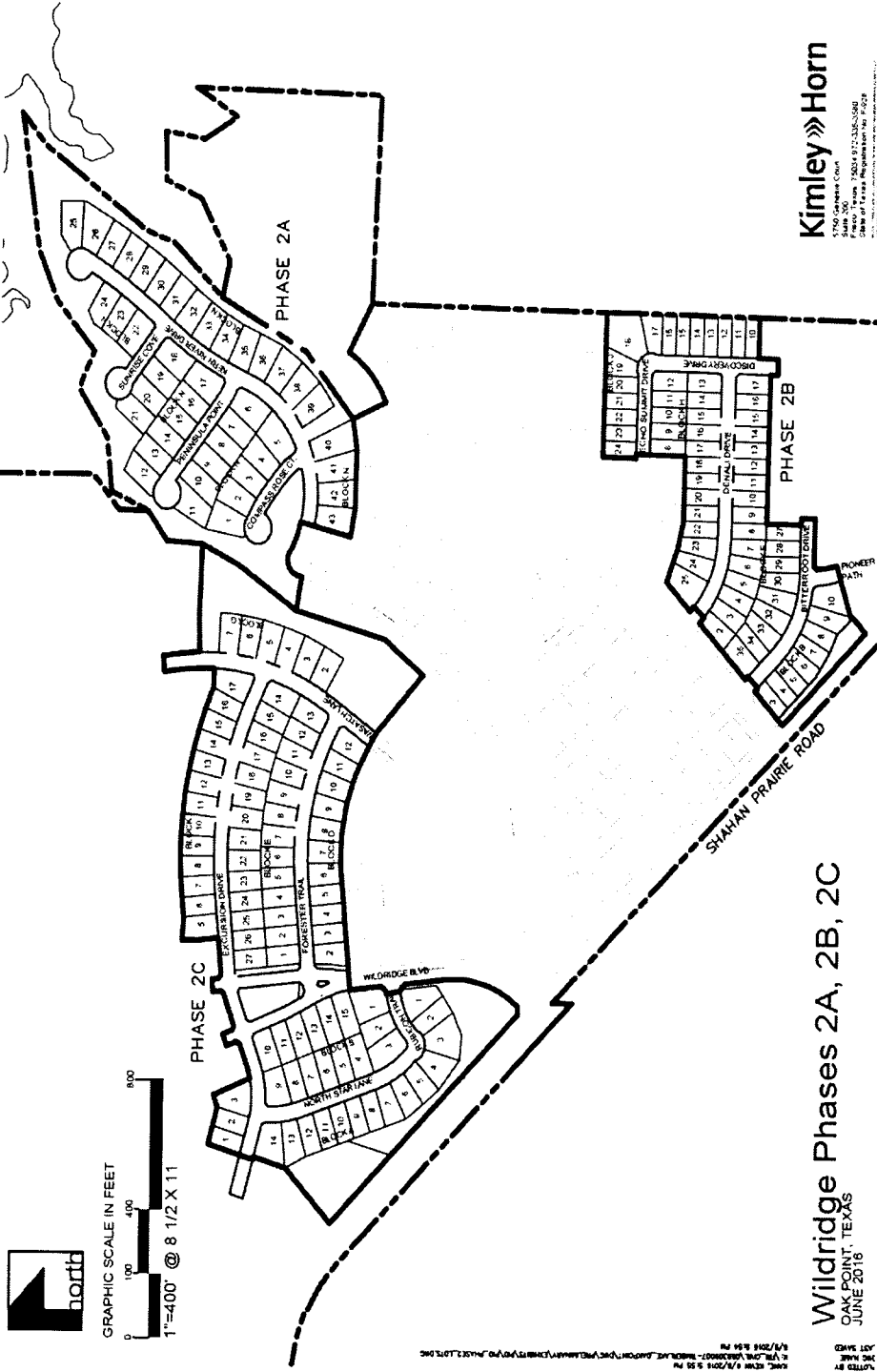
Depiction of Improvement Area #1 (Phase 1) Roadways



Kimley Horn
1100 Westwood Drive
Clemson, SC 29634
Tel: 864.656.1100
Fax: 864.656.1101
www.kimleyhorn.com

EXHIBIT J-2 – MAP DEPICTING IMPROVEMENT AREA #2 IMPROVEMENTS

Depiction of Improvement Area #2 (Phase 2) Roadways

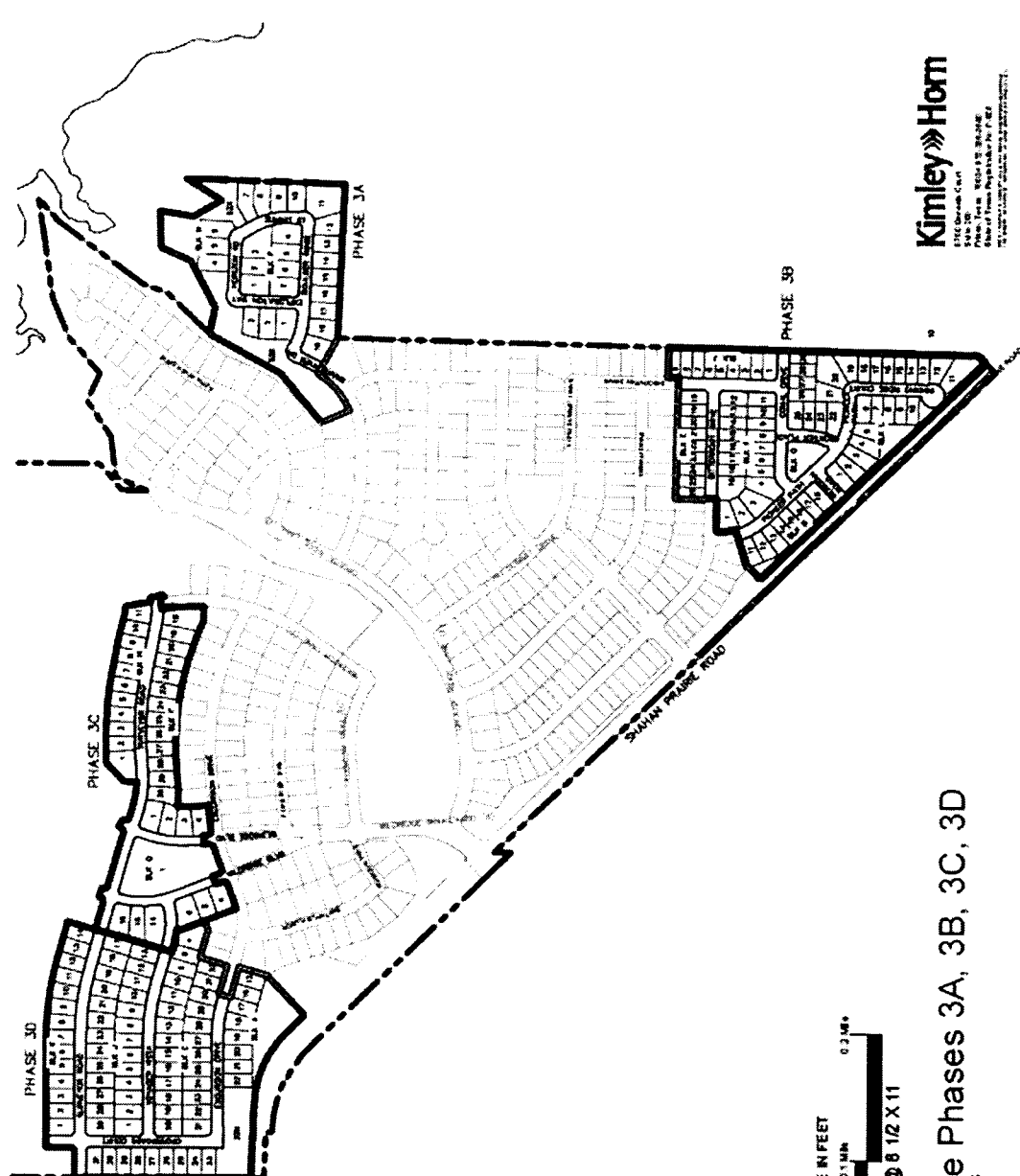


Kimley-Horn
 5700 General Court
 Fort Worth, Texas 76134-9733-5800
 State of Texas Registration No. P028

Wildridge Phases 2A, 2B, 2C
 OAK POINT, TEXAS
 JUNE 2018

WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1
2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

Depiction of Improvement Area #2 (Phase 3) Roadways



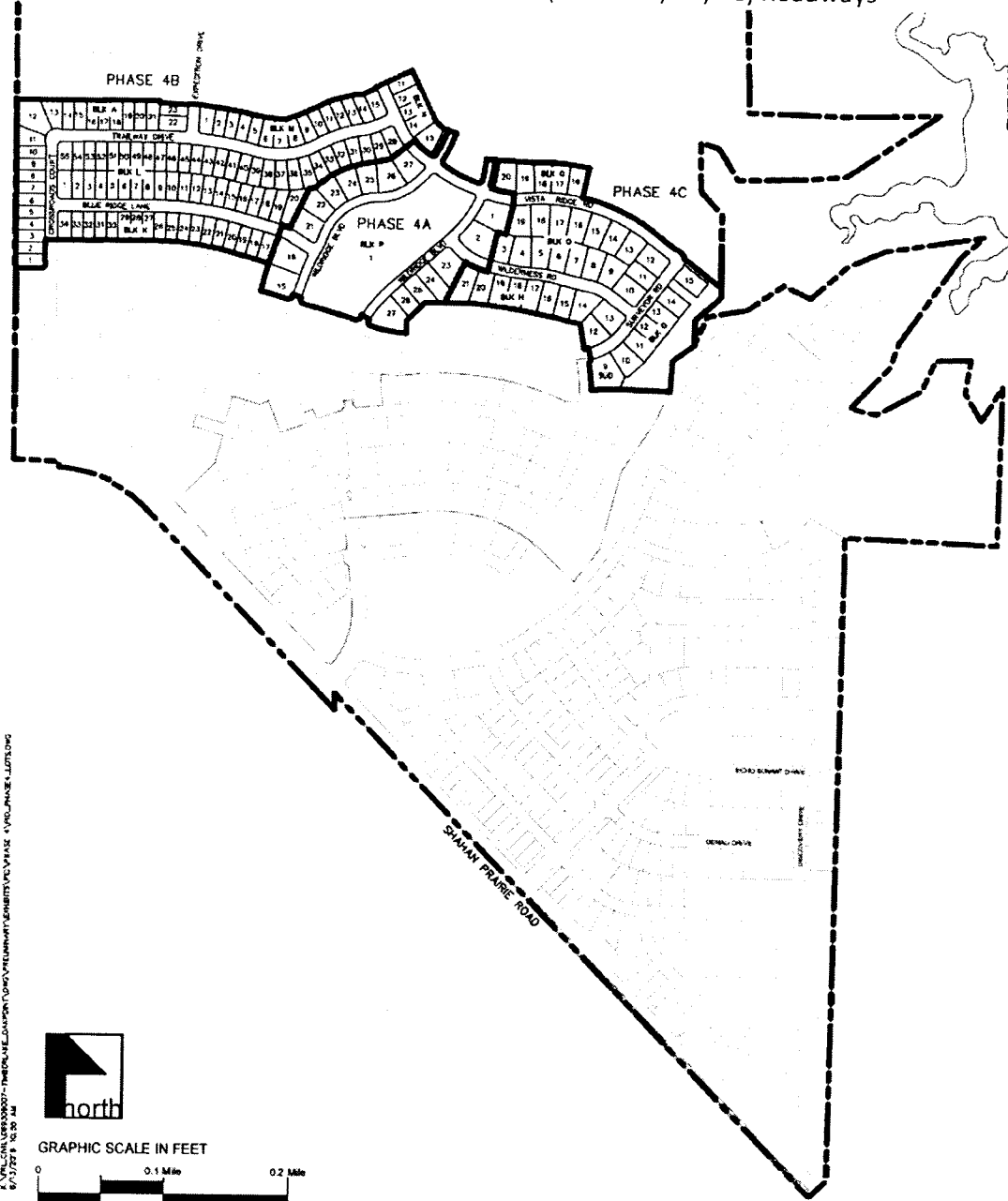
GRAPHIC SCALE IN FEET
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 1" = 0.1 Miles @ 8 1/2" X 11"

Wildridge Phases 3A, 3B, 3C, 3D
 OAK POINT, TEXAS
 FEBRUARY 2018

Kimley-Horn
 SITE DEVELOPMENT
 1400 SW
 1400 SW
 Suite of Three, Portland, OR 97201
 TEL: 503.253.1234 FAX: 503.253.1235
 WWW.KIMLEY-HORN.COM

EXHIBIT J-3 – MAP DEPICTING IMPROVEMENT AREA #3 IMPROVEMENTS

Depiction of Improvement Area #3 (Phase 4A, 4B, 4C) Roadways



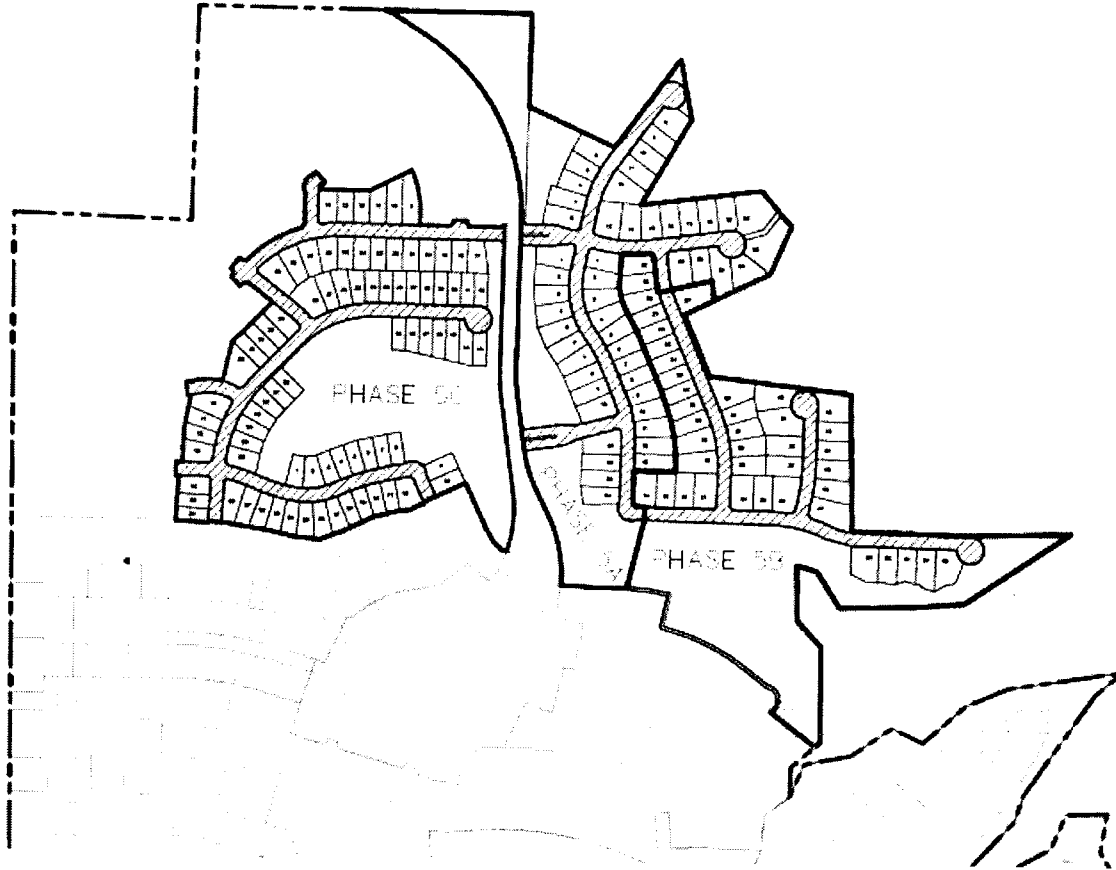
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 PLOT: 8/13/2019 11:22 AM

PREPARED BY: **Wildridge Phases 4A, 4B, 4C**
 OAK POINT, TEXAS
 AUGUST 2019

Kimley»Horn
 1750 Geneva Court
 Suite 200
 Frisco, Texas 75034 972-334-3680
 State of Texas Registration No. F-923

EXHIBIT J-4 – MAP DEPICTING IMPROVEMENT AREA #4 IMPROVEMENTS

Depiction of Improvement Area #4 (Phase 5A, 5B, 5C) Roadways



PREPARED BY: KIMLEY-HORN
 DATE: 3/22/2021 4:01 PM
 PROJECT: WILDRIDGE PHASES 5A, 5B, 5C



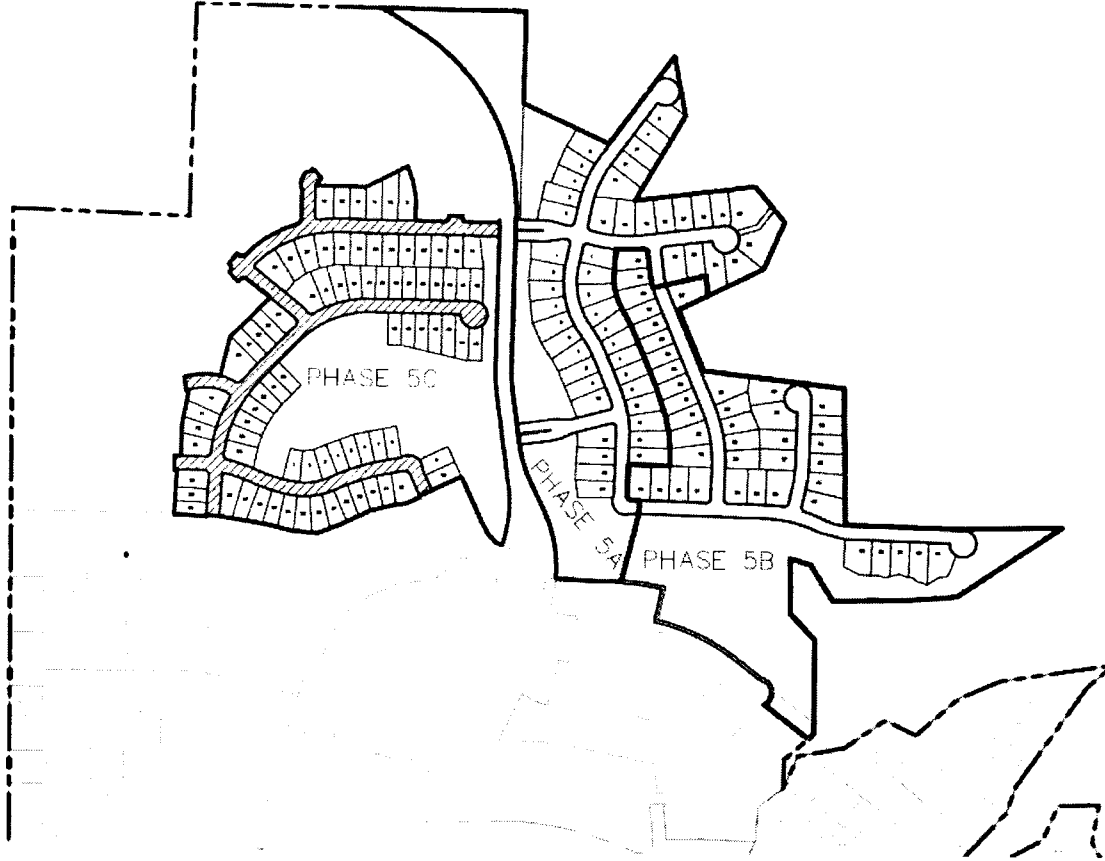
1" = 0.1 Mile @ 8 1/2 X 11

PLOTTED BY: [Name]
 DATE: [Date]
Wildridge Phases 5A, 5B, 5C
 OAK POINT, TEXAS
 March 2021

EXHIBIT C
 IMPROVEMENT AREA #4
 ON-SITE STREETS

Kimley»Horn
 6100 Meridian Parkway
 Suite 200
 Frisco, Texas 75034-6723-3000
 State of Texas Registration No. F-028
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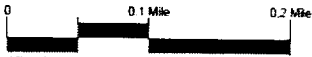
Depiction of Improvement Area #4 (Phase 5A, 5B, 5C) On-Site Storm Sewer



4:58:57 PM, 3/22/2021, 5:08 PM
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 3/22/2021 5:08 PM



GRAPHIC SCALE IN FEET



1" = 0.1 Mile @ 8 1/2 X 11

PLOTTED BY
 S. ST. BAIRD

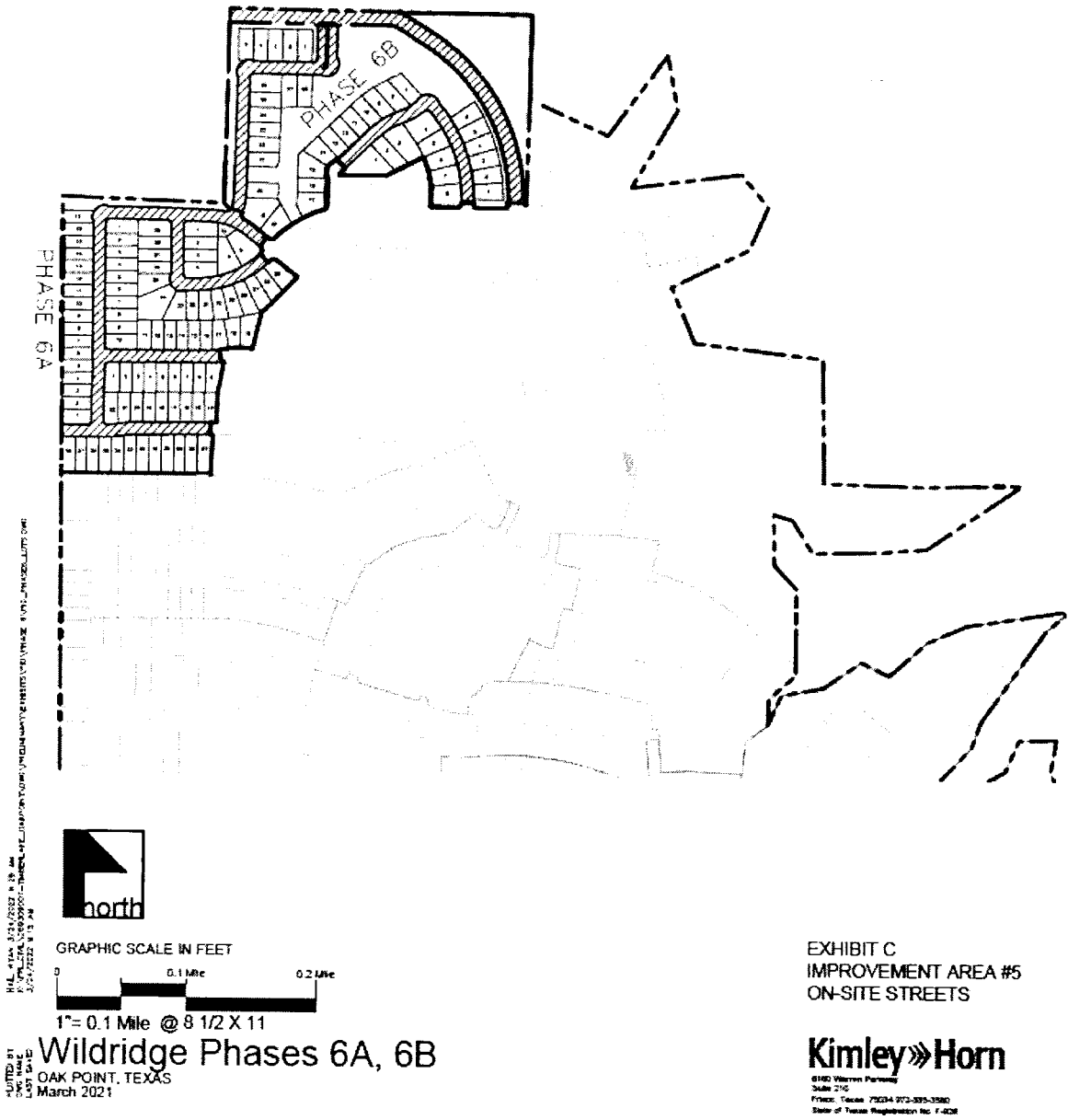
Wildridge Phases 5A, 5B, 5C
 OAK POINT, TEXAS
 March 2021

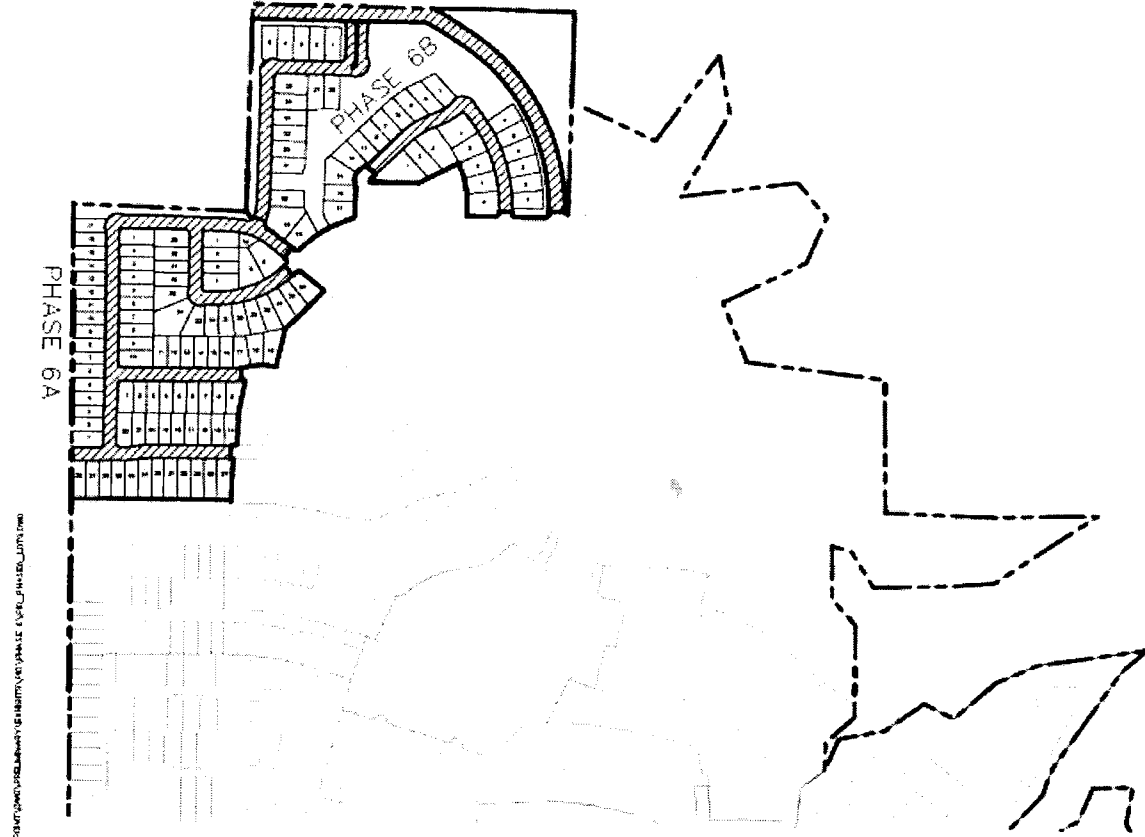
EXHIBIT D
 IMPROVEMENT AREA #4
 ON-SITE STORM SEWER

