

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
JULY 25, 2024
415 N. COLLEGE AVE.
5:30 PM

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible”*

B) EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

1.
 - Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 1. Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 2. Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 3. Range Creek Developers Agreement
 4. Trafford Terrace Developers Agreement
 5. Oncor Transmission Line
 6. Treeline Development
 7. Oliver Creek Ranch Preliminary Plat

C) UPCOMING MEETINGS AND EVENTS

1. The following is a list of upcoming meetings and events:
 - August 1, 2024 Reatta Ranch Town Hall at 6 p.m.
 - August 6, 2024 Open House for the Unified Development Code at 6:00pm (Country Abbey)
 - August 8, 2024 City Council Meeting at 5:30 p.m.
 - August 13, 2024 Park Board Meeting at 6 p.m.

- August 14, 2024 First Day of School
- August 15, 2024 EDC/CDC Meeting at 6 p.m.
- August 15, 2024 Timberbrook Town Hall at 6 p.m.
- August 20, 2024 Planning and Zoning Commission Meeting at 6 p.m.
- August 22, 2024 City Council Meeting at 5:30 p.m.

D) CEREMONIAL ITEM(S)

1. Provide Oath of Office to Newly Appointed City Council Member, Place 1

E) RECOGNITION(S)

1. Presentation of the TAMI Award to Communications Manager Krystal Gonzalez

F) PRESENTATION(S)

1. Receive a Quarterly Investment Report.

G) PUBLIC COMMENT

H) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approving City Council minutes dated June 20, 2024 Joint Planning and Zoning Commission minutes and June 27, 2024 Regular City Council meeting minutes; and take appropriate action.
2. Consider adopting Ordinance No. 783-24, an ordinance of the City Council of the City of Justin, Texas approving the 2024 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Timberbrook Public Improvement District No. 1 in accordance with Chapter 372, Local Government Code, as amended; and take appropriate action.
3. Consider approving Resolution 684-24 authorizing execution of Denton County Communications Agreement, and take appropriate action.
4. Consider approving Resolution 691-24 appointing Emily Krzyzek to Place 4 and appointing Rod Stokes to Place 8 for the Planning and Zoning Commission; and take appropriate action.
5. Consider approving Resolution 693-24 authorizing an amendment to an agreement between the City of Justin and Aqua Texas, Inc.; and take appropriate action
6. Consider approving Resolution 694-24 accepting a Preliminary Plat for Oliver Creek Ranch, consisting of 1,031 lots, generally located south from the intersection of FM 1384 and Jim Baker Road; and take appropriate action.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING(S)

1. Conduct a Public Hearing and consider approving a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4; and take appropriate action.

K) ACTION ITEM(S)

1. Consider approving Resolution 687-24 authorizing a contract amendment with Westwood; and take appropriate action. *(This item was tabled from the June 27, 2024 City Council Meeting)*
2. Consider approving Resolution 689-24 for the placement, consideration and adoption of the 2024 Tax Year Property Tax Rate on the City Council meeting agenda for August 8, 2024, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; requiring publication of the notice of the 2024 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date; and take appropriate action.

L) BUDGET WORKSHOP

M) FUTURE AGENDA ITEMS

1. Consider a request by Mayor Pro Tem St. Claire to add a future agenda item.

N) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this the 17th day of July 2024 by 3:40 p.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana

Amy Piukana, TRMC, City Secretary

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting - June 27, 2024

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"***

Present

Mayor Pro Tem Shelby St. Claire, Council Member John Mounce, Council Member Tomas Mendoza, Council Member James Castle, Council Member Daniel Dennis

Absent

Mayor James Clark

City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Amy Piukana, Public Works Director, Josh Little, Director of Development Services, Matt Cyr, Finance Director Josh Armstrong and City Attorney, Matthew Boyle.

Mayor Pro Tem St. Claire called the meeting to order at 5:32 p.m.

Pastor Jeremy Laux of Waypoint Church led the invocation. Mayor Pro Tem St. Claire led the Pledge of Allegiance and Pledge to the Texas Flag.

B) EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

Attorney Matthew Boyle read closed executive items to the public.

- Under Section 551.071, to conduct a private consultation with the City Attorney

regarding:

1. Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
2. Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
3. Range Creek Developers Agreement
4. Trafford Terrace Developers Agreement
5. Oncor Transmission Line
 - Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
6. City Council Vacancy
 - Under Section 551.076, to deliberate regarding Security Devices or Security Audits:
7. City Building Security

C) TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

Mayor Pro Tem St. Claire noted there was no action as a result of closed session.

D) UPCOMING MEETINGS AND EVENTS

Mayor Pro Tem St. Claire read the list of upcoming meetings and events.

1. The following is a list of upcoming meetings and events:
 - July 4* City Hall closed in observance of Independence Day
 - July 9 Parks and Recreation Board Meeting
 - July 11 & 12 City Council Orientation
 - July 16 Planning and Zoning Commission meeting
 - July 18 EDC/CDC Meeting
 - July 25 City Council Meeting

E) PRESENTATION(S)

1. Receive 2024 Resident Survey Results.

Assistant City Manager Abbey Reece introduced Survey Consultant Ron Gailey who provided an overview of the survey.

Mayor Pro Tem St. Claire read a comment from Christine Osteen, 1029 Summit Drive, who expressed concerns regarding residents submitting more than one survey from several ISP's and the accuracy of the results.

F) RECOGNITION

1. Recognition of City Employee for Emergency Service Assistance.

Police Chief Brian Frieda presented a recognition plaque to Public Works Employee Troy Makowski for saving a life.

G) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

The following resident(s) completed a public comment card:

- Resident Donald Flynn, 505 Claremont Drive, submitted a public comment expressing concerns about traffic barriers on Preserve Boulevard and Boss Range Road.
- Kimberly Wallace, 10652 Range Road, submitted a public comment expressing concerns about Range Road and the negative effects on property owners. She recommended Range Road only be an emergency entrance and exit.
- Richard Holm, 1008 Ridgetop Drive, submitted a public comment expressing his gratitude to Justin Fire Department for saving his life.

H) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

Mayor Pro Tem St. Claire asked if anyone wanted to pull any items off the Consent Agenda to allow for further discussion.

Council Member Mendoza requested Consent Item No. 2, Resolution 683-24 be pulled for further discussion and to provide a brief explanation regarding PID fees.

Council Member Castle pulled Consent Item No. 4, Resolution 687-24 for further discussion by representatives of Westwood Consultants.

A motion was made by Council Member Dennis to approve Consent Agenda Item H.1 and H.3, as presented. Motion seconded by Council Member Castle. Motion approved unanimously.

1. Consider approving City Council meeting minutes dated June 13, 2024; and take appropriate action.
2. Consider and take appropriate action on Resolution 683-24 approving an updated interlocal Cooperation Agreement between the City of Justin, Timberbrook PID 2 IA#1 and Denton County for tax collection.

Council Member Mendoza requested education on the PID to help residents better understand. City Manager Jarrod Greenwood noted this item is for PID #2, for an agreement with Denton County to collect PID fees.

After discussion, motion made by Council Member Mounce to approve H.2, Resolution 683-24, as presented. Motion seconded by Council Member Mendoza. Motion approved unanimously.

3. Consider approving Resolution 686-24 authorizing the execution of Boss Range ICA with Denton County; and take appropriate action.
4. Consider approving Resolution 687-24 authorizing a contract amendment with Westwood; and take appropriate action. *(This item was tabled from the June 27, 2024 City Council Meeting)*

Council Member Castle requested this item be pulled to allow a Westwood Representative Sub Contractor to be present to answer questions. Director Matt Cyr noted if necessary this item could be tabled to the July 25, 2024 City Council meeting.

After discussion, a motion was made by Council Member Mounce to table Resolution 687-24, to the July 25, 2024, City Council meeting. Motion seconded by Council Member Castle. Motion approved unanimously.

I) ITEMS PULLED FROM CONSENT AGENDA

Consent Agenda Item H.2 was pulled by Council Member Mendoza.

City Manager Jarrod Greenwood briefed the City Council noting this item is an agreement with Denton County for PID #2, which allows PID assessments for public infrastructure to serve those residents within the development.

After discussion, a motion was made by Council Member Mounce to approve Consent Agenda Item H.2, (Resolution 683-24), as presented. Motion seconded by Council Member Mendoza. Motion approved unanimously.

Consent Agenda Item H.4 was pulled by Council Member Castle.

Council Member Castle requested clarification with the consultant from Westwood. Development Director Matt Cyr noted the consultant with Place Strategies was not in attendance and If the City Council need to table it, we can discuss it at the July 25, 2024, City Council meeting.

After discussion, a motion was made by Council Member Mounce to table Agenda Item H.4, to the July 25, 2024 City Council meeting. Motion seconded by Council Member Castle. Motion approved unanimously.

J) PUBLIC HEARING

1. Conduct a Public Hearing to set a Public Hearing date of August 8, 2024, for the Budget and Tax Rate; and take appropriate action.

Finance Director Josh Armstrong briefed City Council.

Motion to call and set a public hearing for August 8, 2024 at 5:30 p.m. regarding the City's budget and tax rate was made by Council Member Castle. Motion seconded by Council Member Mounce. Motion approved unanimously.

K) BUDGET WORKSHOP

1. Discussion regarding the City's General Fund

Director of Finance Josh Armstrong briefed City Council regarding the City's General Fund budget.

2. Discussion regarding Homestead Exemptions.

Finance Director Josh Armstrong briefed City Council regarding Homestead Exemptions. Mr. Armstrong asked City Council direction on this item.

After discussion, the City Council suggested staff provide more data on loss of revenue (minimum \$5K, average, and maximum of 20% of assessed value) to include and what other cities are offering for Homestead Exemptions.

3. Discussion regarding Capital Improvements Project Workbook.

Finance Director Josh Little provided a review of the Capital Improvement Project Workbook. City Manager Jarrod Greenwood asked City Council to review and provide staff direction.

Council Member Mendoza suggested the Hardeman Creek trail be added to the list. Mayor Pro Tem St. Claire requested a priority list from staff on what upgrades are necessary and to include phased options.

The consensus from the City Council was to discuss this item at a future meeting, after staff is able to prioritize.

L) FUTURE AGENDA ITEMS

There were no future agenda items discussed.

M) ADJOURN

There being no further discussion, Mayor Pro Tem St. Claire declared the meeting adjourned at 9:50 p.m.

Signed by:

Mayor James Clark

Attested by:

Amy Piukana

Amy Piukana, TRMC, City Secretary

Seal:

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro-Tem, Place 6

James Clark, Mayor

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin City Council Regular Session Meeting - June 20, 2024

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"*

Council Members Present:

Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member John Mounce, Council Member Tomas Mendoza, Council Member James Castle, Council Member Daniel Dennis

Planning and Zoning Commissioners Present:

Commissioner Vicente Barrientos, Commissioner Gary Davis, Commissioner Tory Turner, Commissioner Thomas Cronberger, Alternate Commissioner Emily Kryzyzek

Mayor Clark called the meeting to order at 6:01 p.m. and provided the Invocation and Pledge of Allegiance.

B) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

The following citizen spoke:

- Greg Scott, 136 Daisey Lane introduced himself, noting he currently serves on the board of directors for Upper Trinity Regional Water District as treasurer. He expressed concerns about water maximums at local lakes and encouraged the Council to attend an upcoming breakfast to be educated on growth and water needs within our community.

C) JOINT WORK SHOP

1. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss updates from the Texas Department of Transportation (TxDot) and Innovative Transportation Solutions, Inc. regarding roadway projects.

Amanda Miller Denton County area Engineer briefed the City Council and Planning and Zoning Commission regarding FM 1171 project and FM 407 Rehab Work and Realignment Projects. Ms. Miller reviewed updates from the Texas Department of Transportation and Transportation Solutions, Inc. roadway projects.

2. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss the Unified Development Code.

Mr. Ivan Gonzalez and Brad Longberger with Place Strategies briefed the City Council and Planning and Zoning Commission regarding the Unified Development Code. Mr. Gonzalez reviewed the timeline, hot topic rankings, parks and open space, other municipalities, residential conversions, form-based code, current regulations, dark sky regulations, and density vs. intensity.

After discussion, Mr. Gonzalez noted a first draft would be prepared in July with a second public open house set for August. He further stated he would provide the City Council with an update prior to the public house meeting.

D) ADJOURN

Mayor Clark adjourned the Joint City Council and Planning and Zoning Commission meeting at 9:09 p.m.

Signed by: _____
Mayor James Clark

Attested by: _____
Matthew Cyr, Director of Planning

Seal:



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider adopting Ordinance No. 783-24, an ordinance of the City Council of the City of Justin, Texas approving the 2024 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Timberbrook Public Improvement District No. 1 in accordance with Chapter 372, Local Government Code, as amended; and take appropriate action.

Department: Administration

Contact: Josh Armstrong, Finance Director, Abbey Reece

Recommendation:

Approve the update as presented.

Background:

The Timberbrook PID requires annual updates to the SAP. This is the annual update to the SAP. The last update was approved in the August 8, 2023, city council meeting. There are no major changes in this update.

City Attorney Review: N/A

Attachments:

1. Ordinance 783-24 PID Annual PID Assessment
2. 2024-07-15_JUS_Timberbrook_2024 SAP Update_v1.3

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 783-24**

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING THE 2024 ANNUAL SERVICE PLAN UPDATE AND AN UPDATED 2024 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on September 25, 2017, the City Council passed and adopted Resolution No. 513-17 which authorized the Timberbrook Public Improvement District No. 1 (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in a petition and as to the advisability of creating the District; and

WHEREAS, on August 10, 2021 the City Council approved Ordinance No. 704-21, approving the Timberbrook Public Improvement District No. 1 2021 Amended and Restated Service and Assessment Plan (August Update) (the "Service and Assessment Plan") for the District, and adopting an assessment roll for the District (the "Assessment Roll"); and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City Council has received the "Timberbrook Public Improvement District No. 1 2024 Annual Service Plan Update" (the "2024 Annual Service Plan Update") which includes the updated Assessment Roll, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2024, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2024 Annual Service Plan Update and updated Assessment Roll for the District as required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

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

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 3. Approval of Update. The 2024 Annual Service Plan Update and the updated Assessment Roll, attached hereto as **Exhibit A** and incorporated herein, is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2024 Annual Service Plan Update, to be recorded in the real property records of Denton County, Texas not later than the seventh day after the date the City Council adopts this Ordinance approving the 2024 Annual Service Plan Update. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN,
TEXAS, THIS 25th day of July, 2024.**

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

EXHIBIT A

2024 Annual Service Plan Update

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TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 2024 ANNUAL SERVICE PLAN UPDATE

JULY 25, 2024

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Timberbrook Public Improvement District No. 1 2021 Amended and Restated Service and Assessment Plan (August Update) (the “2021 A&R SAP”), used for the issuance of PID Bonds.

The District was created pursuant to the PID Act by Resolution No. 513-17 on September 25, 2017 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On March 26, 2018, the City Council approved the 2018 Service and Assessment Plan for the District by adopting Ordinance No. 642-18 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On July 8, 2019, the City Council approved the 2019 Annual Service Plan Update for the District by council action, which updated the Assessment Rolls for 2019.

On June 29, 2020, the City Council approved the 2020 Annual Service Plan Update for the District by adopting Resolution No. 544-20, which updated the Assessment Rolls for 2020.

On June 28, 2021, the City Council approved the 2021 Amended and Restated Service and Assessment Plan (June Update) by adopting Ordinance No. 700-21, which served to amend and restate the 2018 Service and Assessment Plan in its entirety for the purposes of (1) identifying the Improvement Area #2 Improvements, Improvement Area #2-A Improvements, and Improvement Area #2-B Improvements, (2) levying Improvement Area #2-A Assessments, and (3) updating the Assessment Rolls.