Kimley»Horn

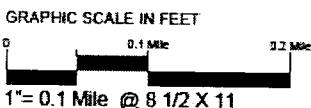
6160 Warren Parkway
 Suite 210
 Frisco, Texas 75034 972-335-3580
 State of Texas Registration No. F-528
Kimley-Horn is a member of the Kimley-Horn & Associates, Inc. network of member companies. For more information, visit www.kimley-horn.com

EXHIBIT J-5 – MAP DEPICTING IMPROVEMENT AREA #5 IMPROVEMENTS





FILED: 3/24/2021 9:31 AM
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 3/24/2021 9:31 AM

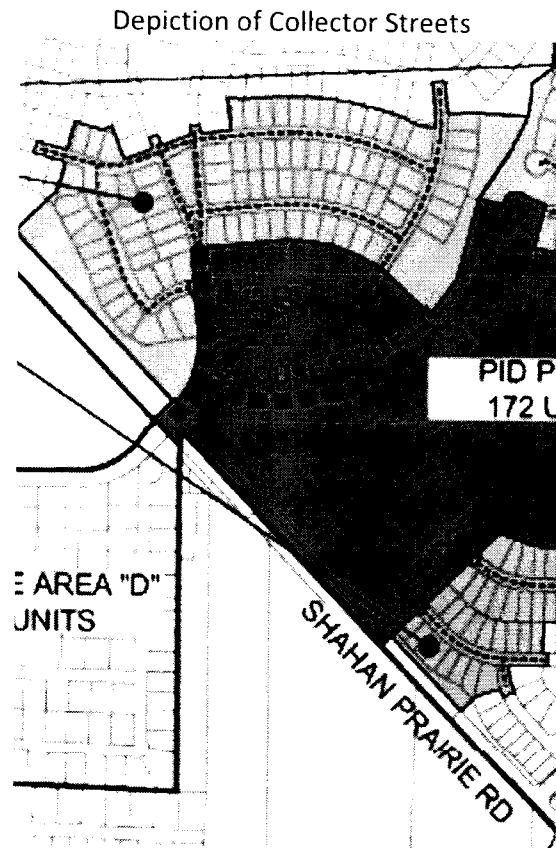


DRAWN BY: **Wildridge Phases 6A, 6B**
 DATE: **OAK POINT, TEXAS**
 LAST REV: **March 2021**

EXHIBIT D
IMPROVEMENT AREA #5
ON-SITE STORM SEWER

Kimley»Horn
 8100 Veterans Parkway
 Suite 210
 Dallas, Texas 75234-8723-2082
 State of Texas Registration No. 7-028

EXHIBIT J-6 – MAP DEPICTING MAJOR IMPROVEMENTS



Depiction of Shahan Prairie Road All Sections

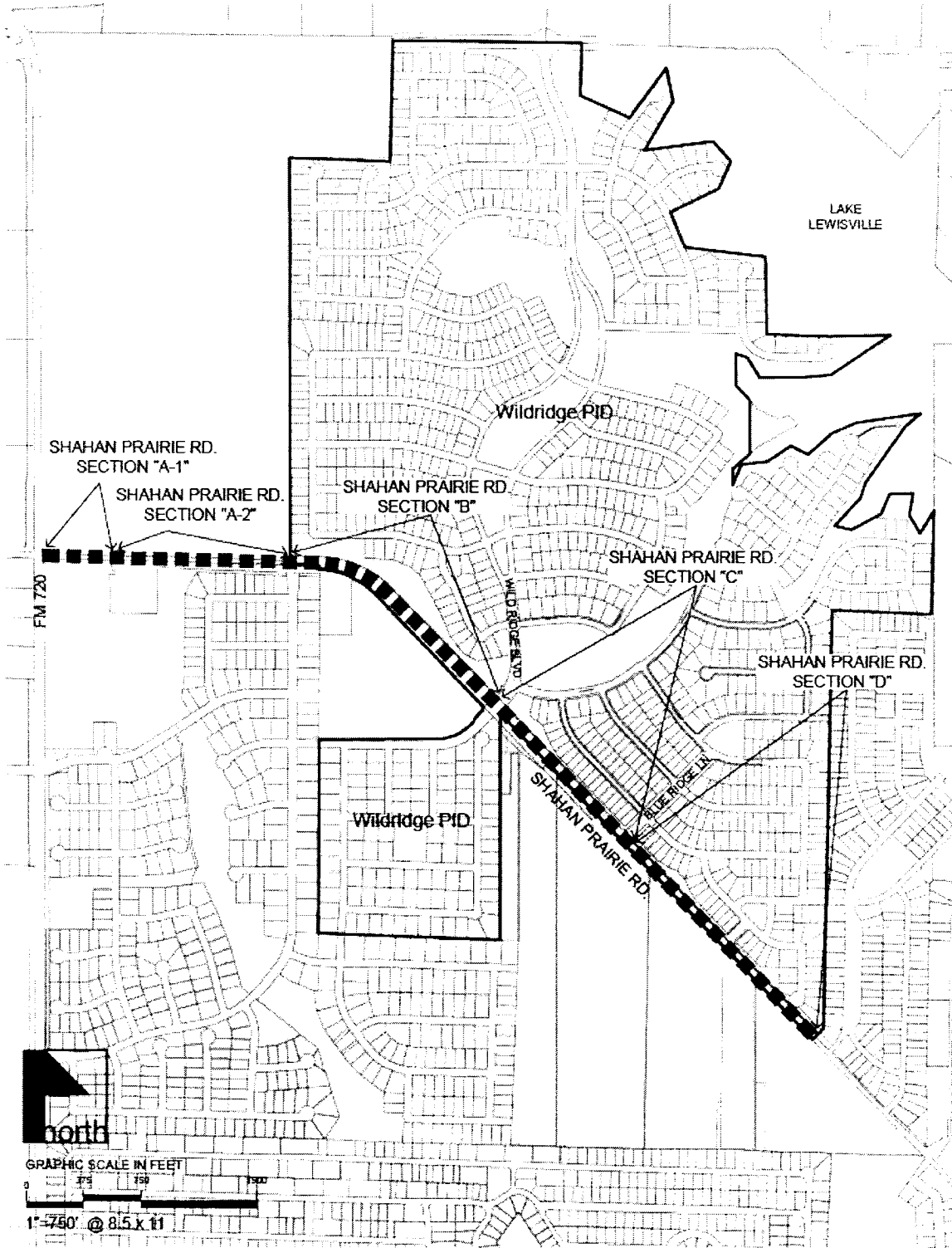


EXHIBIT K – ORIGINAL CONCEPT PLAN

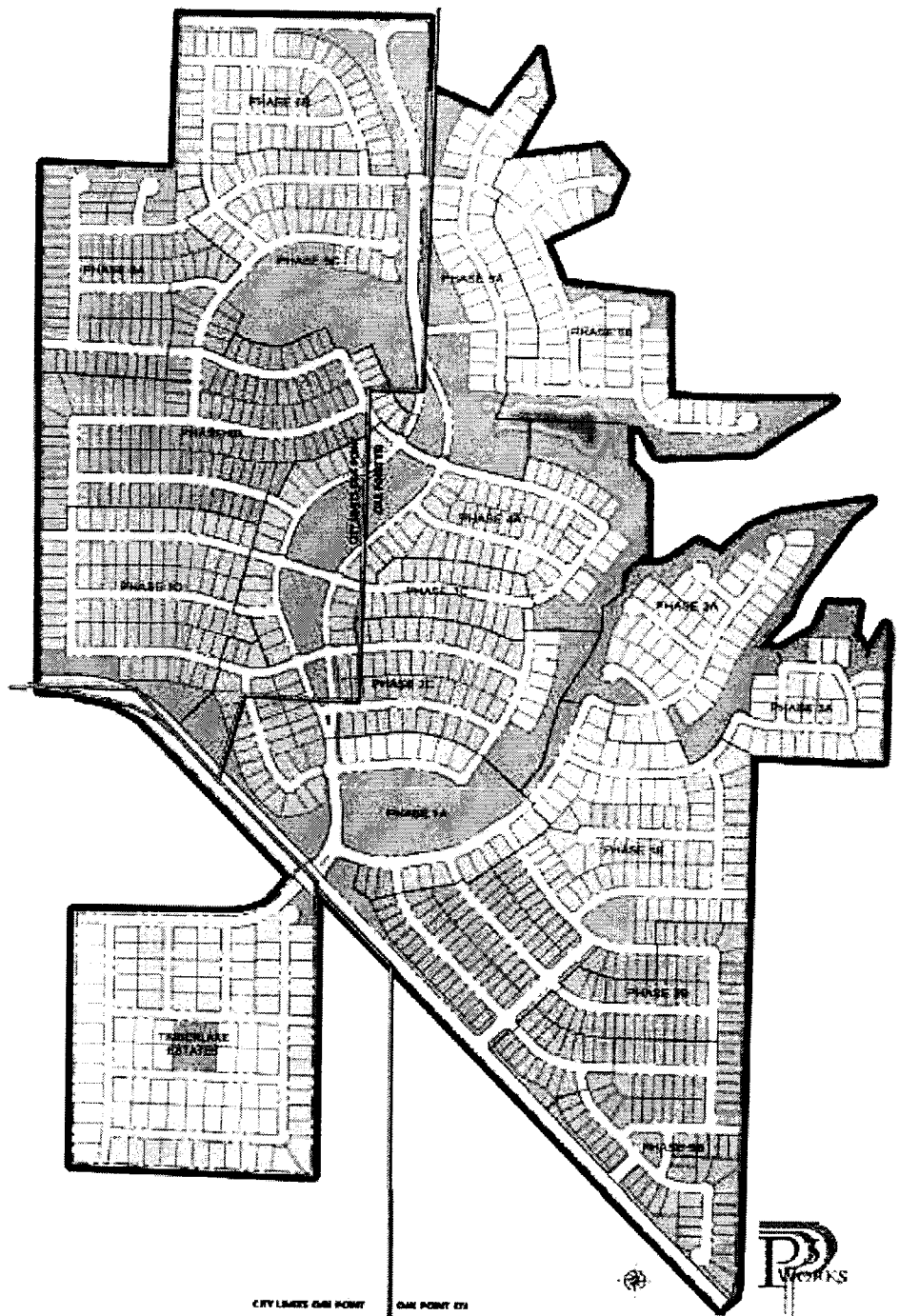


EXHIBIT L – MAXIMUM ASSESSMENT BY LOT TYPE

Lot Type	Front Foot			Assessment		Assessment Allocation ²	Total Assessment	Maximum Assessment per Lot
	Units	Lot Width	Total Front Foot Width by Lot Type	Percentage Allocated per Lot	Assessment			
Improvement Area #1¹								
Lot Type 1	79	50	3,950	0.51%	\$	730,730	\$	9,250
Lot Type 2	64	60	3,840	0.61%	\$	710,380	\$	11,100
Lot Type 3	29	70	2,030	0.71%	\$	375,540	\$	12,950
Lot Type HOA - Improvement Area #1	10				\$	18,350	\$	1,835
Subtotal	182		9,820		\$	1,835,000		
Improvement Area #2¹								
Lot Type 4	140	50	7,000	0.21%	\$	2,212,642	\$	15,805
Lot Type 5	200	60	12,000	0.25%	\$	3,793,100	\$	18,966
Lot Type 6	76	70	5,320	0.29%	\$	1,681,608	\$	22,126
Lot Type HOA - Improvement Area #2	16				\$	77,650	\$	4,853
Subtotal	432		24,320		\$	7,765,000		
Improvement Area #3¹								
Lot Type 7	104	50	5,200	0.54%	\$	1,642,034	\$	15,789
Lot Type 8	5	60	300	0.65%	\$	94,733	\$	18,947
Lot Type 9	54	70	3,780	0.75%	\$	1,193,633	\$	22,104
Lot Type HOA - Improvement Area #3	4				\$	29,600	\$	7,400
Subtotal	167		9,280		\$	2,960,000		
Improvement Area #4								
Lot Type 10	60	50	3,000	0.49%	\$	1,227,249	\$	20,454
Lot Type 11	70	60	4,200	0.59%	\$	1,718,148	\$	24,545
Lot Type 12	42	70	2,940	0.69%	\$	1,202,704	\$	28,636
Lot Type HOA - Improvement Area #4	12				\$	41,900	\$	3,492
Subtotal	184		10,140		\$	4,190,000		
Improvement Area #5								
Lot Type 13	87	50	4,350	0.73%	\$	2,014,759	\$	23,158
Lot Type 14	41	60	2,460	0.88%	\$	1,139,381	\$	27,790
Lot Type HOA - Improvement Area #5	9				\$	31,860	\$	3,540
Subtotal	137		6,810		\$	3,186,000		
Total	1,102		36,050		\$	19,936,000		

Notes:

- 1) Total Assessment for Improvement Area #1, Improvement Area #2, and Improvement Area #3 are as described in the 2019 Amended and Restated Service and Assessment Plan. Annual Installments have been paid on the Improvement Area #1 Bonds, Improvement Area #2 Bonds, and Improvement Area #3 Bonds. Therefore, the outstanding Assessment on each Lot Type in Improvement Area #1, Improvement Area #2, and Improvement Area #3 are lower than the Maximum Assessment per Lot shown above.
- 2) Assessments are allocated in each Improvement Area 99% to residential Lots, and 1% to Homeowner Association Property.

EXHIBIT M – CHRONOLOGICAL TIMELINE OF DISTRICT HISTORY¹

Below is a summary of prior legislative actions of the City Council for the District, including the levy of the Improvement Area #1 Assessment, Improvement Area #2 Assessment, Improvement Area #3 Assessment, Improvement Area #4 Assessment, Improvement Area #5 Assessment, the 2018 Major Improvement Area Assessment, the 2019 Major Improvement Area Assessment, and the 2021 Major Improvement Area Assessment.

May 19, 2014	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2014-05-010R accepting a petition for the establishment of Wildridge Public Improvement District No. 1; calling a public hearing to consider the feasibility and advisability of establishing such District; and, authorizing and directing notice of such public hearing.
May 23, 2014	<ul style="list-style-type: none"> ▪ Mailed notice of "City of Oak Point, Texas, Notice of Public Hearing Regarding the Proposed Establishment of Wildridge Public Improvement District No. 1" as required by the Act.
May 23, 2014	<ul style="list-style-type: none"> ▪ Publication of "City of Oak Point, Texas, Notice of Public Hearing Regarding the Proposed Establishment of Wildridge Public Improvement District No. 1" as required by the Act.
June 16, 2014	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, City Council approved Resolution No. 2014-06-015R authorizing the creation of the District.
June 27, 2014	<ul style="list-style-type: none"> ▪ Publication of Resolution No. 2014-06-015R authorizing the creation of the District as required by the Act.
February 17, 2015	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2015-02-005R that (i) made certain findings and determined the Actual Costs of the Improvement Area #1 Projects that specially benefit Improvement Area #1 (formerly Phase 1) of the District; (ii) called a public hearing on the levy of Assessments on the benefitted property within Improvement Area #1 (formerly called Phase 1); (iii) directed the filing of the proposed "Phase 1 Assessment Roll" with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of Assessments on the benefitted property within Improvement Area #1 (formerly Phase 1). ▪ City Council approved Resolution No. 2015-02-007R that (i) made certain findings and determined the Actual Costs of the Major Improvements Area Projects that specially benefit the property outside of Improvement Area #1 of the District (defined as the "Remainder Property" on the date of such Resolution); (ii) called a public hearing on the levy of Assessments on the Remainder Property (as defined on the date of the Resolution); (iii) directed the filing of the proposed Assessment Roll reflecting the proposed Assessments with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of Assessments on the Remainder Property (as defined on the date of the Resolution). ▪ City Council approved Resolution No. 2015-02-006R that (i) made certain findings and determined the Actual Costs of roadway maintenance and supplemental public safety services (the "Supplemental Services") that specially benefit Improvement Area #1 (formerly

¹ All capitalized terms not otherwise defined shall have the meanings given to them in this 2022 Amended and Restated Service and Assessment Plan.

<p>February 17, 2015 (continued)</p>	<p>Phase 1) of the District; (ii) called a public hearing on the levy of Assessments (the "Services Assessment") on the benefitted property within Improvement Area #1 (formerly called Phase 1); (iii) directed the filing of the proposed "Assessment Roll" for the Services Assessment with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of the Services Assessments on the benefitted property within Improvement Area #1 (formerly Phase 1).</p>
<p>February 20, 2015</p>	<ul style="list-style-type: none"> ▪ Mailed "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 1)" as required by the Act. ▪ Mailed "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Remainder Property)" as required by the Act. ▪ Mailed "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 1) Roadway Maintenance and Public Safety Services" as required by the Act.
<p>February 27, 2015</p>	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 1)" as required by the Act. ▪ Publication of "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Remainder Property)" as required by the Act. ▪ Publication of "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 1) Roadway Maintenance and Public Safety Services" as required by the Act.
<p>March 16, 2015</p>	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2015-03-395 (the "Phase 1 Assessment Ordinance"), which (i) approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Phase 1)" dated March 16, 2015 (the "2015 Phase 1 Service and Assessment Plan"), (ii) levied the Improvement Area #1 Assessments as shown on the Phase 1 Assessment Roll attached to the 2015 Phase 1 Service and Assessment Plan, and (iii) approved the "Wildridge Public Improvement District No. 1 (Phase 1) Financing Agreement," effective March 16, 2015 (the "Phase 1 Financing Agreement"). ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2015-03-397 (the "2015 Remainder Property Assessment Ordinance"), which (i) approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Remainder Property)" dated March 16, 2015 (the "2015 Remainder Property Service and Assessment Plan"), and (ii) levied the Assessment (the "2015 Remainder Property Assessment") against the Remainder Property (as defined in the 2015 Remainder Property Service and Assessment Plan). The 2015 Remainder Property Assessment Ordinance deferred collection of the 2015 Remainder Property Assessment and provided that the 2015 Remainder Property Assessment would not be due or payable and that interest should not accrue thereon until the 2015 Remainder Property Assessment was apportioned: (i) by an Apportionment Ordinance (as defined in the 2015 Remainder Property Assessment Ordinance); (ii) to a future phase of development; or (iii) as a HOA Special Assessment or S/F Special Assessment (as those terms are defined in the 2015 Remainder Property Assessment

<p>March 16, 2015 (continued)</p>	<p>Ordinance).</p> <ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2015-03-396 (the "2015 Phase 1 Supplemental Services Assessment Ordinance"), which approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2015 Service and Assessment Plan (Phase 1) Roadway Maintenance and Public Safety Services" dated March 16, 2015 (the "2015 Phase 1 Supplemental Services Service and Assessment Plan") and levied the Services Assessments as shown on the Assessment Roll attached to the 2015 Phase 1 Supplemental Services Service and Assessment Plan.
<p>November 7, 2016</p>	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2016-11-029R that (i) made certain findings and determined the Actual Costs of the Improvement Area #2 Projects that specially benefit a portion of the property (formerly Phase 2) within Improvement Area #2 of the District; (ii) called a public hearing on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 2); (iii) directed the filing of the proposed "Phase 2 Assessment Roll" with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 2).
<p>November 4, 2016</p>	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 2)" as required by the Act.
<p>November 11, 2016</p>	<ul style="list-style-type: none"> ▪ Mailed "Notice of Public Hearing on Assessment Ordinance City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (Phase 2)" as required by the Act.
<p>November 21, 2016</p>	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2016-11-426 (the "Phase 2 Assessment Ordinance"), which (i) approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Phase 2)" dated November 21, 2016 (the "2016 Phase 2 Service and Assessment Plan"), (ii) levied the portion of the Improvement Area #2 Assessments on the portion of the property (formerly Phase 2) within Improvement Area #2 as shown on the Phase 2 Assessment Roll attached to the 2016 Phase 2 Service and Assessment Plan, and (iii) approved the "Wildridge Public Improvement District No. 1 (Phase 2) Financing Agreement," effective November 21, 2016 (the "Phase 2 Financing Agreement").
<p>March 20, 2017</p>	<ul style="list-style-type: none"> ▪ City Council approved Ordinance No. 2017-03-429 (the "2017 Phase 1 SAP Update Ordinance") approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Phase 1) 2017 Update" dated March 20, 2017 (the "2017 Phase 1 SAP Update").
<p>May 15, 2017</p>	<ul style="list-style-type: none"> ▪ City Council approved Ordinance No. 2017-05-432 (the "2017 Remainder Property 2021 SAP Update Ordinance") which: (i) approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Remainder Property) 2017 Update" dated May 15, 2017 (the "2017 Remainder Property SAP Update"), (ii) reduced the "Remainder Property" under the terms of the 2015 Remainder Property Service and Assessment Plan (as described in the 2017 Remainder Property SAP Update and which included all of the property within the District outside of Phase 1 and Phase 2); and

<p>May 15, 2017 (continued)</p>	<p>(iii) provided a methodology by which a portion of the 2015 Remainder Property Assessment was allocated to the Remainder Property as defined in the 2017 Remainder Property SAP Update. The 2015 Remainder Property Assessment against the Remainder Property (as defined in the 2017 Remainder Property SAP Update) was not apportioned; and, therefore, under the terms of the 2015 Remainder Property Assessment Ordinance, the 2015 Remainder Property Assessment continued to be deferred and would not be due or payable and that interest should not accrue thereon until such 2015 Remainder Property Assessment was apportioned: (i) by an Apportionment Ordinance (as defined in the 2015 Remainder Property Assessment Ordinance); (ii) to a future phase of development; or (iii) as a HOA Special Assessment or S/F Special Assessment (as those terms are defined in the 2015 Remainder Property Assessment Ordinance).</p>
<p>June 19, 2017</p>	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2017-06-032R that (i) made certain findings and determined the Actual Costs of roadway maintenance and supplemental public safety services (the "Supplemental Services") that specially benefit Improvement Area #1 (formerly Phase 1) and a portion of Improvement Area #2 (formerly Phase 2) of the District; (ii) called a public hearing on the levy of Assessments (the "Services Assessment") on the benefitted property within Improvement Area #1 (formerly Phase 1) and a portion of Improvement Area #2 (formerly Phase 2) of the District; (iii) directed the filing of the proposed "Phase 1 Assessment Roll for Phase 1 Supplemental Services" and the "Phase 2 Assessment Roll for Phase 2 Supplemental Services" with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of the Services Assessments on the benefitted property within Improvement Area #1 (formerly Phase 1) and a portion of Improvement Area #2 (formerly Phase 2) of the District.
<p>June 30, 2017</p>	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2018 Service and Assessment Plan (Phase 1 and Phase 2) Roadway Maintenance and Public Safety Services" dated July 17, 2017 (the "2018 Supplemental Services Service and Assessment Plan"), and (ii) levying the Services Assessments shown on the "Phase 1 Assessment Roll for Phase 1 Supplemental Services" and the "Phase 2 Assessment Roll for Phase 2 Supplemental Services" attached to the 2018 Supplemental Services Service and Assessment Plan.
<p>June 23, 2017</p>	<ul style="list-style-type: none"> ▪ Mailed "Notice of Public Hearing" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2018 Service and Assessment Plan (Phase 1 and Phase 2) Roadway Maintenance and Public Safety Services" (the "2018 Supplemental Services Service and Assessment Plan"), and (ii) levying the Services Assessments shown on the "Phase 1 Assessment Roll for Phase 1 Supplemental Services" and the "Phase 2 Assessment Roll for Phase 2 Supplemental Services" attached to the 2018 Supplemental Services Service and Assessment Plan.
<p>July 17, 2017</p>	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2017-07-435 (the "2018 Supplemental Services Assessment Ordinance"), which approved and accepted the 2018 Supplemental Services Service and Assessment Plan and levied the Services Assessments shown on the "Phase 1 Assessment Roll for Phase 1 Supplemental Services" and the "Phase