On August 10, 2021, the City Council approved the 2021 A&R SAP by adopting Ordinance No. 704-21, which served to amend and restate the 2021 Amended and Restated Service and Assessment Plan (June Update), in its entirety for the purposes of (1) levying Improvement Area #2-B Assessments, (2) issuing the Improvement Area #2 Bonds, and (3) updating the Assessment Rolls.

On June 28, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 727-22, which updated the Assessment Rolls for 2022.

On August 8, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 757-23, which updated the Assessment Rolls for 2023.

The 2021 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2021 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2021 A&R SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Timberbrook, Phase 1A was filed and recorded in the official records of the County on May 8, 2018, and consists of 121 residential Lots and 4 Lots of Non-Benefited Property.
- The final plat of Timberbrook, Phase 1B was filed and recorded in the official records of the County on May 8, 2018, and consists of 88 residential Lots and 1 Lot of Non-Benefited Property.
- The replat of Timberbrook, Phase 1A Lots 31XR – 33R, Block 3 was filed and recorded in the official records of the County on April 3, 2019, and consists of 2 residential Lots and 1 Lot of Non-Benefited Property.
- The replat of Timberbrook, Phase 1B Lots 30R – 36R, Block 6 was filed and recorded in the official records of the County on April 3, 2019, and consists of 7 residential Lots and 0 Lots of Non-Benefited Property.
- The final plat of Timberbrook, Phase 2 was filed and recorded in the official records of the County on April 30, 2020, and consists of 172 residential Lots and 1 Lot of Non-Benefited Property.

Improvement Area #2-A

- The final plat of Timberbrook, Phase 3A was filed and recorded in the official records of the County on July 1, 2021, and consists of 79 residential Lots and 2 Lots of Non-Benefited Property.

Improvement Area #2-B

- The final plat of Timberbrook, Phase 3B and Phase 4A was filed and recorded in the official records of the County on August 23, 2022, and consists of 293 residential Lots and 7 Lots of Non-Benefited Property.
- The final plat of Timberbrook, Phase 4B was filed and recorded in the official records of the county on February 15, 2024, and consists of 111 residential Lots and 1 Lot of Non-Benefited Property. The plat is attached as **Exhibit B-1**.
- The final plat of Timberbrook, Phase 5 was filed and recorded in the official records of the county on February 15, 2024, and consists of 108 residential Lots and 1 Lot of Non-Benefited Property. The plat is attached as **Exhibit B-2**.
- The final plat of Timberbrook, Phase 6 was filed and recorded in the official records of the county on February 15, 2024, and consists of 26 residential Lots and 3 Lots of Non-Benefited Property. The plat is attached as **Exhibit B-3**.

LOT AND HOME SALES

Improvement Area #1

Per the Developer on March 31, 2024, the lot ownership composition was as provided below:

- Developer Owned:
 - Lot Type 1: 7 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- End-User Owned:
 - Lot Type 1: 289 Lots
 - Lot Type 2: 69 Lots
 - Lot Type 3: 25 Lots

Improvement Area #2

Per the Developer on March 31, 2024, the lot ownership composition was as provided below:

- Developer Owned:
 - Lot Type 4: 0 Lots

- Lot Type 5: 0 Lots
- Lot Type 6: 232 Lots
- Lot Type 7: 13 Lots
- Lot Type 8: 106 Lots
- Lot Type Commercial: 0 Acres
- Homebuilder Owned:
 - Lot Type 6: 144 Lots
 - Lot Type 7: 4 Lots
 - Lot Type 8: 10 Lots
- End-User Owned:
 - Lot Type 4: 36 Lots
 - Lot Type 5: 43 Lots
 - Lot Type 6: 24 Lots
 - Lot Type 7: 1 Lots
 - Lot Type 8: 4 Lots
 - Lot Type Commercial: 13.942 Acres

See **Exhibit E** for the buyer disclosures. See **Exhibit D** for the Lot Type classification map.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the 2021 A&R SAP and they were dedicated to the City on April 30, 2020.

Improvement Area #2

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2021 A&R SAP for Improvement Area #2 are currently under construction and projected to be completed in the fourth quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown in the table below.

Authorized Improvements	Budget	Actual Costs Spent to Date	Percent Complete
<i>Improvement Area #2 Improvements</i>			
Street	\$ 3,864,295	\$ 2,557,852	66.19%
Water	\$ 11,137,327	\$ 1,507,327	13.53%
Sanitary Sewer	\$ 331,595	\$ -	0.00%
Storm Drainage	\$ 1,364,605	\$ 627,069	45.95%
Soft Costs	\$ 1,758,005	\$ 818,186	46.54%
	\$ 18,455,828	\$ 5,510,434	29.86%

Improvement Area #2-A

The Developer has completed the Authorized Improvements listed in the 2021 A&R SAP and they were dedicated to the City on July 2, 2021.

Improvement Area #2-B

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2021 A&R SAP for Improvement Area #2-B are currently under construction and projected to be completed in the fourth quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvements	Budget	Actual Costs Spent to Date	Percent Complete
<i>Improvement Area #2-B Improvements</i>			
Street	\$ 5,390,134	\$ 2,915,754	54.09%
Water	\$ 2,082,022	\$ 1,256,298	60.34%
Sanitary Sewer	\$ 2,310,138	\$ 1,726,323	74.73%
Storm Drainage	\$ 2,109,143	\$ 1,081,660	51.28%
Soft Costs	\$ 3,305,778	\$ 1,356,090	41.02%
	\$ 15,197,215	\$ 8,336,125	54.85%

Major Improvement Area

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2021 A&R SAP for the Major Improvement Area were completed in the Q2 of 2020. The Authorized Improvements for phases 3A, 3B/4A have been completed and accepted by the City. The Authorized Improvements for phases 4B, 5, 6, 7, 8, 9 have been completed but not yet accepted by the City. The budget for the Authorized Improvements remains unchanged as shown in the table below.

Authorized Improvements	Budget	Actual Costs Spent to Date	Percent Complete
<i>Major Improvements</i>			
Street	\$ 1,815,305	\$ 1,539,606	84.81%
Water	\$ 858,543	\$ 736,802	85.82%
Sanitary Sewer	\$ 1,895,933	\$ 1,616,924	85.28%
Storm Drainage	\$ 1,642,415	\$ 1,537,142	93.59%
Soft Costs	\$ 1,452,679	\$ 782,659	53.88%
	\$ 7,664,875	\$ 6,213,133	81.06%

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of principal bond payment due September 1, Improvement Area #1 has an outstanding Assessment of \$7,217,346.48. The outstanding Improvement Area #1 Assessment is less than the \$7,235,000.00 in outstanding Improvement Area #1 Bonds due to a Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Improvement Area #2-A

Net of principal bond payment due September 1, Improvement Area #2-A has an outstanding Assessment of \$2,343,256.44. The outstanding Improvement Area #2-A Assessment is less than the \$2,375,000.00 in outstanding Improvement Area #2-A Assessments securing the Improvement Area #2 Bonds due to a Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

Improvement Area #2-B

Net of principal bond payment due September 1, Improvement Area #2-B has an outstanding Assessment is \$16,309,000.00.

Major Improvement Area

Net of principal bond payment due September 1, Major Improvement Area has an outstanding Assessment of \$6,328,321.26. The outstanding Major Improvement Area Assessment is less than the \$6,335,000.00 in outstanding Major Improvement Area Assessments securing the Major Improvement Area Bonds due to a Prepayment of Assessment for which Major Improvement Area Bonds have not yet been redeemed.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #1 is \$538,781.26.
- **Administrative Expenses** – The cost of administering the District and collecting the Improvement Area #1 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for Improvement Area #1 is \$25,148.93. A breakdown of the Administrative Expenses is shown below.