July 17, 2017 (continued)	2 Assessment Roll for Phase 2 Supplemental Services" attached to the 2018 Supplemental Services Service and Assessment Plan.
August 21, 2017	<ul style="list-style-type: none"> ▪ City Council approved Ordinance No. 2017-08-437, which approved the "Wildridge Public Improvement District No. 1 Service and Assessment Plan (Phase 2) 2017 Update" dated August 21, 2017 (the "2017 Phase 2 Service and Assessment Plan Update"), as the annual update to the 2016 Phase 2 Service and Assessment Plan.
February 20, 2018	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2018-02-007R that (i) made certain findings and determined the Actual Costs of the Improvement Area #2 Projects that specially benefit a portion of the property (formerly Phase 3) within Improvement Area #2 of the District; (ii) called a public hearing on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 3); (iii) directed the filing of the proposed "Phase 3 Assessment Roll" with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 3).
March 2, 2018	<ul style="list-style-type: none"> ▪ Publication of notice of a "Notice of Public Hearing" on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 3) as required by the Act. ▪ Mailed notice of "Notice of Public Hearing" on the levy of Assessments on the benefitted property within a portion of Improvement Area #2 (formerly Phase 3) as required by the Act.
March 9, 2018	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing" on the levy of Assessments on the benefitted property within the 2018 Major Improvement Area (formerly the "Remainder Property") as shown on the "2018 Major Improvement Area Assessment Roll" attached to the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Remainder Property) 2018 Update" dated March 19, 2018 (the "Major Improvement Area Assessment Plan") as required by the Act. ▪ Mailed "Notice of Public Hearing" on the levy of Assessments on the benefitted property within the 2018 Major Improvement Area (formerly the "Remainder Property") as shown on the "2018 Major Improvement Area Assessment Roll" attached to the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Remainder Property) 2018 Update" dated March 19, 2018 (the "Major Improvement Area Assessment Plan") as required by the Act.
March 19, 2018	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2018-03-450 (the "Phase 3 Assessment Ordinance"), which (i) approved and accepted the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Service and Assessment Plan (Phase 3)" dated March 19, 2018 (the "Phase 3 Service and Assessment Plan"), (ii) levied the portion of Improvement Area #2 Assessments on the portion of the property (formerly Phase 3) within Improvement Area #2 as shown on the "Phase 3 Assessment Roll" attached to the Phase 3 Service and Assessment Plan, and (iii) approved the "Wildridge Public Improvement District No. 1 (Phase 3) Financing Agreement," effective March 19, 2018 (the "Phase 3 Financing Agreement"). ▪ After considering all written and documentary evidence presented at the Public Hearing on

<p>March 19, 2018 (continued)</p>	<p>the levy of Assessments (the "2018 Major Improvement Area Assessments") as shown on the 2018 Major Improvement Area Assessment Roll attached to the Major Improvement Area Assessment Plan, the City Council approved Ordinance No. 2018-03-451 (the "Major Improvement Area Assessment Ordinance"), which approved the Major Improvement Area Service and Assessment Plan and levied the 2018 Major Improvement Area Assessment against the 2018 Major Improvement Area. The Major Improvement Area Assessment Ordinance deferred collection of the 2018 Major Improvement Area Assessment and provided that the 2018 Major Improvement Area Assessment would not be due or payable and that interest should not accrue thereon until the 2018 Major Improvement Area Assessment was apportioned: (i) by an Apportionment Ordinance (as defined in the Major Improvement Area Assessment Ordinance); (ii) to a future phase of development; or (iii) as a HOA Special Assessment or S/F Special Assessment (as those terms are defined in the Major Improvement Area Assessment Ordinance).</p>
<p>July 10, 2018</p>	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2018-07-024R that (i) made certain findings and determined the Actual Costs of roadway maintenance and supplemental public safety services (the "Supplemental Services") that specially benefit Improvement Area #1 and Improvement Area #2 of the District; (ii) called a public hearing on the levy of Assessments (the "Services Assessment") on the benefitted property within Improvement Area #1 (formerly Phase 1) and Improvement Area #2 (formerly Phase 2 and Phase 3) of the District; (iii) directed the filing of the proposed "Improvement Area #1 Assessment Roll for Supplemental Services" and the "Improvement Area #2 Assessment Roll for Supplemental Services" with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of the Services Assessments on the benefitted property within Improvement Area #1 and Improvement Area #2. ▪ Mailed "Notice of Public Hearing" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Amended and Restated O&M Service and Assessment Plan" dated July 24, 2018 (the "Amended and Restated 2018 Supplemental Services Service and Assessment Plan"), and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the Amended 2018 Supplemental Services Service and Assessment Plan.
<p>July 13, 2018</p>	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on the Proposed Levy of Special Assessments, City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (ETJ Assessed Property)" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Amended and Restated O&M Service and Assessment Plan" dated July 24, 2018 (the "Amended 2018 Supplemental Services Service and Assessment Plan"), and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the Amended 2018 Supplemental Services Service and Assessment Plan.
<p>July 24, 2018</p>	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2018-07-470 (the "Amended and Restated Operating and Maintenance Service and Assessment Plan"), which approved and accepted the Amended and Restated Operating and Maintenance Service and Assessment Plan and levied the Services Assessments shown on the "Improvement Area #1 Assessment

<p>July 24, 2018 (continued)</p>	<p>Roll for Supplemental Services" and the "Improvement Area #2 Assessment Roll for Supplemental Services" attached to the Amended 2018 Supplemental Services Service and Assessment Plan.</p> <ul style="list-style-type: none"> ▪ City Council approved and adopted Ordinance No. 2018-07-465, which approved and accepted the "2018 Amended and Restated Service and Assessment Plan" that replaces the 2015 Phase 1 Service and Assessment Plan, as updated, in its entirety. The 2018 Amended and Restated Service and Assessment Plan combined and updated the Phase 2 Assessment Roll and Phase 3 Assessment Roll into the "Improvement Area #2 Assessment Roll" which apportioned the Phase 2 Assessments and the Phase 3 Assessments (as combined and updated, the "Improvement Area #2 Assessment") to pay the Actual Costs of the Improvement Area #2 Projects against the Improvement Area #2 Assessed Property within "Improvement Area #2" (which consists of all of the property previously referred to as Phase 2 in the 2016 Phase 2 Service and Assessment Plan and Phase 3 in the Phase 3 Service and Assessment Plan) of the District as set forth in Exhibit F-1 of this 2022 Amended and Restated Service and Assessment Plan. ▪ City Council approved and adopted Ordinance No. 2018-07-466, which approved and accepted the "2018 Amended and Restated Service and Assessment Plan" that replaces the 2016 Phase 2 Service and Assessment Plan, as updated, in its entirety. ▪ City Council approved and adopted Ordinance No. 2018-07-466, which approved and accepted the "2018 Amended and Restated Service and Assessment Plan" that replaces the Phase 3 Service and Assessment Plan, as updated, in its entirety. ▪ City Council approved and adopted Ordinance No. 2018-07-467, which ratified certain actions of the City Council taken at the March 19, 2018 meeting (including the levy of the 2018 Major Improvement Assessment), released the 2015 Remainder Property Assessment previously levied against property within the District, and approved and accepted the Amended and Restated Service and Assessment Plan that replaces the 2015 Remainder Property Service and Assessment Plan and Major Improvement Area Service and Assessment Plan in their entirety. ▪ City Council approved and adopted Ordinance No. 2018-07-468 that: (i) approves the issuance and sale of the Improvement Area #1 Bonds under the terms of the "Bond Purchase Agreement" related to such Bonds; (ii) approves the use of the limited offering memorandum in the sale of such bonds; and (iii) approves the agreements related to such bonds, including the Improvement Area #1 Reimbursement Agreement that replaces the Phase 1 Financing Agreement. ▪ City Council approved and adopted Ordinance No. 2018-07-469 that: (i) approves the issuance and sale of the Improvement Area #2 Bonds under the terms of the "Bond Purchase Agreement" related to such Bonds; (ii) approves the use of the limited offering memorandum in the sale of such bonds; and (iii) approves the agreements related to such bonds, including the Improvement Area #2 Reimbursement Agreement that replaces the Phase 2 Financing Agreement and the Phase 3 Financing Agreement.
<p>June 17, 2019</p>	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2019-06-014R that (i) made certain findings and determined the Actual Costs of roadway maintenance and supplemental public safety services (the "Supplemental Services") that specially benefit Improvement Area #1 and

<p>June 17, 2019 (continued)</p>	<p>Improvement Area #2; (ii) called a public hearing on the levy of Assessments (the "Services Assessment") on the benefitted property within Improvement Area #1 and Improvement Area #2; (iii) directed the filing of the proposed Phase 1 Assessment Roll, Phase 2 Assessment Roll, and Phase 3 Assessment Roll for Supplemental Services with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of the Services Assessments on the benefitted property within Improvement Area #1 and Improvement Area #2.</p> <ul style="list-style-type: none"> ▪ Mailed "Notice of Public Hearing" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Roadway maintenance and DPS Services 2019 O&M Annual Service Plan Update" dated July 15, 2019 (the "2019 O&M Annual Service Plan Update"), and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the 2019 O&M Annual Service Plan Update.
<p>July 5, 2019</p>	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on the Proposed Levy of Special Assessments, City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (ETJ Assessed Property)" to consider (i) approving the 2019 O&M Annual Service Plan Update, and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the 2019 O&M Annual Service Plan Update.
<p>July 15, 2019</p>	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2019-07-487, which approved and accepted the 2019 O&M Annual Service Plan Update and levied the Services Assessments shown on the Phase 1 Assessment Roll, Phase 2 Assessment Roll, and Phase 3 Assessment Roll attached to the 2019 O&M Annual Service Plan Update. ▪ City Council adopted Resolution No. 2019-07-017R, which approved the 2019 Annual Service Plan Update for the District and updated the Assessment Rolls for the District for 2019.
<p>September 16, 2019</p>	<ul style="list-style-type: none"> ▪ City Council adopted Ordinance No. 2019-09-489, which levied the Improvement Area #3 Assessment and approved the Improvement Area #3 Service and Assessment Plan.
<p>November 7, 2019</p>	<ul style="list-style-type: none"> ▪ City Council approved and adopted Resolution No. 2019-11-030R, which approved the distribution of the limited offering memorandum in the sale of Improvement Area #3 Bonds.
<p>November 18, 2019</p>	<ul style="list-style-type: none"> ▪ City Council approved and adopted Ordinance No. 2019-11-495, which released the levy of the 2018 Major Improvement Area Assessment from the 2018 Major Improvement Area and levied the 2019 Major Improvement Area Assessment on the 2019 Major Improvement Area. ▪ City Council approved and adopted Ordinance No. 2019-11-496 that: (i) approved the 2019 Amended and Restated Service and Assessment Plan which replaced the 2018 Amended and Restated Service and Assessment Plan and Improvement Area #3 Service and Assessment Plan in their entirety; (ii) approved the issuance and sale of the Improvement Area #3 Bonds under the terms of the "Bond Purchase Agreement" related to the Improvement Area #3 Bonds; and (iii) approves the use of the limited offering memorandum in the sale of the Improvement Area #3 Bonds;
<p>June 15, 2020</p>	<ul style="list-style-type: none"> ▪ City Council approved Resolution No. 2020-06-0111R that (i) made certain findings and determined the Actual Costs of roadway maintenance and supplemental public safety services (the "Supplemental Services") that specially benefit Improvement Area #1, Improvement Area #2, and Improvement Area #3; (ii) called a public hearing on the levy of Assessments (the "Services Assessment") on the benefitted property within Improvement

June 15, 2020 (continued)	<p>Area #1, Improvement Area #2, and Improvement Area #3; (iii) directed the filing of the proposed Assessment Roll for Supplemental Services with the City Secretary and making the same available for public inspection; and (iv) directed the City Secretary to mail and publish notice of the public hearing on the levy of the Services Assessments on the benefitted property within Improvement Area #1 and Improvement Area #2.</p> <ul style="list-style-type: none"> ▪ Mailed "Notice of Public Hearing" to consider (i) approving the "City of Oak Point, Texas, Wildridge Public Improvement District No. 1 Roadway maintenance and DPS Services 2020 O&M Annual Service Plan Update" dated July 20, 2020 (the "2020 O&M Annual Service Plan Update"), and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the 2020 O&M Annual Service Plan Update.
July 10, 2020	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on the Proposed Levy of Special Assessments, City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (ETJ Assessed Property)" to consider (i) approving the 2020 O&M Annual Service Plan Update, and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the 2020 O&M Annual Service Plan Update.
July 20, 2020	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2020-07-517, which approved and accepted the 2020 O&M Annual Service Plan Update and levied the Services Assessments shown on the Assessment Roll attached to the 2020 O&M Annual Service Plan Update.
August 17, 2020	<ul style="list-style-type: none"> ▪ City Council adopted Resolution No. 2020-08-018R, which approved the 2020 Annual Service Plan Update and updated the Assessment Rolls for the District for 2020.
May 17, 2021	<ul style="list-style-type: none"> ▪ City Council approved and adopted Ordinance No. 2021-05-037 that (i) approved the 2021 Amended and Restated Service and Assessment Plan which replaced the 2019 Amended and Restated Service and Assessment Plan in its entirety, and (2) levied the Improvement Area #4 Assessment. ▪ City Council approved and adopted Ordinance No. 2021-05-038, which released the levy of the 2019 Major Improvement Area Assessment from the 2019 Major Improvement Area and levied the 2021 Major Improvement Area Assessment on the 2021 Major Improvement Area.
June 24, 2021	<ul style="list-style-type: none"> ▪ City Council approved and adopted Resolution No. 2021-06-018R, which approved the distribution of the limited offering memorandum in the sale of Improvement Area #4 Bonds.
July 21, 2021	<ul style="list-style-type: none"> ▪ City Council approved and adopted Ordinance No. 2021-07-542 that: (i) approved the 2021 Amended and Restated Service and Assessment Plan (July Update) which replaced the 2021 Amended and Restated Service and Assessment Plan in its entirety; (ii) approved the issuance and sale of the Improvement Area #4 Bonds under the terms of the "Bond Purchase Agreement" related to the Improvement Area #4 Bonds; and (iii) approved the use of the limited offering memorandum in the sale of the Improvement Area #4 Bonds;
July 31, 2022	<ul style="list-style-type: none"> ▪ Publication of "Notice of Public Hearing on the Proposed Levy of Special Assessments, City of Oak Point, Texas, Wildridge Public Improvement District No. 1 (ETJ Assessed Property)" to consider (i) approving the 2022 O&M Annual Service Plan Update, and (ii) levying the Services Assessments shown on the Assessment Rolls attached to the 2022 O&M Annual Service Plan Update.
August 17, 2022	<ul style="list-style-type: none"> ▪ After considering all written and documentary evidence presented at the public hearing described above, the City Council approved Ordinance No. 2022-08-574, which approved and

	<p>accepted the 2022 O&M Annual Service Plan Update and levied the Services Assessments shown on the Phase 1 Assessment Roll, Phase 2 Assessment Roll, and Phase 3 Assessment Roll, Phase 4 Assessment Roll, and Phase 5 Assessment Roll attached to the 2022 O&M Annual Service Plan Update.</p> <ul style="list-style-type: none"> ▪ City Council adopted Ordinance No. 2022-08-575, which approved the 2022 Annual Service Plan Update for the District and updated the Assessment Rolls for the District for 2022.
September 21, 2022	<ul style="list-style-type: none"> ▪ City Council approved and adopted Ordinance No. 2022-09-583, that (i) approved this 2022 Amended and Restated Service and Assessment Plan which replaced the 2021 Amended and Restated Service and Assessment Plan (July Update) in its entirety, and (2) levied the Improvement Area #5 Assessment. ▪ City Council approved and adopted Ordinance No. 2022-09-584 that: (i) approved the issuance and sale of the Improvement Area #5 Bonds under the terms of the "Bond Purchase Agreement" related to the Improvement Area #5 Bonds; and (ii) approved the use of the limited offering memorandum in the sale of the Improvement Area #5 Bonds. ▪ City Council approved and adopted Ordinance No. 2022-09-585, that approved the 2022 Major Improvement Area Release Ordinance, which released the levy of the 2021 Major Improvement Area Assessment from the 2021 Major Improvement Area.

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EXHIBIT N – NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Denton County Clerk's Office
Honorable [County Clerk Name]
Denton County Courts Building
1450 East McKinney St, Denton, TX 76209

Re: City of Oak Point Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Oak Point is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Oak Point
Attn: [City Secretary]
100 Naylor Rd
Oak Point, TX 75068

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
100 Naylor Rd
Oak Point, TX 75068

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS: §
COUNTY OF DENTON §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Oak Point, Texas, a Texas Type A general law municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Oak Point, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about June 16, 2014, the City Council for the City, approved Resolution No. 2014-06-015R, creating the Wildridge Public Improvement District No. 1; and

WHEREAS, the Wildridge Public Improvement District No. 1 consists of approximately 378 contiguous acres within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about _____, the City Council approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Wildridge Public Improvement District No. 1; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Denton County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Denton County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Denton County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be EFFECTIVE this the ____ day of _____, 20__.

CITY OF OAK POINT, TEXAS,
A Texas Type A general law municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manger Name], City Manager for the City of Oak Point, Texas, a Texas Type A general law municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT O-1 – DISTRICT LEGAL DESCRIPTION

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 F0117.00 acre 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 O-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

PHASE 1 PROPERTY (62.454 ACRES)

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°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°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°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°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°00'37", having a radius of 445.00 feet, a chord bearing of South 65°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°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°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°00'29", having a radius of 355.00 feet, a chord bearing of North 16°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 O-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

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.

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 of 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-inch 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 O-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

PHASE 4 PROPERTY (45.64 ACRES) CONSISTING OF PHASE 4A, PHASE 4B, AND PHASE 4C

PHASE 4A

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:

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 No. 1204, City of Oak Point, Denton County, Texas and being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed 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" found for the southeast corner of Lot 14, Block K, Wildridge Phase 3D, according to the plat thereof recorded in Document No. 2017-503, Plat Records, Denton County, Texas, common to the westernmost northwest corner of Wildridge Phase 3C, according to the plat thereof recorded in Document No. 2017-502, said Plat Records, same being on the northerly right-of-way line of Surveyor Road (50 foot right-of-way, Doc. No. 2017-502, said Plat Records);

THENCE North 15°59'26" East, departing the northerly right-of-way line of said Surveyor Road and along the easterly line of said Lot 14, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for northeast corner of said Lot 14;

THENCE departing the northerly line of said Wildridge Phase 3C and crossing said Tract 10A the following courses and distances:

North 19°07'36" East, a distance of 169.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the right having a central angle of 6°38'45", a radius of 300.00 feet, a chord bearing and distance of South 67°33'02" East, 34.78 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 34.80 feet to an iron rod set at the end of said curve to the right;

North 25°46'20" East, a distance of 187.25 feet to an iron rod set for corner;

North 83°00'13" East, a distance of 21.52 feet to an iron rod set for corner;

North 53°22'47" East, a distance of 85.48 feet to an iron rod set for corner;

North 63°30'46" East, a distance of 49.59 feet to an iron rod set for corner;

North 69°04'16" East, a distance of 47.48 feet to an iron rod set for corner;

North 75°46'56" East, a distance of 47.48 feet to an iron rod set for corner;

North 81°13'25" East, a distance of 56.81 feet to an iron rod set for corner;

North 77°35'31" East, a distance of 65.27 feet to an iron rod set for corner;

North 51°22'40" East, a distance of 127.40 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 15°35'18", a radius of 275.00 feet, a chord bearing and distance of South 46°24'59" East, 74.59 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 74.82 feet to an iron rod set at the end of said curve to the left;

South 54°12'38" East, a distance of 24.47 feet to an iron rod set for corner;

North 80°00'38" East, a distance of 13.95 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 14°36'29", a radius of 470.00 feet, a chord bearing and distance of North 26°19'05" East, 119.51 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 119.83 feet to an iron rod set at the end of said curve to the left;

South 70°59'09" East, a distance of 38.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 14°46'13", a radius of 508.00 feet, a chord bearing and distance of South 26°23'57" West, 130.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 130.96 feet to an iron rod set at the end of said curve to the right;

South 9°55'52" East, a distance of 14.32 feet to an iron rod set for corner;

South 54°12'38" East, a distance of 7.52 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 15°38'42", a radius of 475.00 feet, a chord bearing and distance of South 62°01'59" East, 129.30 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 129.70 feet to an iron rod set at the end of said curve to the left;

South 69°51'20" East, a distance of 35.81 feet to an iron rod set for corner;

North 63°29'50" East, a distance of 13.73 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 12°00'15", a radius of 462.00 feet, a chord bearing and distance of North 10°13'41" East, 96.62 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 96.79 feet to a point for corner;

South 85°46'27" East, a distance of 38.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 12°18'06", a radius of 500.00 feet, a chord bearing and distance of South 10°22'37" West, 107.15 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 107.35 feet to a point for corner;

South 26°23'43" East, a distance of 14.51 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 6°13'14", a radius of 375.00 feet, a chord bearing and distance of South 73°17'43" East, 40.69 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 40.71 feet to an iron rod set at the end of said curve to the left;

South 76°24'19" East, a distance of 14.98 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 10°31'06", a radius of 225.00 feet, a chord bearing and distance of South 81°39'53" East, 41.25 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 41.31 feet to an iron rod set at the end of said curve to the right;

South 3°04'34" West, a distance of 50.00 feet to an iron rod set for corner;

South 13°35'41" West, a distance of 124.62 feet to an iron rod set for corner;

North 76°24'19" West, a distance of 36.43 feet to an iron rod set for corner;

South 13°35'41" West, a distance of 170.00 feet to an iron rod set for corner;

North 76°24'19" West, a distance of 10.07 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 19°22'53", a radius of 275.00 feet, a chord bearing and distance of North 66°42'53" West, 92.58 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 93.02 feet to an iron rod set for corner;

South 26°42'47" West, a distance of 193.36 feet to an iron rod set for corner, same being on the northerly line of the aforementioned Wildridge Phase 3C;

THENCE South 89°51'41" West, along the northerly line of the aforementioned Wildridge Phase 3C a distance of 81.99 feet to an iron rod set for corner;

THENCE South 45°27'28" West, a distance of 108.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 2°00'56" West, a distance of 54.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found on the northerly right-of-way line of the aforementioned Surveyor Road, same being the beginning of a non-tangent curve to the right having a central angle of 19°41'11", a radius of 475.00 feet, a chord bearing and distance of North 78°08'28" West, 162.40 feet;

THENCE In a northwesterly direction, along the northerly right-of-way line of said Surveyor Road and with said curve to the right, an arc distance of 163.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the end of said curve to the right, common to the south corner of a corner clip at the intersection of the northerly right-of-way line of said Surveyor Road and the easterly right-of-way line of Wildridge Boulevard (East) (38 foot right-of-way, Doc. No. 2017-502, said Plat Records);

THENCE North 19°06'46" West, along said corner clip, a distance of 13.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north corner of said corner clip, common to the beginning of a non-tangent curve to the right having a central angle of 1°26'34", a radius of 476.50 feet, a chord bearing and distance of North 31°29'44" East, 12.00 feet;

THENCE in a northeasterly direction, along the easterly right-of-way line of said Wildridge Boulevard (East) and with said curve to the right, an arc distance of 12.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 57°46'59" West, departing the easterly right-of-way line of said Wildridge Boulevard (East), a distance of 38.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found on the westerly right-of-way line of said Wildridge Boulevard (East) at the beginning of a non-tangent curve to the left having a central angle of 2°12'08", a radius of 514.50 feet, a chord bearing and distance of South 31°06'57" West, 19.78 feet;

THENCE in a southwesterly direction, along the westerly right-of-way line of said Wildridge Boulevard (East) and with said curve to the left, an arc distance of 19.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the end of said curve to the left, common to the north corner of a corner clip at the intersection of the westerly right-of-way line of Wildridge Boulevard (East) and the northerly right-of-way line of said Surveyor Road;

THENCE South 69°29'04" West, along said corner clip, a distance of 15.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south corner of said corner clip, common to the beginning of a non-tangent curve to the left having a central angle of 3°18'16", a radius of 1325.00 feet, a chord bearing and distance of North 72°21'26" West, 76.41 feet;

THENCE in a northwesterly direction, along the northerly right-of-way line of said Surveyor Road and with said curve to the left, an arc distance of 76.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 74°00'34" West, continuing along the northerly right-of-way line of said Surveyor Road, a distance of 165.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the northerly right-of-way line of said Surveyor Road and the easterly right-of-way line of Wildridge Boulevard (West) (38 foot right-of-way, Doc. No. 2017-502, said Plat Records);

THENCE North 27°16'40" West, along said corner clip, a distance of 13.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north corner of said corner clip;

THENCE North 19°27'13" East, along the easterly right-of-way line of said Wildridge Boulevard (West), a distance of 12.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 70°32'47" West, departing the easterly right-of-way line of said Wildridge Boulevard (West), a distance of 38.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner on the westerly right-of-way line of said Wildridge Boulevard (West);

THENCE South 19°27'13" West, along the westerly right-of-way line of said Wildridge Boulevard (West), a distance of 14.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north corner of a corner clip at the intersection of the westerly right-of-way line of said Wildridge Boulevard (West) and the northerly right-of-way line of said Surveyor Road;

THENCE South 62°43'20" West, along said corner clip, a distance of 14.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE North 74°00'34" West, along the northerly right-of-way line of said Surveyor Road, a distance of 123.93 feet to the **POINT OF BEGINNING** and containing 12.163 acres (529,810 sq. ft.) of land, more or less.

PHASE 4B

BEING a tract of land situated in the William McNeil Survey, Abstract No. 814 and the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas and being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed 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" found for the westernmost northwest corner of Wildridge Phase 3D, according to the plat thereof recorded in Document No. 2017-503, Plat Records, Denton County, Texas, same being on the northerly right-of-way line of Surveyor Road (50 foot right-of-way, Doc. No. 2017-503, said Plat Records), same also being on the westerly line of said Tract 10A and the easterly line of a called 136.658-acre tract of land described in Conveyance, Assignment, and Deed to The Rudman Partnership, recorded in Volume 2844, Real Property Records, Denton County, Texas;

THENCE North 0°09'40" West, departing the northerly right-of-way line of said Surveyor Road and along the common line of said Tract 10A and said 136.658-acre tract, a distance of 705.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for corner;

THENCE departing said common line and crossing said Tract 10A the following courses and distances:

North 89°50'20" East, a distance of 607.79 feet to an iron rod set for corner;

South 3°06'38" West, a distance of 7.88 feet to an iron rod set for corner;

South 86°53'22" East, a distance of 120.00 feet to an iron rod set for corner;

North 3°06'38" East, a distance of 3.89 feet to an iron rod set for corner;

South 86°53'22" East, a distance of 50.00 feet to an iron rod set for corner;

South 81°03'49" East, a distance of 174.75 feet to an iron rod set for corner;

South 76°55'47" East, a distance of 102.74 feet to an iron rod set for corner;

South 84°47'55" East, a distance of 90.40 feet to an iron rod set for corner;

North 69°31'34" East, a distance of 91.38 feet to an iron rod set for corner;

North 64°54'31" East, a distance of 126.22 feet to an iron rod set for corner;

North 76°28'40" East, a distance of 97.10 feet to an iron rod set for corner;

North 84°34'21" East, a distance of 35.14 feet to an iron rod set for corner;

North 64°53'23" East, a distance of 60.00 feet to an iron rod set for corner;

North 25°06'37" West, a distance of 4.38 feet to an iron rod set for corner;

North 64°53'23" East, a distance of 170.00 feet to an iron rod set for corner;

South 25°06'37" East, a distance of 180.00 feet to an iron rod set for corner;

South 28°35'25" East, a distance of 55.11 feet to an iron rod set for corner;

South 46°03'22" East, a distance of 44.23 feet to an iron rod set for corner;

South 70°59'09" East, a distance of 20.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 14°36'29", a radius of 470.00 feet, a chord bearing and distance of South 26°19'05" West, 119.51 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 119.83 feet to an iron rod set for the end of said curve to the right;

South 80°00'40" West, a distance of 13.95 feet to an iron rod set for corner;

North 54°12'38" West, a distance of 24.47 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 15°35'18", a radius of 275.00 feet, a chord bearing and distance of North 46°24'59" West, 74.59 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 74.82 feet to an iron rod set for the end of said curve to the right;

South 51°22'40" West, a distance of 127.40 feet to an iron rod set for corner;

South 77°35'31" West, a distance of 65.27 feet to an iron rod set for corner;

South 81°13'25" West, a distance of 56.81 feet to an iron rod set for corner;

South 75°46'56" West, a distance of 47.48 feet to an iron rod set for corner;

South 69°04'16" West, a distance of 47.48 feet to an iron rod set for corner;

South 63°30'46" West, a distance of 49.59 feet to an iron rod set for corner;

South 53°22'47" West, a distance of 85.48 feet to an iron rod set for corner;

South 83°00'13" West, a distance of 21.52 feet to an iron rod set for corner;

South 25°46'20" West, a distance of 187.25 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 6°38'45", a radius of 300.00 feet, a chord bearing and distance of North 67°33'02" West, 34.78 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 34.80 feet to an iron rod set for the end of said curve to the left;

South 19°07'36" West, a distance of 169.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northernmost northeast corner of said Wildridge Phase 3D;

THENCE along the northerly line of said Wildridge Phase 3D the following courses and distances:

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

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

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

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

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

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

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

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

South 89°50'20" West, a distance of 460.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner on the westerly right-of-way line of Crossroads Court (50 foot right-of-way, Doc. No. 2017-503, said Plat Records);

South 0°09'40" East, along the westerly right-of-way line of said Crossroads Court, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north corner of a corner clip at the intersection of the westerly right-of-way line of said Crossroads Court and the northerly right-of-way line of said Surveyor Road;

South 44°50'20" West, along said corner clip, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south corner of said corner clip;

South 89°50'20" West, along the northerly right-of-way line of said Surveyor Road, a distance of 115.00 feet to the **POINT OF BEGINNING** and containing 20.258 acres (882,448 sq. ft.) of land, more or less.

PHASE 4C

BEING a tract of land situated in the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas and being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed 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" found for the northeast corner of Wildridge Phase 3C, according to the plat thereof recorded in Document No. 2017- 502, of the Plat Records of Denton County, Texas;

THENCE crossing the northerly line of said Wildridge Phase 3C, the following courses:

North 79°50'50" West, a distance of 54.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 74°19'51" West, a distance of 60.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 79°05'40" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 79°13'14" West, a distance of 61.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 81°17'16" West, a distance of 64.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 84°02'56" West, a distance of 64.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 86°48'37" West, a distance of 64.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°34'17" West, a distance of 64.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°51'41" West, a distance of 28.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said Wildridge Phase 3C and crossing said Tract 10A, the following course:

North 26°42'47" East, a distance of 193.36 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°22'53", a radius of 275.00 feet, a chord bearing and distance of South 66°42'53" East, 92.58 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 93.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 76°24'19" East, a distance of 10.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°35'41" East, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 76°24'19" East, a distance of 36.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°35'41" East, a distance of 124.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 3°04'34" East, a distance of 50.00 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 10°31'06", a radius of 225.00 feet, a chord bearing and distance of North 81°39'53" West, 41.25 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 41.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°24'19" West, a distance of 14.98 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 6°13'14", a radius of 375.00 feet, a chord bearing and distance of North 73°17'43" West, 40.69 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 40.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°23'43" West, a distance of 14.51 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 12°18'06", a radius of 500.00 feet, a chord bearing and distance of North 10°22'37" East, 107.15 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 107.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°54'35" East, a distance of 164.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°59'20" East, a distance of 79.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°56'38" East, a distance of 79.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°53'56" East, a distance of 79.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°51'15" East, a distance of 79.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°40'06" West, a distance of 125.87 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 19°51'51", a radius of 775.00 feet, a chord bearing and distance of South 62°23'58" East, 267.35 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 268.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°28'03" East, a distance of 115.42 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 141°41'02", a radius of 50.00 feet, a chord bearing and distance of South 7°28'03" East, 94.46 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 123.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°28'03" East, a distance of 207.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°08'39" West, a distance of 117.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°46'58" West, a distance of 107.39 feet to a 5/8-inch iron rod found for corner on the northwesterly line of Wildridge Phase 2A, according to the plat thereof recorded in Document No. 2016-2226, said Plat Records;

THENCE South 53°18'21" West, along the northwesterly line of said Wildridge Phase 2A, a distance of 113.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 4°26'07" West, continuing along the northwesterly line of said Wildridge Phase 2A, a distance of 129.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner, common to the easternmost northeast corner of Wildridge Phase 2C, according to the plat thereof recorded in Document No. 2016-2228, said Plat Records;

THENCE North 87°21'53" West, departing the northwesterly line of said Wildridge Phase 2A and along the northerly line of said Wildridge Phase 2C, a distance of 212.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 88°14'52" West, continuing along the northerly line of said Wildridge Phase 2C, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 5°07'01", a radius of 825.00 feet, a chord bearing and distance of North 4°18'38" West, 73.65 feet;

THENCE in a northwesterly direction, continuing along the northerly line of said Wildridge Phase 2C and with said curve to the left, an arc distance of 73.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 6°52'09" West, continuing along the northerly line of said Wildridge Phase 2C, a distance of 40.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an angle point in the easterly line of the aforementioned Wildridge Phase 3C;

THENCE departing the northerly line of said Wildridge Phase 2C and along the easterly and northerly lines of said Wildridge Phase 3C the following courses and distances:

North 35°00'07" East, a distance of 14.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 14°10'07" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 4°44'19", a radius of 225.00 feet, a chord bearing and distance of South 78°12'03" West, 18.60 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 18.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the end of said curve to the right;

THENCE North 9°25'47" West, a distance of 108.45 feet to the **POINT OF BEGINNING** and containing 13.219 acres (575,819 square feet) of land, more or less.

EXHIBIT O-5 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

PHASE 5 PROPERTY (74.161 ACRES) CONSISTING OF PHASE 5A, PHASE 5B, AND PHASE 5C

Phase 5A (24.022 Acres)

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the John M. McNeil Survey, Abstract No. 884, the Elizabeth A. Shahan Survey, Abstract 1204, and the William McNeil Survey, Abstract No. 814, all being in Denton County, Texas, and being a part of the remainder of Tract 10A, a called 191.237 acres tract of land described in a Special Warranty Deed to LH Wildridge, LLC, as recorded in Document No. 2017-20269 of the Official Records of said county and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail in a broken concrete monument, found in the south line of a called 57.220 acres tract described in a Special Warranty Deed to Steven A. Hammond, as recorded in Document No. 2008-122099 of said Official Records, for the most northerly northeast corner of said Tract 10A and the northwest corner of Tract No. K-933-1, a called 21.7 acres tract described in a General Warranty Deed to the United States of America, as recorded in Volume 393, Page 163 of the Deed Records of said county, from said corner, a dead 12-inch oak tree fence corner post bears North 83°37'48" West, 20.19 feet;

THENCE South 1°03'00" West, leaving said south line and along the west line of said Tract No. K-933-1, a distance of 338.55 feet to a concrete monument with brass disk stamped "Corps of Engineers K-933-1-13" found for the most westerly southwest corner of said Tract No. K-933-1;

THENCE along the southwest portion of said Tract No. K-933-1, 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 228.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE leaving said Tract No. K-933-1 and through said Tract 10A the following courses and distances:

North 7°05'19" West, a distance of 73.41 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 77°02'56" West, a distance of 202.36 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a non-tangent curve to the right having a central angle of 8°51'09", a radius of 325.00 feet, a chord bearing and distance of North 11°30'53" West, 50.16 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 50.21 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 7°05'19" West, a distance of 85.65 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 52°05'19" West, a distance of 14.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 82°54'41" West, a distance of 3.33 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a tangent curve to the right having a central angle of 11°16'39", a radius of 525.00 feet, a chord bearing and distance of South 88°33'01" West, 103.17 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 103.34 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 4°11'20" West, a distance of 75.85 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 1°21'26" West, a distance of 50.15 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 12°01'33" East, a distance of 45.55 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 23°35'09" East, a distance of 49.86 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 29°39'43" East, a distance of 73.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 22°58'48" East, a distance of 240.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 18°31'58" East, a distance of 120.36 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 11°36'01" East, a distance of 57.43 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 4°58'58" East, a distance of 62.26 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 1°20'29" East, a distance of 63.44 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 88°30'47" West, a distance of 155.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 1°29'13" West, a distance of 120.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 43°30'47" East, a distance of 14.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 88°30'47" East, a distance of 35.25 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 1°29'13" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 14°13'26" West, a distance of 258.34 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 89°59'20" West, a distance of 79.30 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 86°54'35" West, a distance of 164.20 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner at the beginning of a non-tangent curve to the left having a central angle of 30°34'15", a radius of 500.00 feet, a chord bearing and distance of North 11°03'34" West, 263.63 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 266.78 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 26°20'42" West, a distance of 99.23 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a tangent curve to the right having a central angle of 18°33'29", a radius of 500.50 feet, a chord bearing and distance of North 17°03'57" West, 161.40 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 162.11 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 7°47'13" West, a distance of 201.34 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a tangent curve to the right having a central angle of 9°02'33", a radius of 469.50 feet, a chord bearing and distance of North 3°15'56" West, 74.02 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 74.10 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 1°15'20" East, a distance of 554.67 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a tangent curve to the left having a central angle of 58°59'13", a radius of 780.00 feet, a chord bearing and distance of North 28°14'17" West, 768.03 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 803.02 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 57°43'53" West, a distance of 95.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner at the beginning of a tangent curve to the left having a central angle of 6°59'13", a radius of 610.00 feet, a chord bearing and distance of North 61°13'29" West, 74.34 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 74.39 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner in the south line of Tract 4, a called 69.805 acres tract described in a Warranty Deed to 2016 Blackhawk 155 Holdings, LTD., as recorded in Inst. No. 2016-161092 of said Official Records;

THENCE South 89°14'08" East, along the south line of said Tract 4 and said 57.220 acres tract, passing at a distance of 304.97 feet, a 1 inch iron pipe found for the southeast corner of said Tract 4 and the southwest corner of said 57.220 acres tract, continuing a total distance of 539.45 feet to the **POINT OF BEGINNING** and containing 24.022 acres (1,046,380 square feet) of land, more or less.

Phase 5B (22.311 Acres)

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the John M. McNeil Survey, Abstract No. 884 and Elizabeth A. Shahan Survey, Abstract 1204, both being in Denton County, Texas, and being a part of the remainder of Tract 10A, a called 191.237 acres tract of land described in a Special Warranty Deed to LH Wildridge, LLC, as recorded in Document No. 2017-20269 of the Official Records of said county and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument with a brass disk stamped "Corps of Engineers" found for the southeast corner of Tract No. K-933-1, a called 27.7 acres tract described in a General Warranty Deed to the United States of America, as recorded in Volume 393, Page 163 of the Deed Records of said county and a northeast corner of said Tract 10A;

THENCE along the lines dividing Lake Lewisville and said Tract 10A, the following courses and distances:

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

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

North 88°40'49" East, a distance of 396.44 feet to a brass disk stamped "Corps of Engineers" found for the most easterly northeast corner of said Tract 10A;

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

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

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

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

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

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

South 43°02'48" East, a distance of 131.64 feet to a brass disk stamped "Corps of Engineers" found for the northwest corner of a called 1.000 acre tract described in a Special Warranty Deed to Dwayne Bollmeyer, as recorded in Doc. No. 2019-62838 of said Official Records;

THENCE South 00°01'01" East, leaving said dividing line and along the west line of said 1.000 acre tract, a distance of 306.24 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

THENCE leaving said west line and crossing said Tract 10A, the following courses and distances:

North 52°28'03" West, a distance of 198.49 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the left having a central angle of 67°15'06", a radius of 50.00 feet, and a chord bearing and distance of North 44°41'01" West, 55.38 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 58.69 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the end of said curve to the left;

North 52°28'03" West, a distance of 115.42 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a tangent curve to the left having a central angle of 24°54'33", a radius of 775.00 feet, a chord bearing and distance of North 64°55'19" West, 334.28 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 336.93 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the end of said curve to the left;

North 12°37'24" East, a distance of 125.10 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 79°20'20" West, a distance of 79.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 84°56'38" West, a distance of 79.30 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 14°13'26" East, a distance of 258.34 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°29'13" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 88°30'47" West, a distance of 35.25 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 43°30'47" West, a distance of 14.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°29'13" East, a distance of 120.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 88°30'47" East, a distance of 155.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 1°20'29" West, a distance of 63.44 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 4°58'58" West, a distance of 62.26 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 11°36'01" West, a distance of 57.43 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 18°31'58" West, a distance of 120.36 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 22°58'48" West, a distance of 240.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 29°39'43" West, a distance of 73.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 23°35'09" West, a distance of 49.86 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 12°01'33" West, a distance of 45.55 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°21'26" East, a distance of 50.15 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 4°11'20" East, a distance of 75.85 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the left having a central angle of 11°16'39", a radius of 525.00 feet, a chord bearing and distance of North 88°33'01" East, 103.17 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 103.34 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the end of said curve to the left;

North 82°54'41" East, a distance of 3.33 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 52°05'19" East, a distance of 14.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 7°05'19" East, a distance of 85.65 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a tangent curve to the left having a central angle of 8°51'09", a radius of 325.00 feet, a chord bearing and distance of South 11°30'53" East, 50.16 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 50.21 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the end of said curve to the left;

North 77°02'56" East, a distance of 202.36 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 7°05'19" East, a distance of 73.41 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner in a northwest line of said Tract No. K-933-1 and a southeast line of said Tract 10A;

THENCE along the lines dividing said Tract No. K-933-1 and said Tract 10A, the following courses and distances:

South 64°13'36" West, a distance of 121.76 feet to a brass disk stamped "Corps of Engineers" found for corner;

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

THENCE South 83°25'31" East, continuing along said dividing line, a distance of 525.98 feet to the **POINT OF BEGINNING** and containing 22.311 acres (971,861 square feet) of land, more or less.

Phase 5C (27.828 Acres)

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the Elizabeth A. Shahan Survey, Abstract 1204 and the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a part of the remainder of Tract 10A, a called 191.237 acres tract of land described in a Special Warranty Deed to LH Wildridge, LLC, as recorded in Document No. 2017-20269 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found in the northwesterly right-of-way line of Wildridge Boulevard (West), a variable width right-of-way, as dedicated on Wildridge Boulevard, an addition to the City of Oak Point, as shown on the Final Plat recorded in Document No. _____ of the Plat Records of

said county, and dedicated on Wildridge Phase 4A, an addition to the City of Oak Point, as shown on the Final Plat recorded in Document No. 2019-413 of said Plat Records, same being the most northerly northwest corner of said Wildridge Phase 4A and the northeast corner of Block N, HOA Lot 16 of Wildridge Phase 4B, an addition to the City of Oak Point, as shown on the Final Plat recorded in Document No. 2019-435 of said Plat Records;

THENCE leaving the northwesterly right-of-way line of said Wildridge Boulevard (West) and along the northeasterly line of said Wildridge Phase 4B, the following courses and distances:

North 70°59'09" West, a distance of 20.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 46°03'22" West, a distance of 44.23 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 28°35'25" West, a distance of 55.11 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 25°06'37" West, a distance of 180.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the north corner of Block N, Lot 11 of said Wildridge Phase 4B;

THENCE along the northerly line of said Wildridge Phase 4B, the following courses and distances:

South 64°53'23" West, a distance of 170.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 25°06'37" East, a distance of 4.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 64°53'23" West, a distance of 60.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 84°34'21" West, a distance of 35.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 76°28'40" West, a distance of 97.10 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 64°54'31" West, a distance of 126.22 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 69°31'34" West, a distance of 91.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 84°47'55" West, a distance of 90.40 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 76°55'47" West, a distance of 102.74 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 81°03'49" West, a distance of 174.75 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 86°53'22" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 03°06'38" West, a distance of 3.89 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 86°53'22" West, a distance of 120.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found in the east line of Block A, Lot 21 of said Wildridge Phase 4B, for the northwest corner of Block A, Lot 23 of said Wildridge Phase 4B;

THENCE North 03°06'38" East, partially along the east line of said Lot 21 and crossing the aforementioned Tract 10A, a distance of 163.60 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

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

South 89°50'20" West, a distance of 10.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 00°09'40" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 89°50'20" East, a distance of 24.16 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°49'38" East, a distance of 120.07 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 11°05'38" East, a distance of 126.24 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 2°00'50", a radius of 325.00 feet, a chord bearing and distance of South 82°03'44" West, 11.42 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 11.42 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 06°55'51" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for at the beginning of a non-tangent curve to the left having a central angle of 6°18'23", a radius of 275.00 feet, a chord bearing and distance of North 79°54'58" East, 30.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 30.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a reverse curve to the right having a central angle of 26°41'14", a radius of 225.00 feet, a chord bearing and distance of South 89°53'37" East, 103.86 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 104.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 13°27'01" East, a distance of 151.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 49°07'19" East, a distance of 50.19 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 44°07'47" East, a distance of 155.21 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 51°58'48" West, a distance of 114.88 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 85°50'10" West, a distance of 14.82 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 2°37'44", a radius of 425.00 feet, a chord bearing and distance of South 45°38'20" West, 19.50 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 19.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 43°02'48" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the left having a central angle of 1°47'11", a radius of 375.00 feet, a chord bearing and distance of North 46°03'37" East, 11.69 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 11.69 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 03°43'08" West, a distance of 13.32 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 51°58'48" West, a distance of 11.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 38°01'12" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 51°58'48" East, a distance of 16.19 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 86°05'53" East, a distance of 14.88 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 28°36'20", a radius of 475.00 feet, a chord bearing and distance of North 59°04'52" East, 234.69 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 237.15 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 37°22'19" East, a distance of 16.05 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 00°45'27" East, a distance of 113.92 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 97°42'29", a radius of 50.00 feet, a chord bearing and distance of North 23°46'11" East, 75.30 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 85.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

North 46°46'54" East, a distance of 12.29 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 43°13'06" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 46°46'54" West, a distance of 21.96 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 23°46'11" West, a distance of 12.76 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 89°14'33" East, a distance of 187.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 63°12'08" East, a distance of 171.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 19°24'33" East, a distance of 60.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 10°53'43" East, a distance of 60.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 00°45'27" West, a distance of 82.73 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 89°14'33" East, a distance of 113.17 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 46°00'24" East, a distance of 14.20 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°15'20" East, a distance of 11.03 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 88°44'40" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 01°15'20" West, a distance of 10.59 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 43°59'36" East, a distance of 14.08 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 89°14'33" East, a distance of 120.01 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 46°00'24" East, a distance of 14.20 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner in the westerly right-of-way line of the aforementioned Wildridge Boulevard;

THENCE along the westerly right-of-way line of said Wildridge Boulevard, the following courses and distances:

South 01°15'20" West, a distance of 540.98 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the left having a central angle of 9°02'33", a radius of 529.50 feet, a chord bearing and distance of South 03°15'56" East, 83.48 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 83.57 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 07°47'13" East, a distance of 357.38 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the right having a central angle of 26°48'04", a radius of 470.00 feet, a chord bearing and distance of South 05°36'49" West, 217.85 feet;

In a southwesterly direction with said curve to the right, an arc distance of 219.85 feet to the **POINT OF BEGINNING** and containing 27.828 acres (1,212,201 square feet) of land, more or less.

EXHIBIT O-6 – IMPROVEMENT AREA #5 LEGAL DESCRIPTION

(approx. 34.726 acres)

Tract 1 (Phase 6A)

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a part of the remainder of Tract 10A, a called 191.237 acres tract of land described in a Special Warranty Deed to LH Wildridge, LLC, as recorded in Document No. 2017-20269 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 24" dead tree fence corner found for the southeast corner of a called 11.982 acre tract described in a Deed to Brazos Electric Power Cooperative, Inc., as recorded in Document No. 2018-76048 of said Official Records, and an inner "L" corner of said Tract 10A;

THENCE crossing said Tract 10A, the following courses and distances:

South 40°52'51" East, a distance of 38.66 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 21°21'49" East, a distance of 10.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 68°38'11" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 21°21'49" West, a distance of 10.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

South 20°30'22" East, a distance of 14.89 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 9°21'25", a radius of 275.00 feet, and a chord bearing and distance of South 56°39'30" East, 44.86 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 44.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

South 51°58'48" East, a distance of 79.85 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the northeast end of the terminus of Knotty Pine Place, a 50 feet-wide right-of-way, as shown on the Final Plat of Wildridge Phase 5C, as recorded in Document No. 20211029000626 of the Plat Records of said county;

THENCE along the westerly line of said Wildridge Phase 5C, the following courses and distances:

South 38°01'12" West, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 51°58'48" East, a distance of 11.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 03°43'08" East, a distance of 13.32 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the right having a central angle of 01°47'11", a radius of 375.00 feet, and a chord bearing and distance of South 46°03'37" West, 11.69 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 11.69 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 43°02'48" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the left having a central angle of 2°37'44", a radius of 425.00 feet, and a chord bearing and distance of North 45°38'20" East, 19.50 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 19.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

North 85°50'10" East, a distance of 14.82 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 51°58'48" East, a distance of 114.88 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 44°07'47" West, a distance of 155.21 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 49°07'19" West, a distance of 50.19 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 13°27'01" West, a distance of 151.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the left having a central angle of 26°41'14", a radius of 225.00 feet, and a chord bearing and distance of North 89°53'37" West, 103.86 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 104.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a reverse curve to the right having a central angle of 6°18'23", a radius of 275.00 feet, and a chord bearing and distance of South 79°54'58" West, 30.25 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 30.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 06°55'51" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the left having a central angle of 2°00'50", a radius of 325.00 feet, and a chord bearing and distance of North 82°03'44" East, 11.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 11.42 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 11°05'38" West, a distance of 126.24 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 01°49'38" West, a distance of 120.07 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 89°50'20" West, a distance of 24.16 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 00°09'40" East, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 89°50'20" East, a distance of 10.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 03°06'38" West, a distance of 155.72 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for a northeast corner of Block A of Wildridge Phase 4B, as shown on the Final Plat recorded in Document No. 2019-435 of said Plat Records;

THENCE South 89°50'20" West, leaving the westerly line of said Wildridge Phase 5C and along the northerly line of said Wildridge Phase 4B, a distance of 607.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found in the westerly line of the aforementioned Tract 10A, for the northwest corner of said Wildridge Phase 4B;

THENCE North 00°09'40" West, along the westerly line of said Tract 10A, a distance of 1,112.94 feet to an X-Tie fence post found for the most westerly northwest corner of said Tract 10A and the southwest corner of the aforementioned 11.982 acre tract;

THENCE South 88°07'02" East, along a northerly line of said Tract 10A and the south line of said 11.982 acre tract, a distance of 657.55 feet to the **POINT OF BEGINNING** and containing 18.520 acres or 806,721 square feet of land, more or less.