Improvement Area #1 Administrative Expenses Breakdown	
Administration	\$ 14,737.04
City Auditor	\$ 561.61
Filing Fees	\$ 224.64
County Collection	\$ 401.00
Misc	\$ 224.64
PID Trustee Fees	\$ 3,000.00
Dissemination Agent	\$ 3,500.00
Arbitrage	\$ 2,500.00
Total	\$ 25,148.93

- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the applicable Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #1 Assessment, resulting in an Additional Interest for the Annual Installment for Improvement Area #1 of \$36,175.00.

Improvement Area #1 Due January 31, 2025	
Principal	\$ 175,000.00
Interest	363,781.26
Administrative Expenses	25,148.93
Additional Interest	36,175.00
Total Annual Installment	\$ 600,105.19

See Limited Offering Memorandum for Improvement Area #1 for the pay period. See **Exhibit C-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the Limited Offering Memorandum.

Improvement Area #2-A

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2-A is \$137,047.50.
- **Administrative Expenses** – The cost of administering the District and collecting the Improvement Area #2-A Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for Improvement Area #2-A is \$6,292.23. A breakdown of the Administrative Expenses is shown below.

Improvement Area #2-A Administrative Expenses Breakdown	
Administration	\$ 4,830.37
City Auditor	\$ 184.08
Filing Fees	\$ 73.63
County Collection	\$ 49.47
Misc	\$ 73.63
PID Trustee Fees	\$ 508.73
Dissemination Agent	\$ 445.14
Arbitrage	\$ 127.18
Total	\$ 6,292.23

- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the applicable Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #2-A Assessment, resulting in an Additional Interest for the Annual Installment for Improvement Area #2-A of \$11,875.00.

Improvement Area #2-A		
Due January 31, 2025		
Principal	\$	51,000.00
Interest		86,047.50
Administrative Expenses		6,292.23
Additional Interest		11,875.00
Total Annual Installment	\$	155,214.73

See Limited Offering Memorandum for Improvement Area #2 for the pay period. See **Exhibit C-2** for the debt service schedule for the Improvement Area #2 Bonds as provided by the City's Financial Advisor.

Improvement Area #2-B

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2-B is \$934,756.26.
- **Administrative Expenses** – The cost of administering the District and collecting the Improvement Area #2-B Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for Improvement Area #2-B is \$43,182.01. A breakdown of the Administrative Expenses is shown below.

Improvement Area #2-B	
Administrative Expenses Breakdown	
Administration	\$ 33,149.39
City Auditor	\$ 1,263.28
Filing Fees	\$ 505.31
County Collection	\$ 339.53
Misc	\$ 505.31
PID Trustee Fees	\$ 3,491.27
Dissemination Agent	\$ 3,055.10
Arbitrage	\$ 872.82
Total	\$ 43,182.01

- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the applicable Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #2-B Assessment, resulting in an Additional Interest for the Annual Installment for Improvement Area #2-B of \$81,545.00.

Improvement Area #2-B	
Due January 31, 2025	
Principal	\$ 344,000.00
Interest	590,756.26
Administrative Expenses	43,182.01
Additional Interest	81,545.00
Total Annual Installment	\$ 1,059,483.27

See Limited Offering Memorandum for Improvement Area #2 for the pay period. See **Exhibit C-2** for the debt service schedule for the Improvement Area #2 Bonds as provided by the City's Financial Advisor.

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment for the Major Improvement Area is \$487,456.26.
- **Administrative Expenses** – The cost of administering the District and collecting the Major Improvement Area Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Major Improvement Area Annual Installment is \$21,668.81. A breakdown of the Administrative Expenses is shown below.

Major Improvement Area Administrative Expenses Breakdown	
Administration	\$ 12,884.96
City Auditor	\$ 491.03
Filing Fees	\$ 196.41
County Collection	\$ 400.00
Misc	\$ 196.41
PID Trustee Fees	\$ 3,000.00
Dissemination Agent	\$ 3,500.00
Arbitrage	\$ 1,000.00
Total	\$ 21,668.81

- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the applicable Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Major Improvement Area Assessment, resulting in an Additional Interest for the Annual Installment for the Major Improvement Area of \$31,675.00.

Major Improvement Area	
Due January 31, 2025	
Principal	\$ 145,000.00
Interest	342,456.26
Administrative Expenses	21,668.81
Additional Interest	31,675.00
Total Annual Installment	\$ 540,800.07

See Limited Offering Memorandum for Major Improvement Area for the pay period. See **Exhibit D-3** for the debt service schedule for the Major Improvement Area Bonds as provided by the City's Financial Advisor.

PREPAYMENT OF ASSESSMENTS IN FULL

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
732123	237 SPRUCE VALLEY DR	1	7/30/2020	126969

Improvement Area #2-A

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

Improvement Area #2-A				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
980820	1013 TIMBER RIDGE DR	4	11/18/2022	Pending
980866	1040 Elmwood Drive	5	6/4/2024	Pending

Improvement Area #2-B

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

Improvement Area #2-B				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
N/A	N/A	Commercial	12/31/2022	Pending

Major Improvement Area

The following is a list of all Major Improvement Area Lots that have been paid in full.

Major Improvement Area				
Property ID	Address	Lot Type	Prepayment Date	Recorded Lien Release Number
980820	1013 TIMBER RIDGE DR	4	11/18/2022	Pending
N/A	N/A	Commercial	12/31/2022	Pending
980866	1040 Elmwood Drive	5	6/4/2024	Pending

PARTIAL PREPAYMENTS OF ASSESSMENTS

Improvement Area #1

No partial prepayments have occurred within Improvement Area #1.

Improvement Area #2-A

No partial prepayments have occurred within Improvement Area #2-A.

Improvement Area #2-B

No partial prepayments have occurred within Improvement Area #2-B.

Major Improvement Area

No partial prepayments have occurred within the Major Improvement Area.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred in Improvement Area #1.

Improvement Area #2

Per notice posted March 2, 2023, \$762,000 was redeemed in the April 1, 2023 extraordinary optional redemption¹.

¹ See [link](#) for more information regarding extraordinary option redemptions for the Improvement Area #2 Bonds.

Major Improvement Area

Per notice posted March 2, 2023, \$200,000 was redeemed in the April 1, 2023 extraordinary optional redemption².

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Major Improvement Area				
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 145,000.00	\$ 150,000.00	\$ 160,000.00	\$ 170,000.00	\$ 175,000.00
Interest		342,456.26	335,206.26	327,706.26	319,706.26	311,206.26
	(1)	\$ 487,456.26	\$ 485,206.26	\$ 487,706.26	\$ 489,706.26	\$ 486,206.26
Additional Interest	(2)	\$ 31,675.00	\$ 30,950.00	\$ 30,200.00	\$ 29,400.00	\$ 28,550.00
Administrative Expenses	(3)	\$ 21,668.81	\$ 22,102.19	\$ 22,544.23	\$ 22,995.11	\$ 23,455.02
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 540,800.07	\$ 538,258.45	\$ 540,450.49	\$ 542,101.37	\$ 538,211.28

		Improvement Area #1				
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 175,000.00	\$ 180,000.00	\$ 190,000.00	\$ 200,000.00	\$ 210,000.00
Interest		363,781.26	355,687.50	347,362.50	338,575.00	329,325.00
	(1)	\$ 538,781.26	\$ 535,687.50	\$ 537,362.50	\$ 538,575.00	\$ 539,325.00
Additional Interest	(2)	\$ 36,175.00	\$ 35,300.00	\$ 34,400.00	\$ 33,450.00	\$ 32,450.00
Administrative Expenses	(3)	\$ 25,148.93	\$ 25,651.91	\$ 26,164.95	\$ 26,688.25	\$ 27,222.01
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 600,105.19	\$ 596,639.41	\$ 597,927.45	\$ 598,713.25	\$ 598,997.01

Improvement Area #2-A						
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 51,000.00	\$ 52,000.00	\$ 53,000.00	\$ 54,000.00	\$ 57,000.00	
Interest	\$ 86,047.50	\$ 84,772.50	\$ 83,472.50	\$ 81,882.50	\$ 80,262.50	
(1)	\$ 137,047.50	\$ 136,772.50	\$ 136,472.50	\$ 135,882.50	\$ 137,262.50	
Additional Interest	(2)	\$ 11,875.00	\$ 11,620.00	\$ 11,360.00	\$ 11,095.00	\$ 10,825.00
Administrative Expenses	(3)	\$ 6,292.23	\$ 6,418.07	\$ 6,546.44	\$ 6,677.36	\$ 6,810.91
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 155,214.73	\$ 154,810.57	\$ 154,378.94	\$ 153,654.86	\$ 154,898.41

² See [link](#) for more information regarding extraordinary option redemptions for the Major Improvement Area Bonds.