Tract 2 (Phase 6B)

WHEREAS LH WILDRIDGE, LLC is the sole owner of a tract of land situated in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, and being a part of the remainder of Tract 10A, a called 191.237 acres tract of land described in a Special Warranty Deed to LH Wildridge, LLC, as recorded in Document No. 2017-20269 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 24" dead tree fence corner found for the southeast corner of a called 11.982 acre tract described in a Deed to Brazos Electric Power Cooperative, Inc., as recorded in Document No. 2018-76048 of said Official Records, and an inner "L" corner of said Tract 10A;

THENCE North 01°20'19" East, along the east line of said 11.982 acre tract, common to a west line of said Tract 10A, a distance of 728.49 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the most westerly southwest corner of Wildridge Boulevard, a variable width right-of-way, as shown on Wildridge Boulevard, an addition to the City of Oak Point, according to the Final Plat recorded in Document No. 2020-265 of the Plat Records of said county;

THENCE leaving said common line and along the southwesterly right-of-way line of said Wildridge Boulevard, the following courses and distances:

South 89°14'08" East, a distance of 529.81 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the right having a central angle of 27°34'49", a radius of 500.00 feet, and a chord bearing and distance of South 75°26'44" East, 238.37 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 240.68 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a compound curve to the right having a central angle of 62°54'39", a radius of 720.00 feet, and a chord bearing and distance of South 30°12'00" East, 751.44 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 790.56 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

South 01°15'20" West, a distance of 13.69 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast end of a corner clip at the intersection of the west right-of-way line of said Wildridge Boulevard and the north right-of-way line of Boulder Point Road, a 50 feet-wide right-of-way, as shown on Wildridge Phase 5C, an addition to the City of Oak Point, according to the Final Plat recorded in Document No. 20211029000626 of said Plat Records;

THENCE South 46°00'24" West, along said corner clip, a distance of 14.20 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the southwest end of said corner clip;

THENCE North 89°14'33" West, along the northerly right-of-way line of said Boulder Point Road, a distance of 120.01 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southeast end of a corner clip at the intersection of the north right-of-way line of said Boulder Point Road and the east right-of-way line of Mount Vista Road, a 50 feet-wide right-of-way, as shown on said Wildridge Phase 5C;

THENCE North 43°59'36" West, along said corner clip, a distance of 14.08 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the northwest end of said corner clip;

THENCE North 01°15'20" East, along the east right-of-way line of said Mount Vista Road, a distance of 10.59 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Mount Vista Road;

THENCE North 88°44'40" West, along the northerly terminus of said Mount Vista Road, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said Mount Vista Road;

THENCE South 01°15'20" West, along the west right-of-way line of said Mount Vista Road, a distance of 11.03 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast end of a corner clip at the intersection of the west right-of-way line of said Mount Vista Road and the north right-of-way line of said Boulder Point Road;

THENCE South 46°00'24" West, along said corner clip, a distance of 14.20 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southwest corner of said corner clip;

THENCE North 89°14'33" West, along the north right-of-way line of said Boulder Point Road, a distance of 113.17 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southeast corner of Block T of said Wildridge Phase 5C;

THENCE along the easterly line of said Block T, the following courses and distances:

North 00°45'27" East, a distance of 82.73 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found;

North 10°53'43" West, a distance of 60.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found;

North 19°24'33" West, a distance of 60.87 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Block T;

THENCE along the northerly line of said Block T, the following courses and distances:

South 63°12'08" West, a distance of 171.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found;

North 89°14'33" West, a distance of 187.79 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found on the easterly line of White Oak Lane, a 50 feet-wide right-of-way, as shown on said Wildridge Phase 5C;

THENCE North 23°46'11" East, along the easterly right-of-way line of said White Oak Lane, a distance of 12.76 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found;

THENCE North 46°46'54" East, continuing along the easterly right-of-way line of said White Oak Lane, a distance of 21.96 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said White Oak Lane;

THENCE North 43°13'06" West, along the northerly terminus of said White Oak Lane, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said White Oak Lane;

THENCE South 46°46'54" West, along the westerly right-of-way line of said White Oak Lane, a distance of 12.29 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the left having a central angle of 97°42'29", a radius of 50.00 feet, and a chord bearing and distance of South 23°46'11" West, 75.30 feet;

THENCE in a southwesterly direction, continuing along the westerly right-of-way line of said White Oak Lane and with said curve to the left, an arc distance of 85.27 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve;

THENCE South 00°45'27" West, continuing along the westerly right-of-way line of said White Oak Lane, a distance of 113.92 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast end of a corner clip at the intersection of the westerly right-of-way line of said White Oak Lane and the northerly right-of-way line of said Boulder Point Road;

THENCE South 37°22'19" West, along said corner clip, a distance of 16.05 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southeast end of said corner clip, being at the beginning of a non-tangent curve to the left having a central angle of 28°36'20", a radius of 475.00 feet, and a chord bearing and distance of South 59°04'52" West, 234.69 feet;

THENCE in a southwesterly direction, along the northwesterly right-of-way line of said Boulder Point Road and with said curve to the left, an arc distance of 237.15 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve, being the east end of a corner clip at the intersection of the northwesterly right-of-way line of said Boulder Point Road and the northeasterly right-of-way line of Knotty Pine Place, a 50 feet-wide right-of-way, as shown on said Wildridge Phase 5C and Wildridge Phase 6A, an addition to the City of Oak Point, according to the Final Plat recorded in Document No. _____ of said Plat Records;

THENCE South 86°05'53" West, along said corner clip, a distance of 14.88 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the west end of said corner clip;

THENCE North 51°58'48" West, along the northeasterly right-of-way line of said Knotty Pine Place, a distance of 96.03 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the left having a central angle of 9°21'25", a radius of 275.00 feet, and a chord bearing and distance of North 56°39'30" West, 44.86 feet;

THENCE in a northwesterly direction, continuing along the northeasterly right-of-way line of said Knotty Pine Place and with said curve to the left, an arc distance of 44.91 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the end of said curve, being the southeast end of a corner clip at the intersection of the northeasterly right-of-way line of said Knotty Pine Place and the easterly right-of-way line of Prairie Run Trail, a 50 feet-wide right-of-way, according to said Wildridge Phase 6A;

THENCE North 20°30'22" West, along said corner clip, a distance of 14.89 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest end of said corner clip;

THENCE North 21°21'49" East, along the easterly right-of-way line of said Prairie Run Trail, a distance of 10.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Prairie Run Trail;

THENCE North 68°38'11" West, along the northerly terminus of said Prairie Run Trail, a distance of 50.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said Prairie Run Trail;

THENCE South 21°21'49" West, along the westerly right-of-way line of said Prairie Run Trail, a distance of 10.06 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner in the most easterly east line of Block R of said Wildridge Phase 6A;

THENCE North 40°52'51" West, along said easterly line, a distance of 38.66 feet to the **POINT OF BEGINNING** and containing 16.206 acres or 705,922 square feet of land, more or less.

EXHIBIT O-7 – OTHER ENTITY PROPERTY LEGAL DESCRIPTION

BEING a 35.247-acre tract of land situated in the John F. Daniel Survey, Abstract No. 365 and the William McNeil Survey, Abstract No. 814, in the City of Oak Point, Denton County, Texas, and being all of a called 35.247-acre tract of land as described in a deed to LH Wildridge, LLC, and recorded in Document No. 2017-20269 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found at the most northerly corner of said 35.247-acre tract, common with the most easterly corner of a called 15.836-acre tract of land as described in a deed to Little Elm Independent School District, and recorded in Document No. 2006-154537 (O.R.D.C.T.), and located in the existing southwesterly right of way line of Shahan Prairie Road (a variable width R.O.W.);

THENCE South 43°56'56" East, departing the southerly line of said 15.836-acre tract, and along the common northeasterly line of said 35.247-acre tract and the existing southwesterly right of way line of said Shahan Prairie Road, a distance of 160.73 feet to a 5/8-inch iron rod with cap stamped "CARTER & BURGESS" found at the intersection with the west line of a called 0.425 acre Right of Way Dedication as described in a deed to the City of Oak Point, Texas, and recorded in Document No. 2008-317 (O.R.D.C.T.), and being an offset in said Shahan Prairie Road;

THENCE South 00°15'04" West, along the east line of said 35.247-acre tract, passing the southwest corner of said 0.425 acre Right of Way Dedication and the most northerly corner of a called 64.839-acre tract of land as described in a deed to Tomazon, Inc., and recorded in Document No. 2014-110082 (O.R.D.C.T.), at a distance of 8.80 feet, and continuing for a total distance of 177.84 feet to a 5/8-inch iron rod with cap stamped "TNP" set for corner;

THENCE South 00°11'10" West, along the common east line of said 35.247-acre tract and the west line of said 64.839-acre tract, a distance of 272.39 feet to a "PK" Nail set for corner;

THENCE South 00°14'13" West, continuing along said common line, a distance of 941.86 feet to 1/2-inch iron rod found at the intersection with the north line of Lot 10 in Block R of Woodridge Estates, Phase Four, as recorded in Document No. 2015-336 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE North 87°56'05" West, departing the west line of said 64.839-acre tract, and along the common south line of said 35.247-acre tract and the north line of said Woodridge Estates Addition, a distance of 1181.98 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the southwest corner of said 35.247-acre tract, same being the southeast corner of Lot 3 in Block Q of Woodridge Estates, Phase Six, as recorded in Document No. 2017-271 (P.R.D.C.T.), and the northwest corner of Lot 2 in Block Q of Woodridge Estates, Phase Three, as recorded in Document No. 2015-337 (P.R.D.C.T.);

THENCE North 00°12'50" East, departing the north line of said Lot 2, and along the common west line of said 35.247-acre tract and the east line of said Woodridge Estates, Phase Six, a distance of 1249.73 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the southeast corner of Lot 1 in Block O of said Woodridge Estates, Phase Six, same being the southwest corner of said 15.836-acre tract, and located at the northeast corner of the terminus of Bent Tree Avenue (called 50 foot R.O.W.);

THENCE South 89°45'53" East, departing the east line of said Woodridge Estates, Phase Six, and along the common north line of said 35.247-acre tract and the south line of said 15.836-acre tract, a distance of 763.70 feet to a 5/8-

inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the left, having a central angle of 46°48'46", a radius of 320.00 feet, and a chord bearing and distance of North 66°49'43" East, 254.24 feet;

THENCE in a northeasterly direction, continuing along said common line and said curve to the left, an arc length of 261.45 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a compound curve to the left, having a central angle of 17°09'57", a radius of 125.00 feet, and a chord bearing and distance of North 34°50'18" East, 37.31 feet;

THENCE in a northeasterly direction, continuing along said common line and said compound curve to the left, an arc length of 37.45 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the right, having a central angle of 19°48'30", a radius of 125.00 feet, and a chord bearing and distance of North 36°09'34" East, 43.00 feet;

THENCE in a northeasterly direction, continuing along said common line and said reverse curve to the right, an arc length of 43.21 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the end of said curve;

THENCE North 46°03'50" East, continuing along the last stated common line, a distance of 36.00 feet to an "X" Cut found for corner;

THENCE North 01°03'50" East, continuing along said common line, a distance of 28.26 feet to the **POINT OF BEGINNING**, and containing 35.247 acres of land, more or less.

APPENDIX A – ENGINEER’S REPORT FOR IMPROVEMENT AREA #4



RE: Engineer's Report
Wildridge Improvement Area #4
Oak Point, Texas

Introduction:

Wildridge is a proposed single-family development including approximately 378 contiguous acres and is anticipated to include approximately 1050 single-family homes located north of Shahan Prairie Road, south of Mertop Road, and east of FM 720 in Oak Point, Texas as depicted on Exhibit A. This Engineer's report includes the documents requested by the City of Oak Point for the formation of the PID and the issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

Development Costs:

An Engineers' opinion of probable cost (EOPC) has been prepared for all on-site infrastructure and is included as Exhibit B.

Development Improvements:

Direct Improvements for Improvement Area #4 are depicted in Exhibits C and D.

Development Schedule:

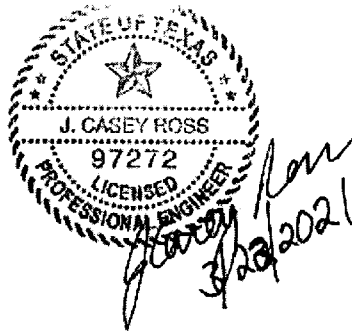
Design Stage

The Preliminary Plat for the entire development has been approved by the City of Oak Point.

Design of the on-site construction plans for Improvement Area #4 are complete and have been approved by the City of Oak Point.

Construction Stage

Phases 5A and 5C of Wildridge are currently under construction with final acceptance estimated in June of 2021. A project schedule for construction is depicted in Exhibit E.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
WILDRIDGE PHASES 5A, 5B AND 5C
PID DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIDGE	CREATED BY: JCF	AREA: 24.02Z	AREA: 22.111	AREA: 27.328	MC OF LOT: 112
CITY: OAK POINT	CHECKED BY:	ROW AREA: 3.322	ROW AREA: 3.101	ROW AREA: 4.994	GROSS ACRES: 74.151
JOB NUMBER: 00320052	REVISED BY:	ROW AREA: 16.3267%	ROW AREA: 13.9260%	ROW AREA: 17.9400%	
	CREATED:	3/22/2021			
	PRINTED:	3/22/2021			

TOTAL SITE IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE	PHASE 5A		PHASE 5B		PHASE 5C		TOTAL QUANTITY	TOTAL COST
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL		
CLEANING & GRUBBING (ROW) - PHASE 5A & 5B	AC	\$ 6,500.00	3.322	\$ 21,483.00	3.101	\$ 20,156.50	0	\$ 0	7	\$ 41,639.50
CLEANING & GRUBBING (ROW) - PHASE 5C	AC	\$ 5,200.00	0	\$ 0	0	\$ 0	4.994	\$ 25,968.80	5	\$ 25,968.80
SUBTOTAL EXCAVATION				\$21,483.00		\$20,156.50		\$25,968.80		\$71,618.30

B PAVING

DESCRIPTION	UNIT	UNIT PRICE	PHASE 5A		PHASE 5B		PHASE 5C		TOTAL QUANTITY	TOTAL COST
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL		
6" REINFORCED CONCRETE PAVEMENT (SA)	SY	\$ 41.55	12,816	\$ 534,194.80	0	\$ 0	0	\$ 0	12,816	\$ 534,194.80
6" REINFORCED CONCRETE PAVEMENT (SB)	SY	\$ 41.50	0	\$ 0	9,786	\$ 406,299.00	0	\$ 0	9,786	\$ 406,299.00
6" REINFORCED CONCRETE PAVEMENT (SC)	SY	\$ 39.00	0	\$ 0	0	\$ 0	15,336	\$ 611,906.40	15,336	\$ 611,906.40
6" SUBGRADE PREPARATION	SY	\$ 3.30	13,562	\$ 44,737.00	10,938	\$ 36,213.00	18,981	\$ 62,435.50	43,501	\$ 143,385.50
HYDRATED LIME	TN	\$ 160.00	218	\$ 34,880.00	187	\$ 30,000.00	389	\$ 62,460.00	814	\$ 127,340.00
ADD CEMENT SLURRY (18 LB/DSY)	TN	\$ 250.00	123	\$ 30,750.00	0	\$ 0	0	\$ 0	123	\$ 30,750.00
6" CEMENT SLURRY MIXING	SY	\$ 1.00	13,562	\$ 13,562.00	10,938	\$ 10,938.00	18,981	\$ 18,981.00	43,501	\$ 43,501.00
BARRIER FREE RAMP	EA	\$ 2,000.00	10	\$ 20,000.00	6	\$ 12,000.00	21	\$ 42,000.00	37	\$ 74,000.00
SAWOUT & REMOVE EX CURB & GUTTER	LF	\$ 15.00	238	\$ 3,570.00	296	\$ 4,440.00	81	\$ 1,215.00	585	\$ 8,765.00
EA	\$ 1,000.00	0	\$ 0	6,000	\$ 6,000.00	8	\$ 8,000.00	20	\$ 20,000.00	
STOP SIGN	EA	\$ 1,000.00	6	\$ 6,000.00	2	\$ 2,000.00	1	\$ 1,000.00	9	\$ 9,000.00
PAVEMENT HEADER & BARRICADE	EA	\$ 1,500.00	1	\$ 1,500.00	0	\$ 0	6	\$ 9,000.00	7	\$ 10,500.00
CONCRETE FULME	SF	\$ 3.50	6,140	\$ 21,490.00	8,831	\$ 30,908.50	4,276	\$ 15,066.50	19,247	\$ 67,465.00
REMOVE SIDEWALK	SF	\$ 10.00	1,143	\$ 11,430.00	185	\$ 1,850.00	0	\$ 0	1,328	\$ 13,280.00
CONNECT TO EXISTING	SF	\$ 1.00	1,424	\$ 1,424.00	0	\$ 0	332	\$ 332.00	1,756	\$ 1,756.00
6" NON REINFORCED CONCRETE PAVEMENT	EA	\$ 2,000.00	2	\$ 4,000.00	0	\$ 0	0	\$ 0	2	\$ 4,000.00
EXCAVATE PREVIOUSLY TREATED 50% & STOCKPILE (6" DEPTH)	SY	\$ 41.55	256	\$ 10,636.80	0	\$ 0	0	\$ 0	256	\$ 10,636.80
6" FLEX BASE SUBGRADE	SY	\$ 1.00	2,873	\$ 2,873.00	0	\$ 0	0	\$ 0	2,873	\$ 2,873.00
6" REINFORCED CONCRETE PAVEMENT	SF	\$ 10.00	2,873	\$ 28,730.00	0	\$ 0	0	\$ 0	2,873	\$ 28,730.00
CONSTRUCT CURB & GUTTER	EA	\$ 16.00	0	\$ 0	900	\$ 14,400.00	0	\$ 0	900	\$ 14,400.00
REMOVE BARRICADE AND CONNECT TO EXISTING HEADER	EA	\$ 40.00	101	\$ 4,040.00	0	\$ 0	0	\$ 0	101	\$ 4,040.00
STREET & STOP SIGN (COMB) (SC)	EA	\$ 1,000.00	0	\$ 0	1	\$ 1,000.00	0	\$ 0	1	\$ 1,000.00
CONNECT TO EXISTING (SC)	EA	\$ 1,200.00	0	\$ 0	0	\$ 0	6.00	\$ 7,200.00	6	\$ 7,200.00
	EA	\$ 1,000.00	0	\$ 0	0	\$ 0	2.00	\$ 2,000.00	2	\$ 2,000.00



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
WILDRIIDGE PHASES 5A, 5B AND 5C
PID DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIIDGE	JCR	AREA	AREA	AREA	AREA	AREA	NO. OF LOTS:
CITY: GAY POINT		ROW AREA	ROW AREA	ROW AREA	ROW AREA	ROW AREA	GROSS ACRES:
JOB NUMBER: 000300053	3/22/2021	16.3297%	3.922	24.022	22.311	4.994	17.9600%
CREATED:	3/22/2021						
PRINTED:	3/22/2021						

ONE-SITE IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	Phase 5A	Phase 5B	Phase 5C	TOTAL	TOTAL COST
PAYMENT & PERFORMANCE BOND (SC)	EA	\$	0	\$					
MAINTENANCE BOND (SA)	EA	\$ 8,500.00	1	\$ 8,500.00				\$ 8,500.00	\$ 8,500.00
MAINTENANCE BOND (SB)	EA	\$ 6,000.00	1	\$ 6,000.00				\$ 6,000.00	\$ 6,000.00
MAINTENANCE BOND (SC)	EA	\$ 2,500.00	0	\$				\$	\$
INSPECTION FEE	%		7%	\$ 562.89	\$ 16,192.11	\$ 562.89	\$ 11,644.18	\$ 16,733.79	\$ 44,517.18
SUBTOTAL PAYING				\$ 606,106.81			\$ 78,156.08	\$ 684,262.89	

C. STORM DRAINAGE

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	Phase 5A	Phase 5B	Phase 5C	TOTAL	TOTAL COST
18" REINFORCED CONCRETE PIPE (R.C.P.)	LF	\$ 55.00		\$					
21" R.C.P.	LF	\$ 60.00		\$					
24" R.C.P.	LF	\$ 68.00		\$					
27" CLASS III RCP	LF	\$ 87.00		\$					
30" R.C.P.	LF	\$ 118.00		\$					
36" R.C.P.	LF	\$ 148.00		\$					
42" R.C.P.	LF	\$ 396.00		\$					
7" X 4" R.C.B.	EA	\$ 3,277.00		\$					
STD 18" CURB INLET	EA	\$ 4,387.00		\$					
STD 18" CURB INLET	EA	\$ 5,045.00		\$					
STD 18" CURB INLET	EA	\$ 4,334.00		\$					
4" X 4" DROP INLET	EA	\$ 637.00		\$					
4" X 4" JUNCTION BOX	EA	\$ 12,438.00		\$					
6" X 6" JUNCTION BOX	EA	\$ 2,779.00		\$					
24" SET-ACD HEADWALL	SY	\$ 5,101.00		\$					
12" SET-ACD HEADWALL	EA	\$ 4,288.00		\$					
5" X 4" SETB-D HEADWALL	EA	\$ 94.00		\$					
6" LOOSE RIPRAP OVER P BEDDING	LF	\$ 990.00		\$					
REMOVE PLUG AND CONNECT TO EXISTING	SY	\$ 2.00		\$					
REMOVE HEADWALL AND CONNECT TO EXISTING	SY	\$ 1,900.00		\$					
VIDEO INSPECTION OF STORM DRAIN PIPE	EA	\$ 0.10		\$					
TRENCH SAFETY	SY	\$ 84.00		\$					
6" X 6" DROP INLET	EA	\$ 7,315.00		\$					
MAINTENANCE BOND	EA	\$ 2,200.00		\$					
SUBTOTAL STORM DRAINAGE				\$ 6,000.00			\$ 6,000.00	\$ 12,000.00	\$ 12,000.00



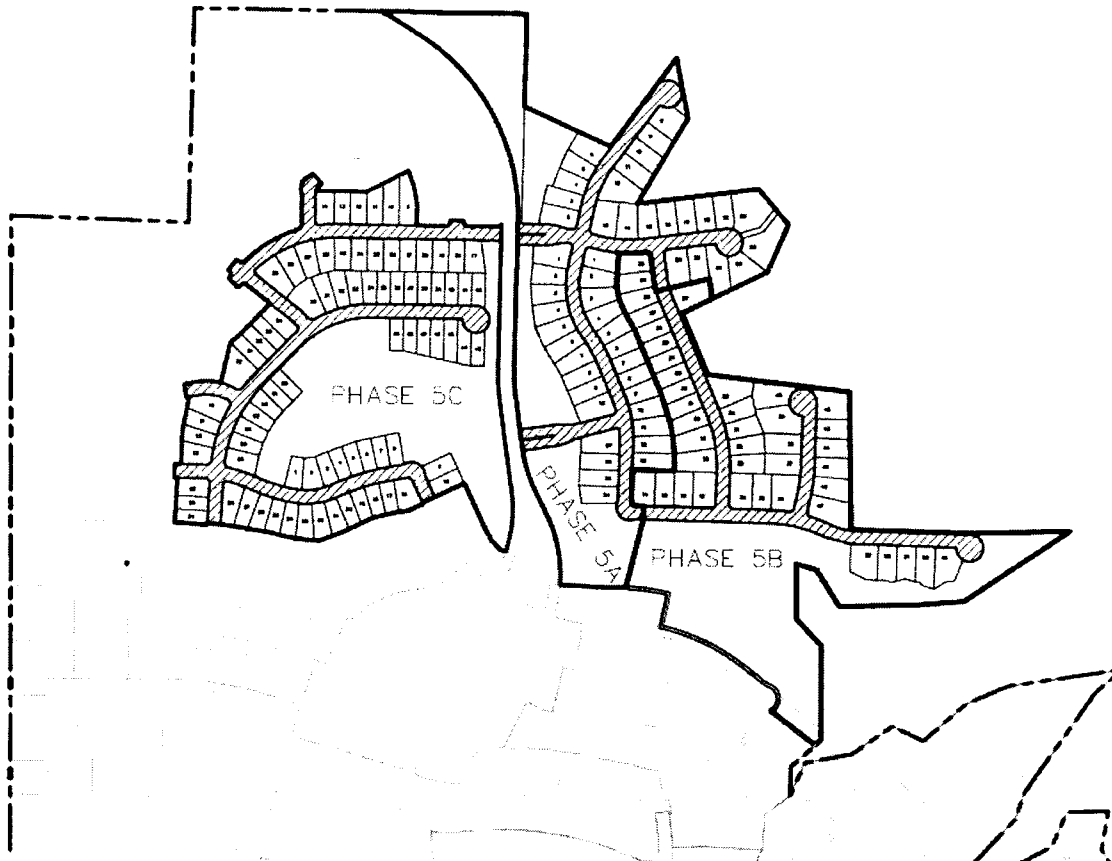
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
WILDRIDGE PHASES 5A, 5B AND 5C
PID DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIDGE	CREATED BY: JCR	AREA: 24,022	AREA: 22,311	AREA: 27,829	NO. OF LOTS: 172
CITY OAF POINT	CHECKED BY:	ROW AREA: 3,022	ROW AREA: 3,101	ROW AREA: 4,904	GROSS ACRES: 74.191
JOB NUMBER: 00BJ09K42	REVISED BY:	AREA: 16,330.7%	AREA: 13,390.0%	AREA: 17,846.0%	
	CREATED: 3/22/2021				
	PRINTED: 3/22/2021				

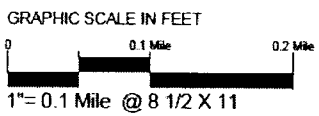
CIVIL SITE IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE	Phase 5A		Phase 5B		Phase 5C		TOTAL QUANTITY	TOTAL COST
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL		
D. MISCELLANEOUS ITEMS										
SURVEY, PLATTING, ENGINEERING, PERMITTING & STAKING	%		81,000	\$ 83,150.00	598,853	\$ 59,885.32	886,062	\$ 88,606.20	2,321,445	\$ 232,144.50
RIGHT-OF-WAY LAND COST	ACRE	\$ 90,000.00	3,022	\$ 313,780.00	3,101	\$ 248,980.00	4,904	\$ 399,520.00	17,917	\$ 991,340.00
LEGAL CONSULTANT COSTS	LOT	\$ 458.00	50	\$ 21,903.33	41	\$ 17,877.81	81	\$ 35,219.77	172	\$ 79,000.90
CONTINGENCY	%		81,000	\$ 83,150.00	598,853	\$ 59,885.32	886,062	\$ 88,606.20	2,321,445	\$ 232,144.50
SUBTOTAL STORM DRAINAGE & MISCELLANEOUS ITEMS				\$901,887.29		\$385,578.54		\$613,838.17		\$1,900,849.90

SUMMARY DESCRIPTION	Phase 5A		Phase 5B		Phase 5C		TOTAL
	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
A. ESCAVATION		\$22,482.00		\$20,150.50		\$25,096.60	\$71,013.32
B. PAVING		\$600,109.81		\$579,606.00		\$994,023.10	\$2,546,822.69
C. STORM DRAINAGE		\$0.00		\$0.00		\$177,625.70	\$177,625.70
D. MISCELLANEOUS ITEMS		\$691,682.20		\$385,578.54		\$613,838.17	\$1,690,849.90
GRAND TOTAL		\$1,313,482.10		\$985,781.72		\$1,915,458.67	\$4,194,789.69



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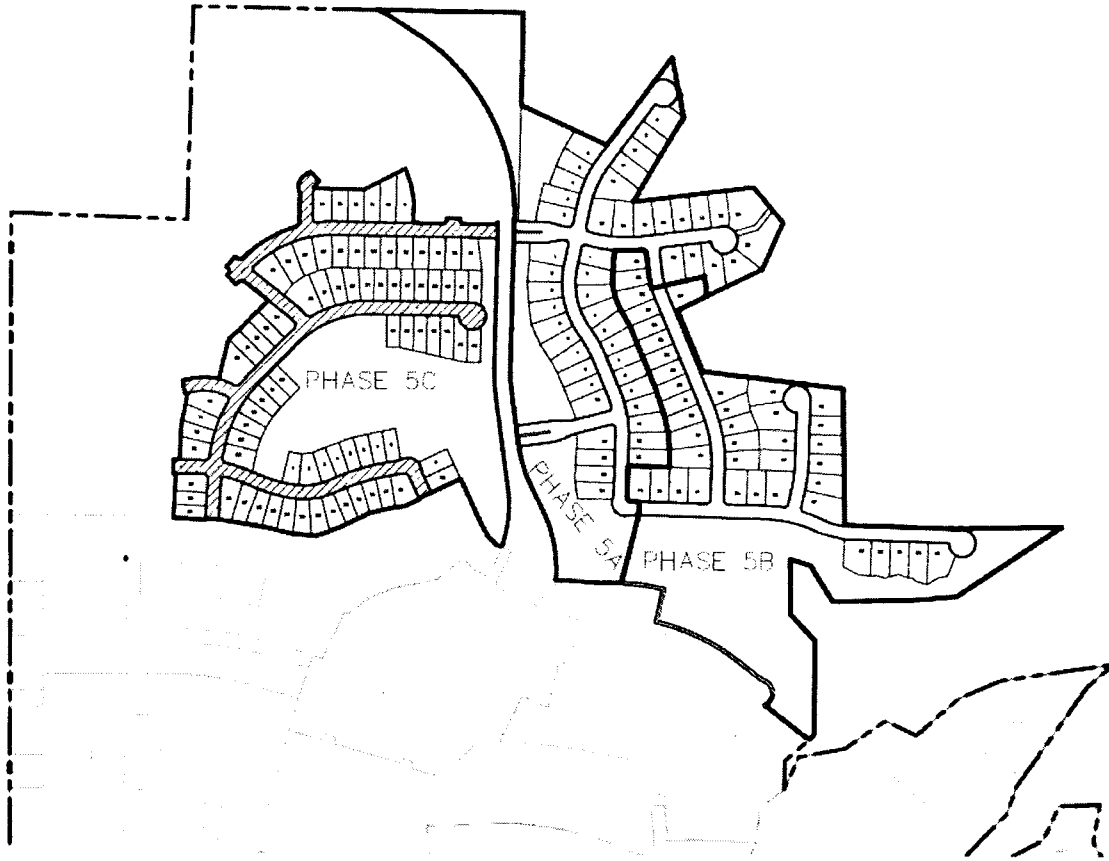


PLOTTED BY: **Wildridge Phases 5A, 5B, 5C**
 DATE: **OAK POINT, TEXAS**
March 2021

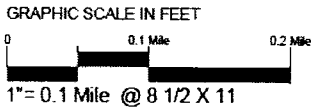
EXHIBIT C
IMPROVEMENT AREA #4
ON-SITE STREETS

Kimley»Horn

 6160 Warren Parkway
 Suite 210
 Frisco, Texas 75034 972-330-9596
 State of Texas Registration No. F-625
 KIMLEY-HORN & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY FIRM.
 THE DESIGN OF A PROJECT INVOLVES THE SERVICES OF AN ENGINEER, ARCHITECT AND/OR PROFESSIONAL DESIGNER.