		Improvement Area #2-B				
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 344,000.00	\$ 357,000.00	\$ 365,000.00	\$ 376,000.00	\$ 390,000.00
Interest		590,756.26	582,156.26	573,231.26	562,281.26	551,001.26
	(1)	\$ 934,756.26	\$ 939,156.26	\$ 938,231.26	\$ 938,281.26	\$ 941,001.26
Additional Interest	(2)	\$ 81,545.00	\$ 79,825.00	\$ 78,040.00	\$ 76,215.00	\$ 74,335.00
Administrative Expenses	(3)	\$ 43,182.01	\$ 44,045.65	\$ 44,926.56	\$ 45,825.10	\$ 46,741.60
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,059,483.27	\$ 1,063,026.91	\$ 1,061,197.82	\$ 1,060,321.36	\$ 1,062,077.86

ASSESSMENT ROLL

The list of current Parcels within Improvement Area #1, the corresponding total Improvement Area #1 Assessments, and current Improvement Area #1 Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-1**.

The list of current Parcels within Improvement Area #2-A, the corresponding total Improvement Area #2-A Assessments, and current Improvement Area #2-A Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-2**.

The list of current Parcels within Improvement Area #2-B, the corresponding total Improvement Area #2-B Assessments, and current Improvement Area #2-B Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-3**.

The list of current Parcels within the Major Improvement Area, the corresponding total Major Improvement Area Assessments, and current Major Improvement Area Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-4**.

The Parcels shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025. The list of Parcels shown on the Assessment Rol is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
732162	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732163	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732166	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732168	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732169	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732176	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732173	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732165	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732171	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732170	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732174	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732167	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732164	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732172	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732175	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732210	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732222	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732213	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732220	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732221	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732219	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732217	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732209	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732214	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732212	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732218	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732211	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732216	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732215	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732128	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732108	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754950	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754951	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732112	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732106	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732121	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732113	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732139	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732140	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732114	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
732137	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732119	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732133	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732105	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732130	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732118	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732109	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732127	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732110	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732111	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732116	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732138	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732135	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732126	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732141	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732115	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732131	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732136	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732117	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732124	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732122	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732132	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732120	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732129	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732200	Non-Benefited Property		\$ -	\$ -
754949	Non-Benefited Property		\$ -	\$ -
732134	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732107	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732123	Lot Type 1	[d]	\$ -	\$ -
732142	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732143	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732668	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732671	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732666	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732669	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732665	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732667	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732670	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732656	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732658	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
732663	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732657	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732654	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732659	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732661	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732662	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732655	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732660	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732228	Non-Benefited Property		\$ -	\$ -
732184	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732187	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754947	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732223	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732227	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754943	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732614	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732188	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732186	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732615	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732182	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732613	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732617	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732181	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732226	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754942	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732610	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732191	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732611	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732185	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732224	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732225	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732178	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732190	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732618	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732189	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732612	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754944	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732183	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754945	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732616	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
732179	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754948	Lot Type 1		\$ 17,653.52	\$ 1,464.42
754946	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732177	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732180	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732145	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732157	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732207	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732150	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732149	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732144	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732156	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732197	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732204	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732155	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732206	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732194	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732201	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732205	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732198	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732161	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732192	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732158	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732195	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732208	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732148	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732153	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732196	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732154	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732203	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732193	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732199	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732147	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732202	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732146	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732159	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732152	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732151	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732160	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732643	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
732635	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732644	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732652	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732625	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732636	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732634	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732632	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732647	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732638	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732620	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732645	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732623	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732651	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732649	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732621	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732640	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732653	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732641	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732646	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732639	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732622	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732631	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732637	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732648	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732624	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732630	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732650	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732628	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732642	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732633	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732629	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732626	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732627	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957027	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732609	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732598	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957029	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732607	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957032	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732591	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
957026	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732596	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957023	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732590	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957028	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732608	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957040	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957038	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732601	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732603	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732600	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732592	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732605	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732599	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957030	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732593	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732606	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957033	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957034	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957037	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732604	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732595	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957025	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732597	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957039	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957042	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732594	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957031	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957041	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957036	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732602	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957024	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957035	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732673	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957139	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732676	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732674	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957140	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957137	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957136	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
957132	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732675	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957133	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957138	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957134	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732678	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732679	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957135	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732672	Lot Type 1		\$ 17,653.52	\$ 1,464.42
732677	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957191	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957198	Lot Type 1	[f]	\$ 8,826.76	\$ 732.21
957196	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957179	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957177	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957178	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957181	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957186	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957184	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957176	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957197	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957183	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957194	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957185	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957180	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957187	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957189	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957192	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957190	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957193	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957182	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957188	Lot Type 1		\$ 17,653.52	\$ 1,464.42
1002606	Lot Type 1	[f]	\$ 8,826.76	\$ 732.21
957195	Lot Type 1		\$ 17,653.52	\$ 1,464.42
976404	Lot Type 1	[e]	\$ 8,826.76	\$ 732.21
957116	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957113	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957115	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957128	Lot Type 1	[e]	\$ 8,826.76	\$ 732.21
957119	Lot Type 1		\$ 17,653.52	\$ 1,464.42

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
957123	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957129	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957125	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957120	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957121	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957118	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957114	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957127	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957122	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957126	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957124	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957130	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957117	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957163	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957174	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957161	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957165	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957168	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957162	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957170	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957166	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957169	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957167	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957160	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957164	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957173	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957171	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957172	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957152	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957149	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957154	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957151	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957150	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957141	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957153	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957145	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957146	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957142	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957159	Non-Benefited Property		\$ -	\$ -
957158	Lot Type 2		\$ 20,595.77	\$ 1,708.49

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
957143	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957157	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957148	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957156	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957147	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957155	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957144	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957067	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957054	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957065	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957043	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957069	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957062	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957055	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957053	Lot Type 2	[g]	\$ 10,297.89	\$ 854.24
1036406	Lot Type 2	[g]	\$ 10,297.89	\$ 854.24
957051	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957058	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957063	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957056	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957057	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957045	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957046	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957050	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957066	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957049	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957059	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957052	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957061	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957047	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957064	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957044	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957048	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957070	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957060	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957068	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957084	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957092	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957075	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957076	Lot Type 2		\$ 20,595.77	\$ 1,708.49

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
957089	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957095	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957096	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957093	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957088	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957079	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957072	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957078	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957083	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957077	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957090	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957082	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957097	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957087	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957073	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957071	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957094	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957086	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957074	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957091	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957080	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957081	Lot Type 2		\$ 20,595.77	\$ 1,708.49
957104	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957107	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957101	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957112	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957098	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957103	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957102	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957105	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957109	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957099	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957111	Lot Type 1		\$ 17,653.52	\$ 1,464.42
957106	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957108	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957110	Lot Type 3		\$ 23,538.02	\$ 1,952.56
957100	Lot Type 3		\$ 23,538.02	\$ 1,952.56
732229	Non-Benefited Property		\$ -	\$ -
956377	Non-Benefited Property	[c]	\$ -	\$ -
956281	Non-Benefited Property	[c]	\$ -	\$ -

			Improvement Area #1 Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
956356	Non-Benefited Property	[c]	\$ -	\$ -
Total			\$ 7,217,346.48	\$ 598,703.70

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 #1 Bonds.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Non-Benefited Property. Personal Property, per County appraisal district.

[d] Property ID has prepaid Assessment in full.

[e] Undivided interest Parcel located at 1113 MISTY RIDGE DR, billed 50% to Property ID 957128 and 50% to Property ID 976404.

[f] Undivided interest Parcel located at 1221 MISTY RIDGE DR, billed 50% to Property ID 957198 and 50% to Property ID 1002606.

[g] Undivided interest Parcel, billed 50% to Property ID 957053 and 50% to Property ID 1036406.

EXHIBIT A-2 –IMPROVEMENT AREA #2-A ASSESSMENT ROLL

			Improvement Area #2-A Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
980814	Lot Type 4	[c]	\$ 28,857.84	\$ 1,887.00
980815	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980816	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980817	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980818	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980819	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980820	Lot Type 4		\$ -	\$ -
980821	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980822	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980823	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980824	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980825	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980826	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980827	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980828	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980829	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980830	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980831	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980832	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980813	Non-Benefited Property		\$ -	\$ -
980883	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980884	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980885	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980886	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980887	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980888	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980889	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980890	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980891	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980892	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980893	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980876	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980877	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980878	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980879	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980880	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980881	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980882	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980873	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980874	Lot Type 5		\$ 31,743.62	\$ 2,075.70

			Improvement Area #2-A Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
980875	Non-Benefited Property		\$ -	\$ -
980833	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980834	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980835	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980836	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980837	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980838	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980839	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980840	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980841	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980842	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980843	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980844	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980845	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980846	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980847	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980848	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980849	Lot Type 4		\$ 28,857.84	\$ 1,887.00
980850	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980851	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980852	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980853	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980854	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980855	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980856	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980857	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980858	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980859	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980860	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980861	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980862	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980863	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980864	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980865	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980866	Lot Type 5	[c]	\$ -	\$ -
980867	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980868	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980869	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980870	Lot Type 5		\$ 31,743.62	\$ 2,075.70
980871	Lot Type 5		\$ 31,743.62	\$ 2,075.70

			Improvement Area #2-A Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
980872	Lot Type 5		\$ 31,743.62	\$ 2,075.70
Total			\$ 2,343,256.44	\$ 153,224.40

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 #2 Bonds.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Property ID has prepaid Assessment in full.

EXHIBIT A-3 – IMPROVEMENT AREA #2-B ASSESSMENT ROLL

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
980813	Non-Benefited Property		\$ -	\$ -
1007439	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007440	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007441	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007442	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007443	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007444	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007445	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007446	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007447	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007448	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007486	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007487	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007488	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007489	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007490	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007491	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007492	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007493	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007494	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007449	Non-Benefited Property		\$ -	\$ -
1007496	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007497	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007498	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007499	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007500	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007501	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007502	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007503	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007495	Non-Benefited Property		\$ -	\$ -
1007285	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007286	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007287	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007288	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007289	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007290	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007291	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007292	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007293	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007294	Lot Type 8		\$ 32,454.18	\$ 2,108.32

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007295	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007296	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007297	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1007450	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007451	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007452	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007453	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007454	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007455	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007456	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007457	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007458	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007459	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007460	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007189	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007190	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007191	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007192	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007193	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007194	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007195	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007196	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007197	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007198	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007199	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007200	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007201	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007202	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007203	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007204	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007205	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007206	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007207	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007208	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007209	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007210	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007211	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007212	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007213	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007214	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007215	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007216	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007217	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007218	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007219	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007220	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007221	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007222	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007223	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007224	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007225	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007226	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007227	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007228	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007229	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007230	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007231	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007232	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007233	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007234	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007235	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007236	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007237	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007238	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007239	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007240	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007241	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007242	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007243	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007244	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007245	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007246	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007247	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007248	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007249	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007250	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007251	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007463	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007464	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007465	Lot Type 7		\$ 29,503.80	\$ 1,916.66

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007466	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007467	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007468	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007469	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007470	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007471	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007472	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1007514	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007515	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007516	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007517	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007518	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007519	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007298	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007299	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007300	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007301	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007302	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007303	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007304	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007305	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007306	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007307	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007308	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007309	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007310	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007311	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007312	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007313	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007314	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007315	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007316	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007317	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007318	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007319	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007320	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007321	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007322	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007323	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007324	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007325	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007326	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007327	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007328	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007329	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007330	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007331	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007332	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007333	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007334	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007335	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007336	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007504	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007505	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007506	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007507	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007508	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007509	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007510	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007511	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007512	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007513	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007427	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007428	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007429	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007430	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007431	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007432	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007433	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007434	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007435	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007436	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007437	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007438	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007473	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007474	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007475	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007476	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007477	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007478	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007479	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007480	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007481	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007482	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007402	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007403	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007404	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007405	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007406	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007407	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007408	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007409	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007410	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007411	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007412	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007413	Non-Benefited Property		\$ -	\$ -
1007414	Non-Benefited Property		\$ -	\$ -
1007337	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007338	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007339	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007340	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007341	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007342	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007343	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007344	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007345	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007346	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007347	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007348	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007349	Non-Benefited Property		\$ -	\$ -
1007350	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007351	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007352	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007353	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007354	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007355	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007356	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007357	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007358	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007359	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007360	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007361	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007362	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007363	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007364	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007365	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007366	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007367	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007368	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007369	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007370	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007371	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007372	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007373	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007374	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007375	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007376	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007377	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007378	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007379	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007380	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007381	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007382	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007383	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007384	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007385	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007386	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007387	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007388	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007389	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007390	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007391	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007392	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007393	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007394	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007395	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007396	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007397	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007398	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007399	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1007400	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007401	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007520	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007521	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007522	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007523	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007524	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007415	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007416	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007417	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007418	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007419	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007420	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007421	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007422	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007423	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007424	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007425	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007426	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1007525	Non-Benefited Property		\$ -	\$ -
1007526	Non-Benefited Property		\$ -	\$ -
1036641	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036642	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036643	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036644	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036645	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036646	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036647	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036648	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036649	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036571	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036572	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036573	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036574	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036575	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036576	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036577	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036578	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036579	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036580	Lot Type 8		\$ 32,454.18	\$ 2,108.32

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036581	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036582	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036583	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036584	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036585	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036586	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036587	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036588	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036589	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036590	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036591	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036592	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036593	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036594	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036595	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036596	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036597	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036598	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036682	Non-Benefited Property		\$ -	\$ -
1036650	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036651	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036652	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036653	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036654	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036655	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036656	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036657	Lot Type 7		\$ 29,503.80	\$ 1,916.66
1036621	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036622	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036623	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036624	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036625	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036626	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036627	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036628	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036629	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036630	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036631	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036632	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036633	Lot Type 8		\$ 32,454.18	\$ 2,108.32

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036634	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036635	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036636	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036637	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036638	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036639	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036640	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036599	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036600	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036601	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036602	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036603	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036604	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036605	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036606	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036607	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036608	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036609	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036610	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036611	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036612	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036613	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036614	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036615	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036616	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036617	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036618	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036619	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036620	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036678	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036679	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036680	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036681	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036666	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036667	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036668	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036669	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036670	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036671	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036672	Lot Type 8		\$ 32,454.18	\$ 2,108.32

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036673	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036674	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036675	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036676	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036677	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036658	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036659	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036660	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036661	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036662	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036663	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036664	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036665	Lot Type 8		\$ 32,454.18	\$ 2,108.32
1036784	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036785	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036786	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036787	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036788	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036789	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036790	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036791	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036792	Non-Benefited Property		\$ -	\$ -
1036758	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036759	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036760	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036761	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036762	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036763	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036764	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036765	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036766	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036767	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036768	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036769	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036770	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036730	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036731	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036732	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036733	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036734	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036735	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036736	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036737	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036738	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036739	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036740	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036741	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036742	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036743	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036744	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036745	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036746	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036747	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036748	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036749	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036750	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036751	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036752	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036753	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036754	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036755	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036756	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036757	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036700	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036701	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036702	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036703	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036704	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036705	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036706	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036707	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036708	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036709	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036710	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036711	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036712	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036713	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036714	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036715	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036716	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036717	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036718	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036719	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036720	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036721	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036722	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036723	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036724	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036725	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036726	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036727	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036728	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036729	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036771	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036772	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036773	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036774	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036775	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036776	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036777	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036778	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036779	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036780	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036781	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036782	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036783	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036684	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036685	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036686	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036687	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036688	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036689	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036690	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036691	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036692	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036693	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036694	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036695	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036696	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036697	Lot Type 6		\$ 26,553.42	\$ 1,724.99