PLOTTED BY: KIMLEY-HORN
 DATE: 3/22/2021 10:41 AM
 PROJECT: WILDRIDGE PHASE 5 IMPROVEMENT AREA #4 ON-SITE STORM SEWER



WILDRIDGE PHASES 5A, 5B, 5C
 OAK POINT, TEXAS
 3 March 2021

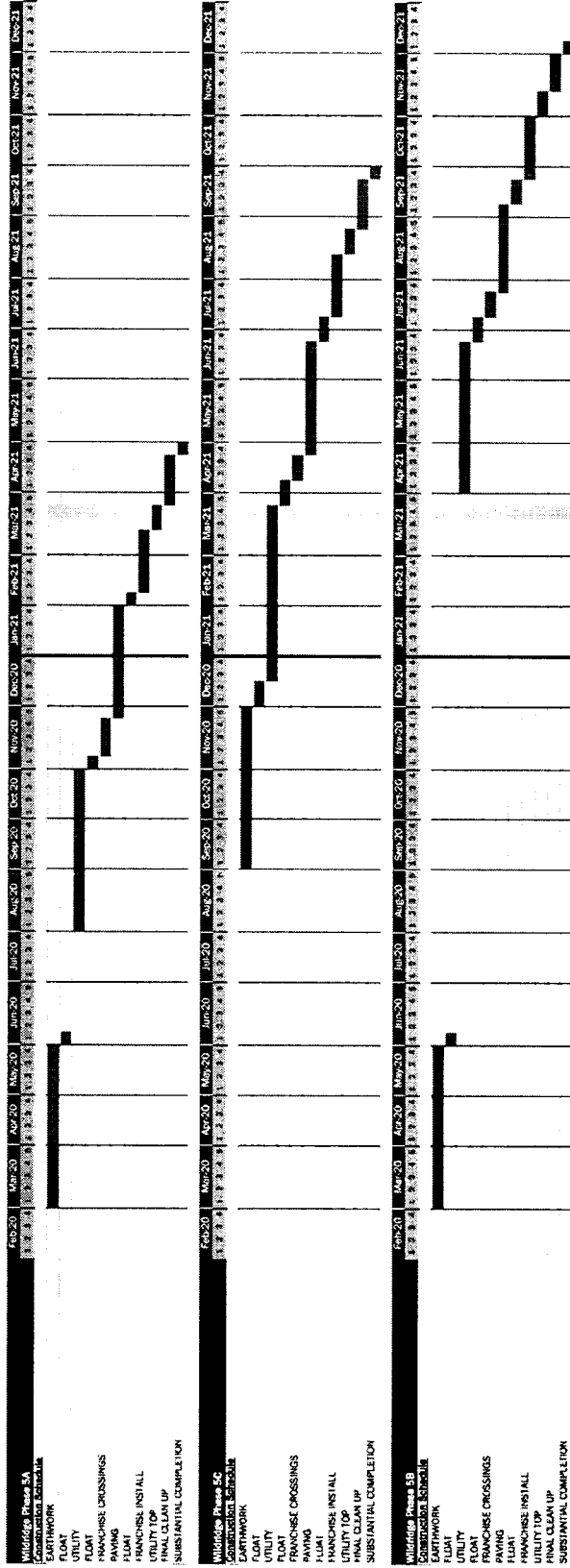
EXHIBIT D
 IMPROVEMENT AREA #4
 ON-SITE STORM SEWER

Kimley»Horn
 5168 Warren Parkway
 Suite 210
 Frisco, Texas 75034 972-335-3590
 State of Texas Registration No. F-9228



WILDRIDGE

WILDRIDGE 2020-2024 DEVELOPMENT TIMELINES



APPENDIX B – ENGINEER’S REPORT FOR IMPROVEMENT AREA #5



RE: *Engineer’s Report*
Wildridge Improvement Area #5
Oak Point, Texas

Introduction:

Wildridge is a proposed single-family development including approximately 378 contiguous acres and is anticipated to include approximately 1050 single-family homes located north of Shahan Prairie Road, south of Martop Road, and east of FM 720 in Oak Point, Texas as depicted on Exhibit A. This Engineer’s report includes the documents requested by the City of Oak Point for the formation of the PID and the issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

Development Costs:

An Engineers’ opinion of probable cost (EOPC) has been prepared for all on-site infrastructure and is included as Exhibit B.

Development Improvements:

Direct Improvements for Improvement Area #5 are depicted in Exhibits C and D.

Development Schedule:

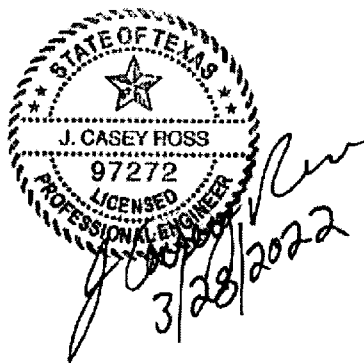
Design Stage

The Preliminary Plat for the entire development has been approved by the City of Oak Point.

Design of the on-site construction plans for Improvement Area #5 are complete and have been approved by the City of Oak Point.

Construction Stage

Phases 6A and 6B of Wildridge are currently under construction with final acceptance estimated in August of 2022. A project schedule for construction is depicted in Exhibit E.



kimley-horn.com | 6190 Warren Parkway Suite 210, Frisco, Texas 75034 | 972.335.3500



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 WILDRIDGE PHASES 6A AND 6B
 PD DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIDGE	JCR	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	NO. OF LOTS
CITY: OAK POINT	12/14/2021	AREA	AREA	AREA	30.624
JOB NUMBER: 08930904	12/14/2021	ROW AREA	ROW AREA	ROW AREA	30.624
CREATED BY:	12/14/2021	20.4462%	14.6340%	43.9862%	
REVISOR BY:					
CREATED:					
PRINTED:					

CIVIL SITE IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE	Phase 6A		Phase 6B		Wierage Boulevard		TOTAL COST	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL		
CLEARING & GRUBBING (ROW)	AC	\$ 5,200.00	3.787	\$ 19,607.40	2.404	\$ 12,500.80	2.223	\$ 11,338.00	5.101	\$ 32,103.20
CLEARING & GRUBBING (ROW) (WILDRIDGE BLVD)	AC	\$ 6,000.00							2.223	\$ 13,308.00
UNCLASSIFIED EXCAVATION (ROW)	CY	\$ 2.75	12.919	\$ 35,327.25	5.810	\$ 16,110.00			19.759	\$ 54,337.25
UNCLASSIFIED EXCAVATION (ROW) (WILDRIDGE BLVD)	CY	\$ 4.00					9.187	\$ 36,728.00	9.187	\$ 36,728.00
IMPORT FILL MATERIAL (WILDRIDGE BLVD)	CY	\$ 4.50					4.849	\$ 21,820.50	4.849	\$ 21,820.50
SUBTOTAL EXCAVATION				\$55,219.65		\$31,310.80		\$71,868.50		\$158,418.95



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 WILDRIDGE PHASES 6A AND 6B
 PD DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIDGE	JCR	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	NO. OF LOTS
CITY: OAK POINT	18 522	AREA	AREA	AREA	GROSS ACRES
JOB NUMBER: 08829264	3,787	ROW AREA	ROW AREA	ROW AREA	
CREATED: 12/14/2021	20,4487%				43,5482%
PRINTED: 1/24/2022					

CIVIL SITE IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE	Phase 6A		Phase 6B		Widge Boulevard		TOTAL COST
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
2" REINFORCED CONCRETE PAVEMENT	SY	\$ 46.75	11,646	\$ 544,450.50	7,616	\$ 356,046.00	9,730	\$ 454,496.50	\$ 1,354,993.00
5" REINFORCED CONCRETE PAVEMENT (WILDRIDGE BLVD)	SY	\$ 40.00			40	\$ 1,600.00	2,083	\$ 83,320.00	\$ 84,920.00
7" REINFORCED CONCRETE PAVEMENT (WILDRIDGE BLVD)	SY	\$ 41.00	14,511	\$ 597,151.00	9,634	\$ 397,414.00	24,165	\$ 994,565.00	\$ 1,989,130.00
5" SURGRADE PREPARATION	SY	\$ 3.50					10,860	\$ 38,010.00	\$ 38,010.00
5" SURGRADE PREPARATION (WILDRIDGE BLVD)	SY	\$ 3.75					2,416	\$ 9,060.00	\$ 9,060.00
5" SURGRADE PREPARATION (WILDRIDGE BLVD)	SY	\$ 250.00					120	\$ 30,000.00	\$ 30,000.00
CEMENT SLURRY (0.84/5.7)	TN	\$ 250.00					278	\$ 70,000.00	\$ 70,000.00
CEMENT SLURRY (0.84/5.7)	TN	\$ 160.00	305	\$ 48,800.00	203	\$ 32,480.00	278	\$ 44,560.00	\$ 125,840.00
HYDRATED LIME	TN	\$ 175.00					278	\$ 48,625.00	\$ 48,625.00
EXTRA MAKING LOG ADDED CEMENT	SY	\$ 1.50					3,400	\$ 5,100.00	\$ 5,100.00
BARRIER FARE BUMP	EA	\$ 2,000.00	2	\$ 4,000.00	4	\$ 8,000.00			\$ 12,000.00
SANICUT & REMOVE PAVEMENT	LF	\$ 10.00			118	\$ 1,180.00			\$ 1,180.00
STOP SIGNS	EA	\$ 1,000.00	10	\$ 10,000.00	5	\$ 5,000.00			\$ 15,000.00
ROAD CLOSED SIGN	EA	\$ 1,000.00	4	\$ 4,000.00	3	\$ 3,000.00			\$ 7,000.00
PAVEMENT HEADER & BARRICADE	EA	\$ 2,000.00	2	\$ 4,000.00					\$ 4,000.00
REMOVE EXISTING SIDEWALK	SF	\$ 3,253.57	1	\$ 3,253.57	1,415	\$ 4,601,255.25	1	\$ 3,253.57	\$ 4,607,764.37
CONNECT TO EXISTING PAVEMENT HEADER	EA	\$ 2,000.00			107	\$ 2,140.00			\$ 2,140.00
REMOVE BARRICADE	EA	\$ 500.00	3	\$ 1,500.00	3	\$ 1,500.00			\$ 3,000.00
REMOVE BARRICADE AND CONNECT TO EXISTING HEADER	EA	\$ 1,000.00	4	\$ 4,000.00	2	\$ 2,000.00			\$ 6,000.00
STRIPING	LF	\$ 4.00					2,602	\$ 10,408.00	\$ 10,408.00
MAINTENANCE BOND (6A)	EA	\$ 7,000.00	1	\$ 7,000.00					\$ 7,000.00
MAINTENANCE BOND (6B)	EA	\$ 5,000.00			1	\$ 5,000.00			\$ 5,000.00
MAINTENANCE BOND (WILDRIDGE BLVD)	EA	\$ 13,180.00			1	\$ 13,180.00			\$ 13,180.00
INSPECTION FEE	%		223,220	\$ 14,665.83	481,731	\$ 9,634.62			\$ 24,300.45
SUBTOTAL PAVING				\$718,985.08		\$478,864.87		\$658,382.30	\$1,856,232.25



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 WILDRIDGE PHASES 6A AND 6B
 PD DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME: WILDRIDGE	CREATED BY:	JCR	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	
CITY: OAK POINT	CHECKED BY:		AREA	AREA	AREA	MO. OF LOTS
JOB NUMBER: 069306054	REVISED BY:		ROW AREA	ROW AREA	ROW AREA	GROSS ACRES
	CREATED:	12/14/2021	20.4482%	14.8340%	43.5882%	128
	PRINTED:	12/4/2022				38.626

C. STORM DRAINAGE

DESCRIPTION	UNIT	UNIT PRICE	Phase 6A		Phase 6B		Wilsdrige Boulevard		TOTAL	TOTAL QUANTITY	TOTAL COST
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL			
18" REINFORCED CONCRETE PIPE (R.C.P.) (6A)	LF	\$ 58.00	384	\$ 22,246.00						384	\$ 22,246.00
18" R.C.P. (WILDRIDGE BLVD)	LF	\$ 80.00					102	\$ 8,160.00		102	\$ 8,160.00
21" R.C.P. (6A)	LF	\$ 66.00	325	\$ 21,450.00						325	\$ 21,450.00
21" R.C.P. (6B)	LF	\$ 89.00			195	\$ 17,355.00				195	\$ 17,355.00
21" R.C.P. (WILDRIDGE BLVD)	LF	\$ 85.00					278	\$ 23,530.00		278	\$ 23,530.00
24" R.C.P. (6A)	LF	\$ 78.00	11	\$ 858.00						11	\$ 858.00
24" R.C.P. (WILDRIDGE BLVD)	LF	\$ 90.00					101	\$ 9,090.00		101	\$ 9,090.00
27" R.C.P. (6A)	LF	\$ 87.00	173	\$ 15,051.00						173	\$ 15,051.00
27" R.C.P. (6B)	LF	\$ 100.00			43	\$ 4,281.00				43	\$ 4,281.00
27" R.C.P. (WILDRIDGE BLVD)	LF	\$ 102.00					111	\$ 11,322.00		111	\$ 11,322.00
30" R.C.P. (6A)	LF	\$ 123.00	66	\$ 8,118.00						66	\$ 8,118.00
30" R.C.P. (6B)	LF	\$ 123.00			129	\$ 15,867.00				129	\$ 15,867.00
30" R.C.P. (WILDRIDGE BLVD)	LF	\$ 124.00					111	\$ 13,764.00		111	\$ 13,764.00
33" R.C.P.	LF	\$ 140.00					339	\$ 47,406.00		339	\$ 47,406.00
36" R.C.P. (6A)	LF	\$ 140.00	613	\$ 85,812.00						613	\$ 85,812.00
36" R.C.P. (6B)	LF	\$ 150.00			51	\$ 7,650.00				51	\$ 7,650.00
36" R.C.P. (WILDRIDGE BLVD)	LF	\$ 127.00					398	\$ 50,546.00		398	\$ 50,546.00
42" R.C.P.	LF	\$ 246.00					54	\$ 13,224.00		54	\$ 13,224.00
48" R.C.P.	LF	\$ 280.00					43	\$ 12,040.00		43	\$ 12,040.00
7' X 4' R.C.H.	LF	\$ 515.00					134	\$ 68,910.00		134	\$ 68,910.00
7' X 5' R.C.H.	LF	\$ 613.00					59	\$ 36,167.00		59	\$ 36,167.00
510 (10' CURB INLET) (6A)	EA	\$ 4,245.00	10	\$ 42,450.00						10	\$ 42,450.00
510 (10' CURB INLET) (6B)	EA	\$ 4,892.00			4	\$ 19,568.00				4	\$ 19,568.00
510 (10' CURB INLET) (WILDRIDGE BLVD)	EA	\$ 4,000.00					5	\$ 20,000.00		5	\$ 20,000.00
REC. 10' CURB INLET	EA	\$ 5,050.00					1	\$ 5,050.00		1	\$ 5,050.00
5' X 5' DROP INLET	EA	\$ 6,341.00	1	\$ 6,341.00						1	\$ 6,341.00
5' X 4' JUNCTION BOX	EA	\$ 3,980.00			1	\$ 3,980.00				1	\$ 3,980.00
5' X 6' JUNCTION BOX	EA	\$ 10,000.00					1	\$ 10,000.00		1	\$ 10,000.00
510 (10' CURB INLET)	EA	\$ 5,500.00					1	\$ 5,500.00		1	\$ 5,500.00
21" SETP-CD HEADWALL	EA	\$ 1,822.00			7	\$ 12,754.00				7	\$ 12,754.00
21" SETP-HD HEADWALL	EA	\$ 3,500.00					2	\$ 7,000.00		2	\$ 7,000.00
27" SETP-CD HEADWALL	EA	\$ 1,916.00			1	\$ 1,916.00				1	\$ 1,916.00
30" SETP-CD HEADWALL	EA	\$ 1,648.00	1	\$ 1,648.00						1	\$ 1,648.00



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 WILDRIDGE PHASES 6A AND 6B
 PD DIRECT PUBLIC IMPROVEMENTS

PROJECT NAME	WILDRIDGE	JCR	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	MO OF LOTS	123
CITY	OAK POINT		AREA	AREA	AREA	GROSS ACRES	
JOB NUMBER	08830054		ROW AREA	ROW AREA	ROW AREA		36.626
CREATED BY			18.520	3.787	2.404	2.223	
CHECKED BY			20.4482%	14.8340%	43.8682%		
REVISED BY							
CREATED	12/14/2022						
PRINTED	12/14/2022						

ON-SITE IMPROVEMENTS

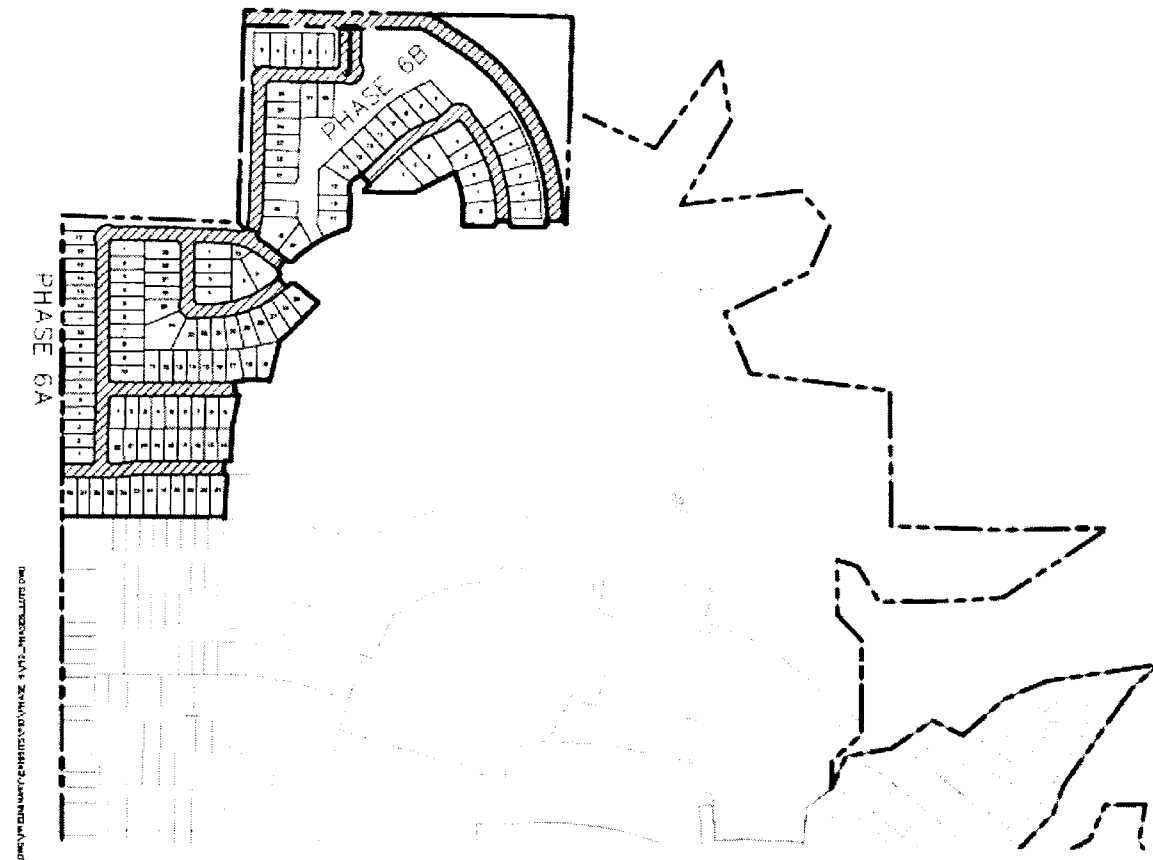
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	TOTAL
SETUP CD HEADWALL	EA	\$ 3,957.00	1	\$ 3,957.00	1			\$ 3,957.00
5' X 8' SW CD HEADWALL	EA	\$ 14,000.00	1	\$ 14,000.00		1	14,000.00	\$ 14,000.00
5' X 8' SW CD HEADWALL	EA	\$ 13,000.00	2	\$ 26,000.00		2	26,000.00	\$ 26,000.00
5' X 5' SETBACK HEADWALL	EA	\$ 15,750.00	1	\$ 15,750.00		1	15,750.00	\$ 15,750.00
5' THICK RIPRAP OVER 6" BEDDING	SY	\$ 82.00	23	\$ 1,886.00				\$ 1,886.00
12" THICK STONE RIPRAP	SY	\$ 75.00	268	\$ 20,100.00		268	20,100.00	\$ 20,100.00
REMOVE HEADWALL AND CONNECT TO EXISTING	EA	\$ 3,708.00	1	\$ 3,708.00	1			\$ 3,708.00
REMOVE DROPPLET AND CONNECT TO EXISTING	EA	\$ 2,716.00	2	\$ 5,432.00				\$ 5,432.00
VIDEO INSPECTION OF STORM DRAIN PIPE (6A)	LF	\$ 1,602	1,602	\$ 2,567,160.00				\$ 2,567,160.00
VIDEO INSPECTION OF STORM DRAIN PIPE (6B)	LF	\$ 2.86	2.86	\$ 8,181.60				\$ 8,181.60
FRENCH SAFETY (6A)	LF	\$ 1,602	1,602	\$ 2,567,160.00				\$ 2,567,160.00
FRENCH SAFETY (6B)	LF	\$ 2.00	2.00	\$ 4,000.00				\$ 4,000.00
FRENCH SAFETY (WILDRIDGE BLVD)	LF	\$ 7.25	1,730	\$ 12,542.50		1,730	12,542.50	\$ 12,542.50
MAINTENANCE BOND	LS	\$ 500.00	1	\$ 500.00	1			\$ 500.00
SUBTOTAL STORM DRAINAGE				\$216,773.00				\$216,773.00
SUBTOTAL STORM DRAINAGE & MISCELLANEOUS ITEMS				\$44,514.00				\$44,514.00

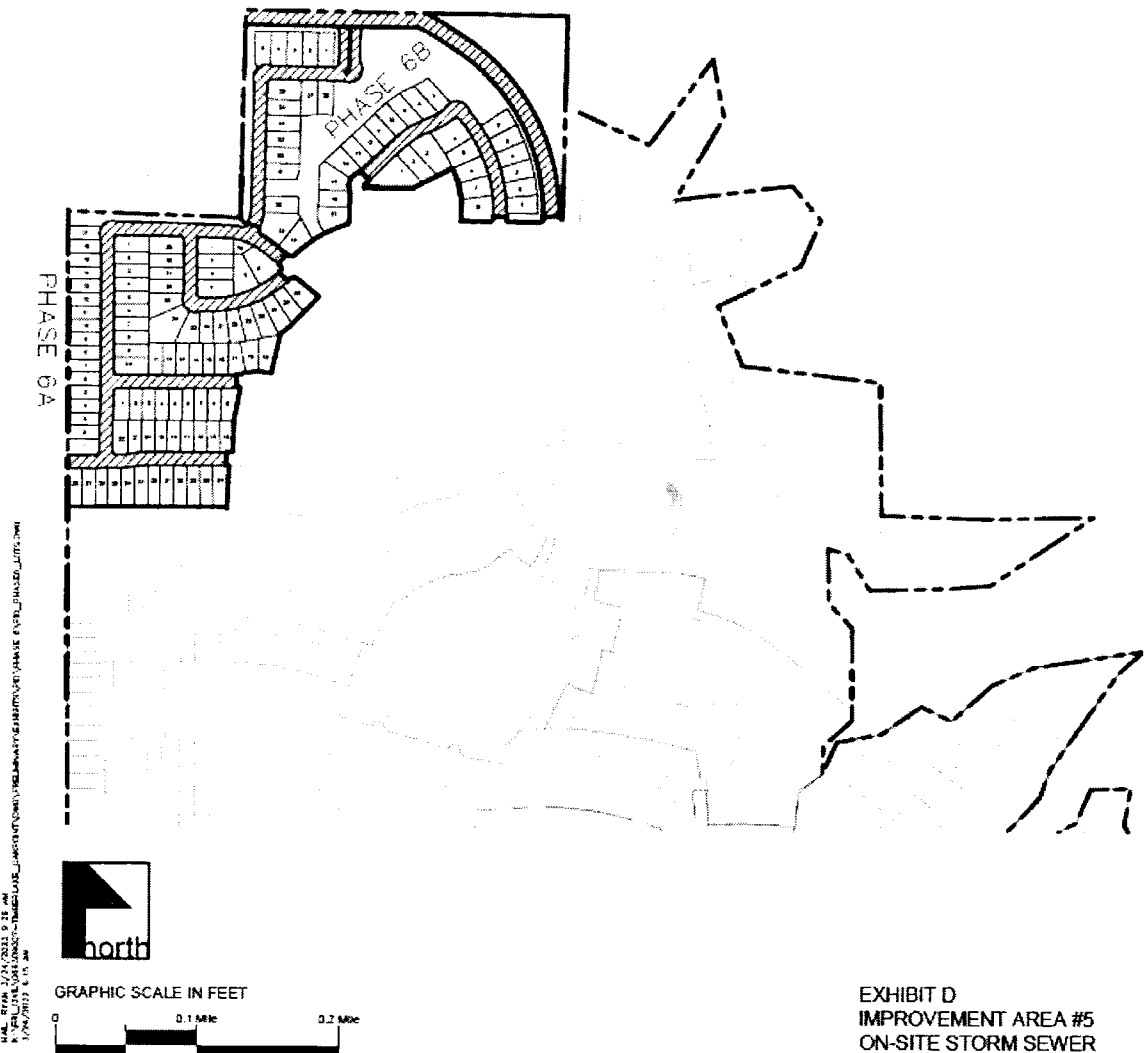
D. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	PHASE 6A	PHASE 6B	WILDRIDGE BOULEVARD	TOTAL
SURVEY PLATTING, ENGINEERING, PERMITTING & STAKING	%	10%	190,000.00	\$ 19,000.00				\$ 19,000.00
PERMIT OF WAY LAND COST	ACRF	\$ 80,000.00	2.223	\$ 177,840.00				\$ 177,840.00
CONTINGENCY	%	10%	2,000.00	\$ 200.00				\$ 200.00
SUBTOTAL STORM DRAINAGE & MISCELLANEOUS ITEMS				\$44,514.00				\$44,514.00

SUMMARY

DESCRIPTION	PHASE 6A	PHASE 6B	TOTAL
A. EXCAVATION	\$52,219.00	\$31,310.00	\$83,529.00
B. PAVING	\$718,005.00	\$473,804.57	\$1,191,809.57
C. STORM DRAINAGE	\$216,773.00	\$44,514.00	\$261,287.00
D. MISCELLANEOUS ITEMS	\$500,072.75	\$311,277.25	\$811,350.00
GRAND TOTAL	\$1,587,069.75	\$860,805.82	\$2,447,875.57





1" = 0.1 Mile @ 8 1/2 X 11
Wildridge Phases 6A, 6B
 OAK POINT, TEXAS
 March 2021

EXHIBIT D
IMPROVEMENT AREA #5
ON-SITE STORM SEWER

Kimley»Horn
 8102 Warren Parkway
 Suite 210
 Dallas, Texas 75034-9732-2050
 State of Texas Registration No. 1-0528

Exhibit E

Anticipated Construction Schedule:

Clearing and Grading : May 2021 – August 2021

Wet Utilities : September 2021 – January 2022

Retaining Walls – February 2022 – April 2022

Franchise Pre Paving – April 2022

Paving: - April 2022 – May 2022

Franchise Install – June 2022- July 2022

Final clean up and testing – August 2022

APPENDIX C – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Lot Type 1
- Lot Type 2
- Lot Type 3

Improvement Area #2

- Lot Type 4
- Lot Type 5
- Lot Type 6

Improvement Area #3

- Lot Type 7
- Lot Type 8
- Lot Type 9

Improvement Area #4

- Lot Type 10
- Lot Type 11
- Lot Type 12

Improvement Area #5

- Lot Type 13
- Lot Type 14

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –
LOT TYPE 1 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 1 PRINCIPAL ASSESSMENT: \$8,801.06

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – LOT TYPE 1

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 207.69	\$ 360.97	\$ 109.30	\$ 44.01	\$ 721.96
2024	\$ 207.69	\$ 354.48	\$ 111.48	\$ 42.97	\$ 716.62
2025	\$ 207.69	\$ 345.91	\$ 113.71	\$ 41.93	\$ 709.25
2026	\$ 233.66	\$ 337.34	\$ 115.99	\$ 40.89	\$ 727.88
2027	\$ 233.66	\$ 327.70	\$ 118.31	\$ 39.72	\$ 719.39
2028	\$ 233.66	\$ 318.06	\$ 120.67	\$ 38.55	\$ 710.95
2029	\$ 259.62	\$ 308.43	\$ 123.09	\$ 37.39	\$ 728.52
2030	\$ 259.62	\$ 297.72	\$ 125.55	\$ 36.09	\$ 718.97
2031	\$ 285.58	\$ 287.01	\$ 128.06	\$ 34.79	\$ 735.44
2032	\$ 285.58	\$ 275.23	\$ 130.62	\$ 33.36	\$ 724.79
2033	\$ 285.58	\$ 263.45	\$ 133.23	\$ 31.93	\$ 714.19
2034	\$ 311.54	\$ 251.67	\$ 135.90	\$ 30.51	\$ 729.61
2035	\$ 311.54	\$ 238.82	\$ 138.62	\$ 28.95	\$ 717.92
2036	\$ 337.50	\$ 225.97	\$ 141.39	\$ 27.39	\$ 732.25
2037	\$ 337.50	\$ 212.04	\$ 144.22	\$ 25.70	\$ 719.47
2038	\$ 363.47	\$ 198.12	\$ 147.10	\$ 24.01	\$ 732.70
2039	\$ 363.47	\$ 183.13	\$ 150.04	\$ 22.20	\$ 718.83
2040	\$ 389.43	\$ 168.14	\$ 153.04	\$ 20.38	\$ 730.99
2041	\$ 389.43	\$ 152.07	\$ 156.10	\$ 18.43	\$ 716.04
2042	\$ 415.39	\$ 136.01	\$ 159.23	\$ 16.49	\$ 727.11
2043	\$ 441.35	\$ 118.87	\$ 162.41	\$ 14.41	\$ 737.04
2044	\$ 441.35	\$ 100.67	\$ 165.66	\$ 12.20	\$ 719.88
2045	\$ 467.31	\$ 82.46	\$ 168.97	\$ 10.00	\$ 728.74
2046	\$ 493.27	\$ 63.18	\$ 172.35	\$ 7.66	\$ 736.47
2047	\$ 519.24	\$ 42.84	\$ 175.80	\$ 5.19	\$ 743.06
2048	\$ 519.24	\$ 21.42	\$ 179.31	\$ 2.60	\$ 722.57
Total	\$ 8,801.06	\$ 5,671.68	\$ 3,680.16	\$ 687.73	\$ 18,840.63

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –
LOT TYPE 2 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 2 PRINCIPAL ASSESSMENT: \$10,561.45

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – LOT TYPE 2

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 249.24	\$ 433.17	\$ 131.16	\$ 52.81	\$ 866.37
2024	\$ 249.24	\$ 425.38	\$ 133.78	\$ 51.56	\$ 859.96
2025	\$ 249.24	\$ 415.10	\$ 136.46	\$ 50.31	\$ 851.11
2026	\$ 280.39	\$ 404.82	\$ 139.19	\$ 49.07	\$ 873.47
2027	\$ 280.39	\$ 393.25	\$ 141.97	\$ 47.67	\$ 863.28
2028	\$ 280.39	\$ 381.68	\$ 144.81	\$ 46.26	\$ 853.15
2029	\$ 311.55	\$ 370.12	\$ 147.71	\$ 44.86	\$ 874.24
2030	\$ 311.55	\$ 357.27	\$ 150.66	\$ 43.31	\$ 862.78
2031	\$ 342.70	\$ 344.42	\$ 153.67	\$ 41.75	\$ 882.54
2032	\$ 342.70	\$ 330.28	\$ 156.75	\$ 40.03	\$ 869.76
2033	\$ 342.70	\$ 316.14	\$ 159.88	\$ 38.32	\$ 857.05
2034	\$ 373.86	\$ 302.01	\$ 163.08	\$ 36.61	\$ 875.55
2035	\$ 373.86	\$ 286.58	\$ 166.34	\$ 34.74	\$ 861.52
2036	\$ 405.01	\$ 271.16	\$ 169.67	\$ 32.87	\$ 878.71
2037	\$ 405.01	\$ 254.46	\$ 173.06	\$ 30.84	\$ 863.37
2038	\$ 436.17	\$ 237.75	\$ 176.52	\$ 28.82	\$ 879.26
2039	\$ 436.17	\$ 219.76	\$ 180.05	\$ 26.64	\$ 862.62
2040	\$ 467.32	\$ 201.77	\$ 183.66	\$ 24.46	\$ 877.20
2041	\$ 467.32	\$ 182.49	\$ 187.33	\$ 22.12	\$ 859.26
2042	\$ 498.48	\$ 163.21	\$ 191.08	\$ 19.78	\$ 872.55
2043	\$ 529.63	\$ 142.65	\$ 194.90	\$ 17.29	\$ 884.47
2044	\$ 529.63	\$ 120.80	\$ 198.79	\$ 14.64	\$ 863.87
2045	\$ 560.79	\$ 98.96	\$ 202.77	\$ 11.99	\$ 874.51
2046	\$ 591.94	\$ 75.82	\$ 206.83	\$ 9.19	\$ 883.78
2047	\$ 623.09	\$ 51.41	\$ 210.96	\$ 6.23	\$ 891.69
2048	\$ 623.09	\$ 25.70	\$ 215.18	\$ 3.12	\$ 867.09
Total	\$ 10,561.45	\$ 6,806.14	\$ 4,416.27	\$ 825.29	\$ 22,609.15

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –
LOT TYPE 3 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 3 PRINCIPAL ASSESSMENT: \$12,322.77

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – LOT TYPE 3

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 290.80	\$ 505.41	\$ 153.03	\$ 61.61	\$ 1,010.86
2024	\$ 290.80	\$ 496.32	\$ 156.09	\$ 60.16	\$ 1,003.38
2025	\$ 290.80	\$ 484.32	\$ 159.22	\$ 58.71	\$ 993.05
2026	\$ 327.15	\$ 472.33	\$ 162.40	\$ 57.25	\$ 1,019.13
2027	\$ 327.15	\$ 458.83	\$ 165.65	\$ 55.62	\$ 1,007.25
2028	\$ 327.15	\$ 445.34	\$ 168.96	\$ 53.98	\$ 995.43
2029	\$ 363.50	\$ 431.84	\$ 172.34	\$ 52.34	\$ 1,020.03
2030	\$ 363.50	\$ 416.85	\$ 175.79	\$ 50.53	\$ 1,006.67
2031	\$ 399.85	\$ 401.85	\$ 179.30	\$ 48.71	\$ 1,029.72
2032	\$ 399.85	\$ 385.36	\$ 182.89	\$ 46.71	\$ 1,014.81
2033	\$ 399.85	\$ 368.87	\$ 186.55	\$ 44.71	\$ 999.98
2034	\$ 436.20	\$ 352.37	\$ 190.28	\$ 42.71	\$ 1,021.56
2035	\$ 436.20	\$ 334.38	\$ 194.08	\$ 40.53	\$ 1,005.20
2036	\$ 472.55	\$ 316.38	\$ 197.96	\$ 38.35	\$ 1,025.25
2037	\$ 472.55	\$ 296.89	\$ 201.92	\$ 35.99	\$ 1,007.36
2038	\$ 508.90	\$ 277.40	\$ 205.96	\$ 33.62	\$ 1,025.89
2039	\$ 508.90	\$ 256.41	\$ 210.08	\$ 31.08	\$ 1,006.47
2040	\$ 545.26	\$ 235.41	\$ 214.28	\$ 28.54	\$ 1,023.49
2041	\$ 545.26	\$ 212.92	\$ 218.57	\$ 25.81	\$ 1,002.56
2042	\$ 581.61	\$ 190.43	\$ 222.94	\$ 23.08	\$ 1,018.06
2043	\$ 617.96	\$ 166.44	\$ 227.40	\$ 20.17	\$ 1,031.97
2044	\$ 617.96	\$ 140.95	\$ 231.95	\$ 17.08	\$ 1,007.94
2045	\$ 654.31	\$ 115.46	\$ 236.59	\$ 13.99	\$ 1,020.35
2046	\$ 690.66	\$ 88.47	\$ 241.32	\$ 10.72	\$ 1,031.17
2047	\$ 727.01	\$ 59.98	\$ 246.14	\$ 7.27	\$ 1,040.40
2048	\$ 727.01	\$ 29.99	\$ 251.07	\$ 3.64	\$ 1,011.70
Total	\$ 12,322.77	\$ 7,941.19	\$ 5,152.77	\$ 962.92	\$ 26,379.65

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 –
LOT TYPE 4 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 – LOT TYPE 4 PRINCIPAL ASSESSMENT: \$14,609.97

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – LOT TYPE 4

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 307.69	\$ 645.25	\$ 110.18	\$ 73.05	\$ 1,136.16
2024	\$ 350.13	\$ 634.48	\$ 112.38	\$ 71.51	\$ 1,168.50
2025	\$ 360.74	\$ 620.47	\$ 114.63	\$ 69.76	\$ 1,165.60
2026	\$ 381.96	\$ 606.04	\$ 116.92	\$ 67.96	\$ 1,172.88
2027	\$ 392.57	\$ 590.76	\$ 119.26	\$ 66.05	\$ 1,168.64
2028	\$ 339.52	\$ 575.06	\$ 121.64	\$ 64.08	\$ 1,100.31
2029	\$ 424.40	\$ 561.48	\$ 124.08	\$ 62.39	\$ 1,172.34
2030	\$ 445.62	\$ 542.38	\$ 126.56	\$ 60.26	\$ 1,174.83
2031	\$ 456.23	\$ 522.33	\$ 129.09	\$ 58.04	\$ 1,165.69
2032	\$ 477.45	\$ 501.80	\$ 131.67	\$ 55.76	\$ 1,166.68
2033	\$ 498.67	\$ 480.31	\$ 134.30	\$ 53.37	\$ 1,166.66
2034	\$ 519.89	\$ 457.87	\$ 136.99	\$ 50.87	\$ 1,165.63
2035	\$ 541.11	\$ 434.48	\$ 139.73	\$ 48.28	\$ 1,163.60
2036	\$ 562.33	\$ 410.13	\$ 142.53	\$ 45.57	\$ 1,160.55
2037	\$ 594.16	\$ 384.82	\$ 145.38	\$ 42.76	\$ 1,167.12
2038	\$ 615.38	\$ 358.09	\$ 148.28	\$ 39.79	\$ 1,161.54
2039	\$ 647.21	\$ 330.40	\$ 151.25	\$ 36.71	\$ 1,165.56
2040	\$ 668.43	\$ 301.27	\$ 154.27	\$ 33.47	\$ 1,157.45
2041	\$ 700.26	\$ 271.19	\$ 157.36	\$ 30.13	\$ 1,158.94
2042	\$ 732.09	\$ 239.68	\$ 160.51	\$ 26.63	\$ 1,158.91
2043	\$ 763.92	\$ 206.74	\$ 163.72	\$ 22.97	\$ 1,157.34
2044	\$ 795.75	\$ 172.36	\$ 166.99	\$ 19.15	\$ 1,154.25
2045	\$ 838.19	\$ 136.55	\$ 170.33	\$ 15.17	\$ 1,160.24
2046	\$ 870.02	\$ 98.83	\$ 173.74	\$ 10.98	\$ 1,153.57
2047	\$ 912.46	\$ 59.68	\$ 177.21	\$ 6.63	\$ 1,155.98
2048	\$ 413.79	\$ 18.62	\$ 180.76	\$ 2.07	\$ 615.24
Total	\$ 14,609.97	\$ 10,161.09	\$ 3,709.75	\$ 1,133.41	\$ 29,614.22

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 –
LOT TYPE 5 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 – LOT TYPE 5 PRINCIPAL ASSESSMENT: \$17,531.96

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – LOT TYPE 5

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 369.23	\$ 774.30	\$ 132.21	\$ 87.66	\$ 1,363.40
2024	\$ 420.16	\$ 761.37	\$ 134.86	\$ 85.81	\$ 1,402.20
2025	\$ 432.89	\$ 744.57	\$ 137.55	\$ 83.71	\$ 1,398.72
2026	\$ 458.35	\$ 727.25	\$ 140.30	\$ 81.55	\$ 1,407.46
2027	\$ 471.08	\$ 708.92	\$ 143.11	\$ 79.26	\$ 1,402.37
2028	\$ 407.42	\$ 690.07	\$ 145.97	\$ 76.90	\$ 1,320.37
2029	\$ 509.28	\$ 673.78	\$ 148.89	\$ 74.86	\$ 1,406.81
2030	\$ 534.74	\$ 650.86	\$ 151.87	\$ 72.32	\$ 1,409.79
2031	\$ 547.48	\$ 626.80	\$ 154.91	\$ 69.64	\$ 1,398.82
2032	\$ 572.94	\$ 602.16	\$ 158.01	\$ 66.91	\$ 1,400.01
2033	\$ 598.40	\$ 576.38	\$ 161.17	\$ 64.04	\$ 1,399.99
2034	\$ 623.87	\$ 549.45	\$ 164.39	\$ 61.05	\$ 1,398.76
2035	\$ 649.33	\$ 521.38	\$ 167.68	\$ 57.93	\$ 1,396.31
2036	\$ 674.80	\$ 492.16	\$ 171.03	\$ 54.68	\$ 1,392.67
2037	\$ 712.99	\$ 461.79	\$ 174.45	\$ 51.31	\$ 1,400.54
2038	\$ 738.46	\$ 429.70	\$ 177.94	\$ 47.74	\$ 1,393.85
2039	\$ 776.65	\$ 396.47	\$ 181.50	\$ 44.05	\$ 1,398.68
2040	\$ 802.12	\$ 361.53	\$ 185.13	\$ 40.17	\$ 1,388.94
2041	\$ 840.31	\$ 325.43	\$ 188.83	\$ 36.16	\$ 1,390.73
2042	\$ 878.51	\$ 287.62	\$ 192.61	\$ 31.96	\$ 1,390.69
2043	\$ 916.70	\$ 248.08	\$ 196.46	\$ 27.56	\$ 1,388.81
2044	\$ 954.90	\$ 206.83	\$ 200.39	\$ 22.98	\$ 1,385.10
2045	\$ 1,005.83	\$ 163.86	\$ 204.40	\$ 18.21	\$ 1,392.29
2046	\$ 1,044.02	\$ 118.60	\$ 208.49	\$ 13.18	\$ 1,384.28
2047	\$ 1,094.95	\$ 71.62	\$ 212.65	\$ 7.96	\$ 1,387.18
2048	\$ 496.55	\$ 22.34	\$ 216.91	\$ 2.48	\$ 738.28
Total	\$ 17,531.96	\$ 12,193.31	\$ 4,451.70	\$ 1,360.10	\$ 35,537.06

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 –
LOT TYPE 6 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 – LOT TYPE 6 PRINCIPAL ASSESSMENT: \$20,453.95

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – LOT TYPE 6

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 430.77	\$ 903.35	\$ 154.25	\$ 102.27	\$ 1,590.63
2024	\$ 490.18	\$ 888.27	\$ 157.33	\$ 100.12	\$ 1,635.90
2025	\$ 505.04	\$ 868.66	\$ 160.48	\$ 97.67	\$ 1,631.84
2026	\$ 534.74	\$ 848.46	\$ 163.69	\$ 95.14	\$ 1,642.03
2027	\$ 549.60	\$ 827.07	\$ 166.96	\$ 92.47	\$ 1,636.10
2028	\$ 475.33	\$ 805.09	\$ 170.30	\$ 89.72	\$ 1,540.43
2029	\$ 594.16	\$ 786.07	\$ 173.71	\$ 87.34	\$ 1,641.28
2030	\$ 623.87	\$ 759.34	\$ 177.18	\$ 84.37	\$ 1,644.76
2031	\$ 638.72	\$ 731.26	\$ 180.73	\$ 81.25	\$ 1,631.96
2032	\$ 668.43	\$ 702.52	\$ 184.34	\$ 78.06	\$ 1,633.35
2033	\$ 698.14	\$ 672.44	\$ 188.03	\$ 74.72	\$ 1,633.32
2034	\$ 727.85	\$ 641.02	\$ 191.79	\$ 71.22	\$ 1,631.88
2035	\$ 757.55	\$ 608.27	\$ 195.62	\$ 67.59	\$ 1,629.03
2036	\$ 787.26	\$ 574.18	\$ 199.54	\$ 63.80	\$ 1,624.78
2037	\$ 831.82	\$ 538.75	\$ 203.53	\$ 59.86	\$ 1,633.97
2038	\$ 861.53	\$ 501.32	\$ 207.60	\$ 55.70	\$ 1,626.15
2039	\$ 906.09	\$ 462.55	\$ 211.75	\$ 51.39	\$ 1,631.79
2040	\$ 935.80	\$ 421.78	\$ 215.98	\$ 46.86	\$ 1,620.43
2041	\$ 980.36	\$ 379.67	\$ 220.30	\$ 42.19	\$ 1,622.52
2042	\$ 1,024.93	\$ 335.55	\$ 224.71	\$ 37.28	\$ 1,622.47
2043	\$ 1,069.49	\$ 289.43	\$ 229.20	\$ 32.16	\$ 1,620.28
2044	\$ 1,114.05	\$ 241.30	\$ 233.79	\$ 26.81	\$ 1,615.95
2045	\$ 1,173.47	\$ 191.17	\$ 238.46	\$ 21.24	\$ 1,624.34
2046	\$ 1,218.03	\$ 138.36	\$ 243.23	\$ 15.37	\$ 1,615.00
2047	\$ 1,277.44	\$ 83.55	\$ 248.10	\$ 9.28	\$ 1,618.38
2048	\$ 579.31	\$ 26.07	\$ 253.06	\$ 2.90	\$ 861.33
Total	\$ 20,453.95	\$ 14,225.52	\$ 5,193.65	\$ 1,586.78	\$ 41,459.90

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –
LOT TYPE 7 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 – LOT TYPE 7 PRINCIPAL ASSESSMENT: \$15,141.20

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5 0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – LOT TYPE 7

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 354.66	\$ 599.65	\$ 137.78	\$ 75.71	\$ 1,167.79
2024	\$ 327.38	\$ 588.56	\$ 140.54	\$ 73.93	\$ 1,130.41
2025	\$ 354.66	\$ 578.33	\$ 143.35	\$ 72.30	\$ 1,148.64
2026	\$ 381.94	\$ 565.92	\$ 146.22	\$ 70.52	\$ 1,164.60
2027	\$ 381.94	\$ 552.55	\$ 149.14	\$ 68.61	\$ 1,152.24
2028	\$ 409.22	\$ 539.18	\$ 152.12	\$ 66.70	\$ 1,167.23
2029	\$ 354.66	\$ 524.86	\$ 155.17	\$ 64.66	\$ 1,099.34
2030	\$ 436.50	\$ 512.45	\$ 158.27	\$ 62.88	\$ 1,170.10
2031	\$ 463.78	\$ 494.99	\$ 161.43	\$ 60.70	\$ 1,180.91
2032	\$ 463.78	\$ 476.44	\$ 164.66	\$ 58.38	\$ 1,163.27
2033	\$ 491.07	\$ 457.89	\$ 167.96	\$ 56.06	\$ 1,172.97
2034	\$ 491.07	\$ 438.24	\$ 171.31	\$ 53.61	\$ 1,154.23
2035	\$ 518.35	\$ 418.60	\$ 174.74	\$ 51.15	\$ 1,162.84
2036	\$ 545.63	\$ 397.87	\$ 178.24	\$ 48.56	\$ 1,170.29
2037	\$ 572.91	\$ 376.04	\$ 181.80	\$ 45.83	\$ 1,176.58
2038	\$ 600.19	\$ 353.12	\$ 185.44	\$ 42.97	\$ 1,181.72
2039	\$ 491.07	\$ 329.12	\$ 189.15	\$ 39.97	\$ 1,049.30
2040	\$ 627.47	\$ 309.47	\$ 192.93	\$ 37.51	\$ 1,167.39
2041	\$ 654.75	\$ 283.59	\$ 196.79	\$ 34.37	\$ 1,169.51
2042	\$ 682.04	\$ 256.58	\$ 200.72	\$ 31.10	\$ 1,170.44
2043	\$ 709.32	\$ 228.45	\$ 204.74	\$ 27.69	\$ 1,170.19
2044	\$ 736.60	\$ 199.19	\$ 208.83	\$ 24.14	\$ 1,168.76
2045	\$ 791.16	\$ 168.80	\$ 213.01	\$ 20.46	\$ 1,193.44
2046	\$ 818.44	\$ 136.17	\$ 217.27	\$ 16.51	\$ 1,188.39
2047	\$ 845.72	\$ 102.41	\$ 221.61	\$ 12.41	\$ 1,182.16
2048	\$ 873.01	\$ 67.52	\$ 226.05	\$ 8.18	\$ 1,174.76
2049	\$ 763.88	\$ 31.51	\$ 230.57	\$ 3.82	\$ 1,029.78
Total	\$ 15,141.20	\$ 9,987.50	\$ 4,869.82	\$ 1,228.76	\$ 31,227.27