			Improvement Area #2-B Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
1036698	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036699	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036542	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036543	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036544	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036545	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036546	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036547	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036548	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036549	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036550	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036551	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036552	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036553	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036554	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036555	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036556	Non-Benefited Property		\$ -	\$ -
1036557	Non-Benefited Property		\$ -	\$ -
1036558	Non-Benefited Property		\$ -	\$ -
1036559	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036560	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036561	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036562	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036563	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036564	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036565	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036566	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036567	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036568	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036569	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1036570	Lot Type 6		\$ 26,553.42	\$ 1,724.99
1009035	Lot Type Commercial		\$ 274,056.06	\$ 17,803.53
1009037	Lot Type Commercial		\$ 988,005.87	\$ 64,183.93
983715	Lot Type Commercial		\$ -	\$ -
Total			\$ 16,309,000.00	\$ 1,059,481.74

Notes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

EXHIBIT A-4 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
980814	Lot Type 4	[c]	\$ 6,072.44	\$ 518.66
980815	Lot Type 4		\$ 6,072.44	\$ 518.66
980816	Lot Type 4		\$ 6,072.44	\$ 518.66
980817	Lot Type 4		\$ 6,072.44	\$ 518.66
980818	Lot Type 4		\$ 6,072.44	\$ 518.66
980819	Lot Type 4		\$ 6,072.44	\$ 518.66
980820	Lot Type 4		\$ -	\$ -
980821	Lot Type 4		\$ 6,072.44	\$ 518.66
980822	Lot Type 4		\$ 6,072.44	\$ 518.66
980823	Lot Type 4		\$ 6,072.44	\$ 518.66
980824	Lot Type 4		\$ 6,072.44	\$ 518.66
980825	Lot Type 4		\$ 6,072.44	\$ 518.66
980826	Lot Type 4		\$ 6,072.44	\$ 518.66
980827	Lot Type 4		\$ 6,072.44	\$ 518.66
980828	Lot Type 4		\$ 6,072.44	\$ 518.66
980829	Lot Type 4		\$ 6,072.44	\$ 518.66
980830	Lot Type 4		\$ 6,072.44	\$ 518.66
980831	Lot Type 4		\$ 6,072.44	\$ 518.66
980832	Lot Type 4		\$ 6,072.44	\$ 518.66
1007439	Lot Type 6		\$ 5,465.19	\$ 466.55
1007440	Lot Type 6		\$ 5,465.19	\$ 466.55
1007441	Lot Type 6		\$ 5,465.19	\$ 466.55
1007442	Lot Type 6		\$ 5,465.19	\$ 466.55
1007443	Lot Type 6		\$ 5,465.19	\$ 466.55
1007444	Lot Type 6		\$ 5,465.19	\$ 466.55
1007445	Lot Type 6		\$ 5,465.19	\$ 466.55
1007446	Lot Type 6		\$ 5,465.19	\$ 466.55
1007447	Lot Type 6		\$ 5,465.19	\$ 466.55
1007448	Lot Type 6		\$ 5,465.19	\$ 466.55
1007486	Lot Type 8		\$ 6,679.67	\$ 570.23
1007487	Lot Type 8		\$ 6,679.67	\$ 570.23
1007488	Lot Type 8		\$ 6,679.67	\$ 570.23
1007489	Lot Type 8		\$ 6,679.67	\$ 570.23
1007490	Lot Type 8		\$ 6,679.67	\$ 570.23
1007491	Lot Type 8		\$ 6,679.67	\$ 570.23
1007492	Lot Type 8		\$ 6,679.67	\$ 570.23
1007493	Lot Type 8		\$ 6,679.67	\$ 570.23
1007494	Lot Type 6		\$ 5,465.19	\$ 466.55
980813	Non-Benefited Property		\$ -	\$ -
1007449	Non-Benefited Property		\$ -	\$ -

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
980883	Lot Type 5		\$ 6,679.68	\$ 570.54
980884	Lot Type 5		\$ 6,679.68	\$ 570.54
980885	Lot Type 5		\$ 6,679.68	\$ 570.54
980886	Lot Type 5		\$ 6,679.68	\$ 570.54
980887	Lot Type 5		\$ 6,679.68	\$ 570.54
980888	Lot Type 5		\$ 6,679.68	\$ 570.54
980889	Lot Type 5		\$ 6,679.68	\$ 570.54
980890	Lot Type 5		\$ 6,679.68	\$ 570.54
980891	Lot Type 5		\$ 6,679.68	\$ 570.54
980892	Lot Type 5		\$ 6,679.68	\$ 570.54
980893	Lot Type 5		\$ 6,679.68	\$ 570.54
980876	Lot Type 5		\$ 6,679.68	\$ 570.54
980877	Lot Type 5		\$ 6,679.68	\$ 570.54
980878	Lot Type 5		\$ 6,679.68	\$ 570.54
980879	Lot Type 5		\$ 6,679.68	\$ 570.54
980880	Lot Type 5		\$ 6,679.68	\$ 570.54
980881	Lot Type 5		\$ 6,679.68	\$ 570.54
980882	Lot Type 5		\$ 6,679.68	\$ 570.54
980873	Lot Type 5		\$ 6,679.68	\$ 570.54
980874	Lot Type 5		\$ 6,679.68	\$ 570.54
1007496	Lot Type 6		\$ 5,465.19	\$ 466.55
1007497	Lot Type 6		\$ 5,465.19	\$ 466.55
1007498	Lot Type 6		\$ 5,465.19	\$ 466.55
1007499	Lot Type 6		\$ 5,465.19	\$ 466.55
1007500	Lot Type 6		\$ 5,465.19	\$ 466.55
1007501	Lot Type 6		\$ 5,465.19	\$ 466.55
1007502	Lot Type 6		\$ 5,465.19	\$ 466.55
1007503	Lot Type 6		\$ 5,465.19	\$ 466.55
980875	Non-Benefited Property		\$ -	\$ -
1007495	Non-Benefited Property		\$ -	\$ -
980833	Lot Type 4		\$ 6,072.44	\$ 518.66
980834	Lot Type 4		\$ 6,072.44	\$ 518.66
980835	Lot Type 4		\$ 6,072.44	\$ 518.66
980836	Lot Type 4		\$ 6,072.44	\$ 518.66
980837	Lot Type 4		\$ 6,072.44	\$ 518.66
980838	Lot Type 4		\$ 6,072.44	\$ 518.66
980839	Lot Type 4		\$ 6,072.44	\$ 518.66
980840	Lot Type 4		\$ 6,072.44	\$ 518.66
980841	Lot Type 4		\$ 6,072.44	\$ 518.66
980842	Lot Type 4		\$ 6,072.44	\$ 518.66