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –
LOT TYPE 8 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 – LOT TYPE 8 PRINCIPAL ASSESSMENT: \$18,169.44

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – LOT TYPE 8

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 425.59	\$ 719.58	\$ 165.34	\$ 90.85	\$ 1,401.35
2024	\$ 392.85	\$ 706.28	\$ 168.65	\$ 88.72	\$ 1,356.49
2025	\$ 425.59	\$ 694.00	\$ 172.02	\$ 86.75	\$ 1,378.36
2026	\$ 458.33	\$ 679.10	\$ 175.46	\$ 84.63	\$ 1,397.52
2027	\$ 458.33	\$ 663.06	\$ 178.97	\$ 82.34	\$ 1,382.69
2028	\$ 491.07	\$ 647.02	\$ 182.55	\$ 80.04	\$ 1,400.68
2029	\$ 425.59	\$ 629.83	\$ 186.20	\$ 77.59	\$ 1,319.21
2030	\$ 523.80	\$ 614.94	\$ 189.92	\$ 75.46	\$ 1,404.12
2031	\$ 556.54	\$ 593.99	\$ 193.72	\$ 72.84	\$ 1,417.09
2032	\$ 556.54	\$ 571.72	\$ 197.59	\$ 70.06	\$ 1,395.92
2033	\$ 589.28	\$ 549.46	\$ 201.55	\$ 67.28	\$ 1,407.56
2034	\$ 589.28	\$ 525.89	\$ 205.58	\$ 64.33	\$ 1,385.08
2035	\$ 622.02	\$ 502.32	\$ 209.69	\$ 61.38	\$ 1,395.41
2036	\$ 654.75	\$ 477.44	\$ 213.88	\$ 58.27	\$ 1,404.35
2037	\$ 687.49	\$ 451.25	\$ 218.16	\$ 55.00	\$ 1,411.90
2038	\$ 720.23	\$ 423.75	\$ 222.52	\$ 51.56	\$ 1,418.07
2039	\$ 589.28	\$ 394.94	\$ 226.97	\$ 47.96	\$ 1,259.15
2040	\$ 752.97	\$ 371.37	\$ 231.51	\$ 45.01	\$ 1,400.86
2041	\$ 785.71	\$ 340.31	\$ 236.14	\$ 41.25	\$ 1,403.41
2042	\$ 818.44	\$ 307.90	\$ 240.87	\$ 37.32	\$ 1,404.53
2043	\$ 851.18	\$ 274.14	\$ 245.68	\$ 33.23	\$ 1,404.23
2044	\$ 883.92	\$ 239.03	\$ 250.60	\$ 28.97	\$ 1,402.52
2045	\$ 949.39	\$ 202.56	\$ 255.61	\$ 24.55	\$ 1,432.12
2046	\$ 982.13	\$ 163.40	\$ 260.72	\$ 19.81	\$ 1,426.06
2047	\$ 1,014.87	\$ 122.89	\$ 265.94	\$ 14.90	\$ 1,418.59
2048	\$ 1,047.61	\$ 81.03	\$ 271.26	\$ 9.82	\$ 1,409.71
2049	\$ 916.66	\$ 37.81	\$ 276.68	\$ 4.58	\$ 1,235.73
Total	\$ 18,169.44	\$ 11,985.00	\$ 5,843.78	\$ 1,474.51	\$ 37,472.73

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –
LOT TYPE 9 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 – LOT TYPE 9 PRINCIPAL ASSESSMENT: \$21,197.68

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – LOT TYPE 9

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 496.52	\$ 839.50	\$ 192.89	\$ 105.99	\$ 1,634.91
2024	\$ 458.33	\$ 823.99	\$ 196.75	\$ 103.51	\$ 1,582.58
2025	\$ 496.52	\$ 809.67	\$ 200.69	\$ 101.21	\$ 1,608.09
2026	\$ 534.72	\$ 792.29	\$ 204.70	\$ 98.73	\$ 1,630.44
2027	\$ 534.72	\$ 773.57	\$ 208.80	\$ 96.06	\$ 1,613.14
2028	\$ 572.91	\$ 754.86	\$ 212.97	\$ 93.38	\$ 1,634.12
2029	\$ 496.52	\$ 734.81	\$ 217.23	\$ 90.52	\$ 1,539.08
2030	\$ 611.10	\$ 717.43	\$ 221.58	\$ 88.04	\$ 1,638.14
2031	\$ 649.30	\$ 692.98	\$ 226.01	\$ 84.98	\$ 1,653.27
2032	\$ 649.30	\$ 667.01	\$ 230.53	\$ 81.74	\$ 1,628.57
2033	\$ 687.49	\$ 641.04	\$ 235.14	\$ 78.49	\$ 1,642.16
2034	\$ 687.49	\$ 613.54	\$ 239.84	\$ 75.05	\$ 1,615.92
2035	\$ 725.69	\$ 586.04	\$ 244.64	\$ 71.61	\$ 1,627.98
2036	\$ 763.88	\$ 557.01	\$ 249.53	\$ 67.99	\$ 1,638.41
2037	\$ 802.07	\$ 526.46	\$ 254.52	\$ 64.17	\$ 1,647.22
2038	\$ 840.27	\$ 494.37	\$ 259.61	\$ 60.16	\$ 1,654.41
2039	\$ 687.49	\$ 460.76	\$ 264.80	\$ 55.95	\$ 1,469.01
2040	\$ 878.46	\$ 433.26	\$ 270.10	\$ 52.52	\$ 1,634.34
2041	\$ 916.66	\$ 397.03	\$ 275.50	\$ 48.12	\$ 1,637.31
2042	\$ 954.85	\$ 359.21	\$ 281.01	\$ 43.54	\$ 1,638.62
2043	\$ 993.04	\$ 319.83	\$ 286.63	\$ 38.77	\$ 1,638.27
2044	\$ 1,031.24	\$ 278.86	\$ 292.36	\$ 33.80	\$ 1,636.27
2045	\$ 1,107.63	\$ 236.33	\$ 298.21	\$ 28.65	\$ 1,670.81
2046	\$ 1,145.82	\$ 190.64	\$ 304.18	\$ 23.11	\$ 1,663.74
2047	\$ 1,184.01	\$ 143.37	\$ 310.26	\$ 17.38	\$ 1,655.02
2048	\$ 1,222.21	\$ 94.53	\$ 316.46	\$ 11.46	\$ 1,644.66
2049	\$ 1,069.43	\$ 44.11	\$ 322.79	\$ 5.35	\$ 1,441.69
Total	\$ 21,197.68	\$ 13,982.50	\$ 6,817.74	\$ 1,720.26	\$ 43,718.18

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 –
LOT TYPE 10 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4 – LOT TYPE 10 PRINCIPAL ASSESSMENT: \$20,034.32

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #4 – LOT TYPE 10

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 439.35	\$ 683.37	\$ 234.30	\$ 100.17	\$ 1,457.19
2024	\$ 449.11	\$ 672.94	\$ 238.99	\$ 97.97	\$ 1,459.01
2025	\$ 463.76	\$ 662.27	\$ 243.77	\$ 95.73	\$ 1,465.52
2026	\$ 473.52	\$ 651.26	\$ 248.64	\$ 93.41	\$ 1,466.83
2027	\$ 483.28	\$ 640.01	\$ 253.61	\$ 91.04	\$ 1,467.95
2028	\$ 497.93	\$ 626.72	\$ 258.69	\$ 88.63	\$ 1,471.96
2029	\$ 512.57	\$ 613.03	\$ 263.86	\$ 86.14	\$ 1,475.60
2030	\$ 527.22	\$ 598.93	\$ 269.14	\$ 83.57	\$ 1,478.86
2031	\$ 541.86	\$ 584.43	\$ 274.52	\$ 80.94	\$ 1,481.75
2032	\$ 556.51	\$ 569.53	\$ 280.01	\$ 78.23	\$ 1,484.28
2033	\$ 576.04	\$ 552.14	\$ 285.61	\$ 75.45	\$ 1,489.23
2034	\$ 590.68	\$ 534.14	\$ 291.32	\$ 72.57	\$ 1,488.71
2035	\$ 610.21	\$ 515.68	\$ 297.15	\$ 69.61	\$ 1,492.65
2036	\$ 629.73	\$ 496.61	\$ 303.09	\$ 66.56	\$ 1,496.00
2037	\$ 649.26	\$ 476.93	\$ 309.15	\$ 63.41	\$ 1,498.76
2038	\$ 673.67	\$ 456.64	\$ 315.34	\$ 60.17	\$ 1,505.81
2039	\$ 693.20	\$ 435.59	\$ 321.64	\$ 56.80	\$ 1,507.23
2040	\$ 717.60	\$ 413.93	\$ 328.08	\$ 53.33	\$ 1,512.94
2041	\$ 737.13	\$ 391.50	\$ 334.64	\$ 49.74	\$ 1,513.01
2042	\$ 761.54	\$ 368.47	\$ 341.33	\$ 46.06	\$ 1,517.39
2043	\$ 795.71	\$ 338.01	\$ 348.16	\$ 42.25	\$ 1,524.12
2044	\$ 825.00	\$ 306.18	\$ 355.12	\$ 38.27	\$ 1,524.57
2045	\$ 859.17	\$ 273.18	\$ 362.22	\$ 34.15	\$ 1,528.72
2046	\$ 898.22	\$ 238.81	\$ 369.47	\$ 29.85	\$ 1,536.35
2047	\$ 932.40	\$ 202.88	\$ 376.86	\$ 25.36	\$ 1,537.49
2048	\$ 971.45	\$ 165.59	\$ 384.39	\$ 20.70	\$ 1,542.13
2049	\$ 1,015.38	\$ 126.73	\$ 392.08	\$ 15.84	\$ 1,550.03
2050	\$ 1,054.44	\$ 86.11	\$ 399.92	\$ 10.76	\$ 1,551.24
2051	\$ 1,098.37	\$ 43.93	\$ 407.92	\$ 5.49	\$ 1,555.72
Total	\$ 20,034.32	\$ 12,725.53	\$ 9,089.00	\$ 1,732.21	\$ 43,581.05

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 –
LOT TYPE 11 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4 – LOT TYPE 11 PRINCIPAL ASSESSMENT: \$24,041.18

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #4 – LOT TYPE 11

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 527.22	\$ 820.05	\$ 281.16	\$ 120.21	\$ 1,748.63
2024	\$ 538.93	\$ 807.52	\$ 286.78	\$ 117.57	\$ 1,750.81
2025	\$ 556.51	\$ 794.72	\$ 292.52	\$ 114.88	\$ 1,758.63
2026	\$ 568.22	\$ 781.51	\$ 298.37	\$ 112.09	\$ 1,760.19
2027	\$ 579.94	\$ 768.01	\$ 304.34	\$ 109.25	\$ 1,761.54
2028	\$ 597.51	\$ 752.06	\$ 310.42	\$ 106.35	\$ 1,766.35
2029	\$ 615.09	\$ 735.63	\$ 316.63	\$ 103.36	\$ 1,770.72
2030	\$ 632.66	\$ 718.72	\$ 322.96	\$ 100.29	\$ 1,774.63
2031	\$ 650.24	\$ 701.32	\$ 329.42	\$ 97.13	\$ 1,778.10
2032	\$ 667.81	\$ 683.44	\$ 336.01	\$ 93.87	\$ 1,781.13
2033	\$ 691.24	\$ 662.57	\$ 342.73	\$ 90.54	\$ 1,787.08
2034	\$ 708.82	\$ 640.97	\$ 349.59	\$ 87.08	\$ 1,786.45
2035	\$ 732.25	\$ 618.82	\$ 356.58	\$ 83.53	\$ 1,791.18
2036	\$ 755.68	\$ 595.93	\$ 363.71	\$ 79.87	\$ 1,795.20
2037	\$ 779.11	\$ 572.32	\$ 370.98	\$ 76.10	\$ 1,798.51
2038	\$ 808.40	\$ 547.97	\$ 378.40	\$ 72.20	\$ 1,806.98
2039	\$ 831.83	\$ 522.71	\$ 385.97	\$ 68.16	\$ 1,808.67
2040	\$ 861.12	\$ 496.71	\$ 393.69	\$ 64.00	\$ 1,815.53
2041	\$ 884.56	\$ 469.80	\$ 401.56	\$ 59.69	\$ 1,815.62
2042	\$ 913.85	\$ 442.16	\$ 409.60	\$ 55.27	\$ 1,820.87
2043	\$ 954.85	\$ 405.61	\$ 417.79	\$ 50.70	\$ 1,828.95
2044	\$ 990.00	\$ 367.41	\$ 426.14	\$ 45.93	\$ 1,829.48
2045	\$ 1,031.01	\$ 327.81	\$ 434.67	\$ 40.98	\$ 1,834.46
2046	\$ 1,077.87	\$ 286.57	\$ 443.36	\$ 35.82	\$ 1,843.62
2047	\$ 1,118.88	\$ 243.46	\$ 452.23	\$ 30.43	\$ 1,844.99
2048	\$ 1,165.74	\$ 198.70	\$ 461.27	\$ 24.84	\$ 1,850.55
2049	\$ 1,218.46	\$ 152.07	\$ 470.50	\$ 19.01	\$ 1,860.04
2050	\$ 1,265.33	\$ 103.33	\$ 479.91	\$ 12.92	\$ 1,861.48
2051	\$ 1,318.05	\$ 52.72	\$ 489.51	\$ 6.59	\$ 1,866.86
Total	\$ 24,041.18	\$ 15,270.63	\$ 10,906.80	\$ 2,078.65	\$ 52,297.26

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 –
LOT TYPE 12 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4 – LOT TYPE 12 PRINCIPAL ASSESSMENT: \$28,048.05

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #4 – LOT TYPE 12

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment ¹
2023	\$ 615.09	\$ 956.72	\$ 328.02	\$ 140.24	\$ 2,040.07
2024	\$ 628.76	\$ 942.11	\$ 334.58	\$ 137.16	\$ 2,042.61
2025	\$ 649.26	\$ 927.18	\$ 341.27	\$ 134.02	\$ 2,051.73
2026	\$ 662.93	\$ 911.76	\$ 348.10	\$ 130.77	\$ 2,053.56
2027	\$ 676.60	\$ 896.01	\$ 355.06	\$ 127.46	\$ 2,055.13
2028	\$ 697.10	\$ 877.41	\$ 362.16	\$ 124.08	\$ 2,060.74
2029	\$ 717.60	\$ 858.24	\$ 369.40	\$ 120.59	\$ 2,065.83
2030	\$ 738.11	\$ 838.50	\$ 376.79	\$ 117.00	\$ 2,070.40
2031	\$ 758.61	\$ 818.20	\$ 384.33	\$ 113.31	\$ 2,074.45
2032	\$ 779.11	\$ 797.34	\$ 392.01	\$ 109.52	\$ 2,077.99
2033	\$ 806.45	\$ 773.00	\$ 399.85	\$ 105.62	\$ 2,084.92
2034	\$ 826.95	\$ 747.79	\$ 407.85	\$ 101.59	\$ 2,084.19
2035	\$ 854.29	\$ 721.95	\$ 416.01	\$ 97.46	\$ 2,089.71
2036	\$ 881.63	\$ 695.26	\$ 424.33	\$ 93.19	\$ 2,094.40
2037	\$ 908.96	\$ 667.70	\$ 432.81	\$ 88.78	\$ 2,098.26
2038	\$ 943.14	\$ 639.30	\$ 441.47	\$ 84.23	\$ 2,108.14
2039	\$ 970.47	\$ 609.83	\$ 450.30	\$ 79.52	\$ 2,110.12
2040	\$ 1,004.64	\$ 579.50	\$ 459.31	\$ 74.66	\$ 2,118.11
2041	\$ 1,031.98	\$ 548.10	\$ 468.49	\$ 69.64	\$ 2,118.22
2042	\$ 1,066.15	\$ 515.85	\$ 477.86	\$ 64.48	\$ 2,124.35
2043	\$ 1,113.99	\$ 473.21	\$ 487.42	\$ 59.15	\$ 2,133.77
2044	\$ 1,155.00	\$ 428.65	\$ 497.17	\$ 53.58	\$ 2,134.40
2045	\$ 1,202.84	\$ 382.45	\$ 507.11	\$ 47.81	\$ 2,140.21
2046	\$ 1,257.51	\$ 334.33	\$ 517.25	\$ 41.79	\$ 2,150.89
2047	\$ 1,305.36	\$ 284.03	\$ 527.60	\$ 35.50	\$ 2,152.49
2048	\$ 1,360.03	\$ 231.82	\$ 538.15	\$ 28.98	\$ 2,158.98
2049	\$ 1,421.54	\$ 177.42	\$ 548.91	\$ 22.18	\$ 2,170.05
2050	\$ 1,476.21	\$ 120.56	\$ 559.89	\$ 15.07	\$ 2,171.73
2051	\$ 1,537.72	\$ 61.51	\$ 571.09	\$ 7.69	\$ 2,178.01
Total	\$ 28,048.05	\$ 17,815.74	\$ 12,724.59	\$ 2,425.09	\$ 61,013.47

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #5 –
LOT TYPE 13 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #5 – LOT TYPE 13 PRINCIPAL ASSESSMENT: \$23,158.15

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5 0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #5 – LOT TYPE 13

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment ¹
2023	\$ 494.27	\$ 1,179.91	\$ 188.99	\$ 115.79	\$ -	\$ 1,978.96
2024	\$ 341.63	\$ 1,336.72	\$ 192.77	\$ 113.32	\$ -	\$ 1,984.43
2025	\$ 363.44	\$ 1,319.64	\$ 196.62	\$ 111.61	\$ -	\$ 1,991.31
2026	\$ 377.97	\$ 1,301.46	\$ 200.55	\$ 109.79	\$ -	\$ 1,989.79
2027	\$ 392.51	\$ 1,282.57	\$ 204.57	\$ 107.90	\$ -	\$ 1,987.55
2028	\$ 407.05	\$ 1,262.94	\$ 208.66	\$ 105.94	\$ -	\$ 1,984.59
2029	\$ 428.85	\$ 1,242.59	\$ 212.83	\$ 103.91	\$ -	\$ 1,988.18
2030	\$ 450.66	\$ 1,221.15	\$ 217.09	\$ 101.76	\$ -	\$ 1,990.65
2031	\$ 472.47	\$ 1,194.11	\$ 221.43	\$ 99.51	\$ -	\$ 1,987.51
2032	\$ 501.54	\$ 1,165.76	\$ 225.86	\$ 97.15	\$ -	\$ 1,990.30
2033	\$ 523.35	\$ 1,135.67	\$ 230.37	\$ 94.64	\$ -	\$ 1,984.03
2034	\$ 552.42	\$ 1,104.26	\$ 234.98	\$ 92.02	\$ -	\$ 1,983.69
2035	\$ 588.77	\$ 1,071.12	\$ 239.68	\$ 89.26	\$ -	\$ 1,988.83
2036	\$ 617.84	\$ 1,035.79	\$ 244.47	\$ 86.32	\$ -	\$ 1,984.42
2037	\$ 654.19	\$ 998.72	\$ 249.36	\$ 83.23	\$ -	\$ 1,985.50
2038	\$ 690.53	\$ 959.47	\$ 254.35	\$ 79.96	\$ -	\$ 1,984.31
2039	\$ 734.14	\$ 918.04	\$ 259.44	\$ 76.50	\$ -	\$ 1,988.12
2040	\$ 777.75	\$ 873.99	\$ 264.63	\$ 72.83	\$ -	\$ 1,989.20
2041	\$ 821.37	\$ 827.33	\$ 269.92	\$ 68.94	\$ -	\$ 1,987.56
2042	\$ 872.25	\$ 778.04	\$ 275.32	\$ 64.84	\$ -	\$ 1,990.45
2043	\$ 923.13	\$ 725.71	\$ 280.82	\$ 60.48	\$ -	\$ 1,990.14
2044	\$ 974.01	\$ 670.32	\$ 286.44	\$ 55.86	\$ -	\$ 1,986.63
2045	\$ 1,032.16	\$ 611.88	\$ 292.17	\$ 50.99	\$ -	\$ 1,987.20
2046	\$ 1,090.31	\$ 549.95	\$ 298.01	\$ 45.83	\$ -	\$ 1,984.10
2047	\$ 1,155.73	\$ 484.53	\$ 303.97	\$ 40.38	\$ -	\$ 1,984.61
2048	\$ 1,228.41	\$ 415.19	\$ 310.05	\$ 34.60	\$ -	\$ 1,988.26
2049	\$ 1,301.10	\$ 341.48	\$ 316.25	\$ 28.46	\$ -	\$ 1,987.30
2050	\$ 1,381.06	\$ 263.42	\$ 322.58	\$ 21.95	\$ -	\$ 1,989.01
2051	\$ 1,461.01	\$ 180.56	\$ 329.03	\$ 15.05	\$ -	\$ 1,985.65
2052	\$ 1,548.24	\$ 92.89	\$ 335.61	\$ 7.74	\$ (1,683.07)	\$ 301.41
Total	\$ 23,158.15	\$ 26,545.20	\$ 7,666.83	\$ 2,236.55	\$ (1,683.07)	\$ 57,923.66

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WILDRIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #5 –
LOT TYPE 14 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF OAK POINT, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #5 – LOT TYPE 14 PRINCIPAL ASSESSMENT: \$27,789.78

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

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #5 – LOT TYPE 14

Annual Installments Due 1/31	Principal	Interest	Annual Collection Costs	Additional Interest	Reserve Fund	Total Annual Installment ¹
2023	\$ 593.13	\$ 1,415.89	\$ 226.78	\$ 138.95	\$ -	\$ 2,374.75
2024	\$ 409.96	\$ 1,604.06	\$ 231.32	\$ 135.98	\$ -	\$ 2,381.32
2025	\$ 436.12	\$ 1,583.56	\$ 235.95	\$ 133.93	\$ -	\$ 2,389.57
2026	\$ 453.57	\$ 1,561.76	\$ 240.67	\$ 131.75	\$ -	\$ 2,387.74
2027	\$ 471.01	\$ 1,539.08	\$ 245.48	\$ 129.49	\$ -	\$ 2,385.06
2028	\$ 488.46	\$ 1,515.53	\$ 250.39	\$ 127.13	\$ -	\$ 2,381.50
2029	\$ 514.63	\$ 1,491.11	\$ 255.40	\$ 124.69	\$ -	\$ 2,385.81
2030	\$ 540.79	\$ 1,465.37	\$ 260.50	\$ 122.11	\$ -	\$ 2,388.79
2031	\$ 566.96	\$ 1,432.93	\$ 265.71	\$ 119.41	\$ -	\$ 2,385.01
2032	\$ 601.85	\$ 1,398.91	\$ 271.03	\$ 116.58	\$ -	\$ 2,388.36
2033	\$ 628.02	\$ 1,362.80	\$ 276.45	\$ 113.57	\$ -	\$ 2,380.83
2034	\$ 662.91	\$ 1,325.12	\$ 281.98	\$ 110.43	\$ -	\$ 2,380.43
2035	\$ 706.52	\$ 1,285.34	\$ 287.62	\$ 107.11	\$ -	\$ 2,386.59
2036	\$ 741.41	\$ 1,242.95	\$ 293.37	\$ 103.58	\$ -	\$ 2,381.31
2037	\$ 785.02	\$ 1,198.47	\$ 299.24	\$ 99.87	\$ -	\$ 2,382.60
2038	\$ 828.63	\$ 1,151.37	\$ 305.22	\$ 95.95	\$ -	\$ 2,381.17
2039	\$ 880.97	\$ 1,101.65	\$ 311.33	\$ 91.80	\$ -	\$ 2,385.75
2040	\$ 933.30	\$ 1,048.79	\$ 317.55	\$ 87.40	\$ -	\$ 2,387.05
2041	\$ 985.64	\$ 992.79	\$ 323.90	\$ 82.73	\$ -	\$ 2,385.07
2042	\$ 1,046.70	\$ 933.65	\$ 330.38	\$ 77.80	\$ -	\$ 2,388.53
2043	\$ 1,107.75	\$ 870.85	\$ 336.99	\$ 72.57	\$ -	\$ 2,388.16
2044	\$ 1,168.81	\$ 804.39	\$ 343.73	\$ 67.03	\$ -	\$ 2,383.96
2045	\$ 1,238.59	\$ 734.26	\$ 350.60	\$ 61.19	\$ -	\$ 2,384.64
2046	\$ 1,308.37	\$ 659.94	\$ 357.62	\$ 55.00	\$ -	\$ 2,380.92
2047	\$ 1,386.87	\$ 581.44	\$ 364.77	\$ 48.45	\$ -	\$ 2,381.53
2048	\$ 1,474.10	\$ 498.23	\$ 372.06	\$ 41.52	\$ -	\$ 2,385.91
2049	\$ 1,561.32	\$ 409.78	\$ 379.50	\$ 34.15	\$ -	\$ 2,384.76
2050	\$ 1,657.27	\$ 316.10	\$ 387.09	\$ 26.34	\$ -	\$ 2,386.81
2051	\$ 1,753.22	\$ 216.67	\$ 394.84	\$ 18.06	\$ -	\$ 2,382.77
2052	\$ 1,857.89	\$ 111.47	\$ 402.73	\$ 9.29	\$ (2,019.69)	\$ 361.69
Total	\$ 27,789.78	\$ 31,854.25	\$ 9,200.20	\$ 2,683.86	\$ (2,019.69)	\$ 69,508.39

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.