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
980843	Lot Type 4		\$ 6,072.44	\$ 518.66
980844	Lot Type 4		\$ 6,072.44	\$ 518.66
980845	Lot Type 4		\$ 6,072.44	\$ 518.66
980846	Lot Type 4		\$ 6,072.44	\$ 518.66
980847	Lot Type 4		\$ 6,072.44	\$ 518.66
980848	Lot Type 4		\$ 6,072.44	\$ 518.66
980849	Lot Type 4		\$ 6,072.44	\$ 518.66
980850	Lot Type 5		\$ 6,679.68	\$ 570.54
980851	Lot Type 5		\$ 6,679.68	\$ 570.54
980852	Lot Type 5		\$ 6,679.68	\$ 570.54
980853	Lot Type 5		\$ 6,679.68	\$ 570.54
980854	Lot Type 5		\$ 6,679.68	\$ 570.54
980855	Lot Type 5		\$ 6,679.68	\$ 570.54
980856	Lot Type 5		\$ 6,679.68	\$ 570.54
980857	Lot Type 5		\$ 6,679.68	\$ 570.54
980858	Lot Type 5		\$ 6,679.68	\$ 570.54
980859	Lot Type 5		\$ 6,679.68	\$ 570.54
980860	Lot Type 5		\$ 6,679.68	\$ 570.54
980861	Lot Type 5		\$ 6,679.68	\$ 570.54
980862	Lot Type 5		\$ 6,679.68	\$ 570.54
980863	Lot Type 5		\$ 6,679.68	\$ 570.54
980864	Lot Type 5		\$ 6,679.68	\$ 570.54
980865	Lot Type 5		\$ 6,679.68	\$ 570.54
980866	Lot Type 5	[c]	\$ -	\$ -
980867	Lot Type 5		\$ 6,679.68	\$ 570.54
980868	Lot Type 5		\$ 6,679.68	\$ 570.54
980869	Lot Type 5		\$ 6,679.68	\$ 570.54
980870	Lot Type 5		\$ 6,679.68	\$ 570.54
980871	Lot Type 5		\$ 6,679.68	\$ 570.54
980872	Lot Type 5		\$ 6,679.68	\$ 570.54
1007285	Lot Type 8		\$ 6,679.67	\$ 570.23
1007286	Lot Type 8		\$ 6,679.67	\$ 570.23
1007287	Lot Type 8		\$ 6,679.67	\$ 570.23
1007288	Lot Type 8		\$ 6,679.67	\$ 570.23
1007289	Lot Type 8		\$ 6,679.67	\$ 570.23
1007290	Lot Type 8		\$ 6,679.67	\$ 570.23
1007291	Lot Type 8		\$ 6,679.67	\$ 570.23
1007292	Lot Type 8		\$ 6,679.67	\$ 570.23
1007293	Lot Type 8		\$ 6,679.67	\$ 570.23
1007294	Lot Type 8		\$ 6,679.67	\$ 570.23

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007295	Lot Type 8		\$ 6,679.67	\$ 570.23
1007296	Lot Type 8		\$ 6,679.67	\$ 570.23
1007297	Lot Type 8		\$ 6,679.67	\$ 570.23
1007450	Lot Type 6		\$ 5,465.19	\$ 466.55
1007451	Lot Type 6		\$ 5,465.19	\$ 466.55
1007452	Lot Type 6		\$ 5,465.19	\$ 466.55
1007453	Lot Type 6		\$ 5,465.19	\$ 466.55
1007454	Lot Type 6		\$ 5,465.19	\$ 466.55
1007455	Lot Type 6		\$ 5,465.19	\$ 466.55
1007456	Lot Type 6		\$ 5,465.19	\$ 466.55
1007457	Lot Type 6		\$ 5,465.19	\$ 466.55
1007458	Lot Type 6		\$ 5,465.19	\$ 466.55
1007459	Lot Type 6		\$ 5,465.19	\$ 466.55
1007460	Lot Type 6		\$ 5,465.19	\$ 466.55
1007189	Lot Type 6		\$ 5,465.19	\$ 466.55
1007190	Lot Type 6		\$ 5,465.19	\$ 466.55
1007191	Lot Type 6		\$ 5,465.19	\$ 466.55
1007192	Lot Type 6		\$ 5,465.19	\$ 466.55
1007193	Lot Type 6		\$ 5,465.19	\$ 466.55
1007194	Lot Type 6		\$ 5,465.19	\$ 466.55
1007195	Lot Type 6		\$ 5,465.19	\$ 466.55
1007196	Lot Type 6		\$ 5,465.19	\$ 466.55
1007197	Lot Type 6		\$ 5,465.19	\$ 466.55
1007198	Lot Type 6		\$ 5,465.19	\$ 466.55
1007199	Lot Type 6		\$ 5,465.19	\$ 466.55
1007200	Lot Type 6		\$ 5,465.19	\$ 466.55
1007201	Lot Type 6		\$ 5,465.19	\$ 466.55
1007202	Lot Type 6		\$ 5,465.19	\$ 466.55
1007203	Lot Type 6		\$ 5,465.19	\$ 466.55
1007204	Lot Type 6		\$ 5,465.19	\$ 466.55
1007205	Lot Type 6		\$ 5,465.19	\$ 466.55
1007206	Lot Type 6		\$ 5,465.19	\$ 466.55
1007207	Lot Type 6		\$ 5,465.19	\$ 466.55
1007208	Lot Type 6		\$ 5,465.19	\$ 466.55
1007209	Lot Type 6		\$ 5,465.19	\$ 466.55
1007210	Lot Type 6		\$ 5,465.19	\$ 466.55
1007211	Lot Type 6		\$ 5,465.19	\$ 466.55
1007212	Lot Type 6		\$ 5,465.19	\$ 466.55
1007213	Lot Type 6		\$ 5,465.19	\$ 466.55
1007214	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007215	Lot Type 6		\$ 5,465.19	\$ 466.55
1007216	Lot Type 6		\$ 5,465.19	\$ 466.55
1007217	Lot Type 6		\$ 5,465.19	\$ 466.55
1007218	Lot Type 6		\$ 5,465.19	\$ 466.55
1007219	Lot Type 6		\$ 5,465.19	\$ 466.55
1007220	Lot Type 6		\$ 5,465.19	\$ 466.55
1007221	Lot Type 6		\$ 5,465.19	\$ 466.55
1007222	Lot Type 6		\$ 5,465.19	\$ 466.55
1007223	Lot Type 6		\$ 5,465.19	\$ 466.55
1007224	Lot Type 6		\$ 5,465.19	\$ 466.55
1007225	Lot Type 6		\$ 5,465.19	\$ 466.55
1007226	Lot Type 6		\$ 5,465.19	\$ 466.55
1007227	Lot Type 6		\$ 5,465.19	\$ 466.55
1007228	Lot Type 6		\$ 5,465.19	\$ 466.55
1007229	Lot Type 6		\$ 5,465.19	\$ 466.55
1007230	Lot Type 6		\$ 5,465.19	\$ 466.55
1007231	Lot Type 6		\$ 5,465.19	\$ 466.55
1007232	Lot Type 6		\$ 5,465.19	\$ 466.55
1007233	Lot Type 6		\$ 5,465.19	\$ 466.55
1007234	Lot Type 6		\$ 5,465.19	\$ 466.55
1007235	Lot Type 6		\$ 5,465.19	\$ 466.55
1007236	Lot Type 6		\$ 5,465.19	\$ 466.55
1007237	Lot Type 6		\$ 5,465.19	\$ 466.55
1007238	Lot Type 6		\$ 5,465.19	\$ 466.55
1007239	Lot Type 6		\$ 5,465.19	\$ 466.55
1007240	Lot Type 6		\$ 5,465.19	\$ 466.55
1007241	Lot Type 6		\$ 5,465.19	\$ 466.55
1007242	Lot Type 6		\$ 5,465.19	\$ 466.55
1007243	Lot Type 6		\$ 5,465.19	\$ 466.55
1007244	Lot Type 6		\$ 5,465.19	\$ 466.55
1007245	Lot Type 6		\$ 5,465.19	\$ 466.55
1007246	Lot Type 6		\$ 5,465.19	\$ 466.55
1007247	Lot Type 6		\$ 5,465.19	\$ 466.55
1007248	Lot Type 6		\$ 5,465.19	\$ 466.55
1007249	Lot Type 6		\$ 5,465.19	\$ 466.55
1007250	Lot Type 6		\$ 5,465.19	\$ 466.55
1007251	Lot Type 6		\$ 5,465.19	\$ 466.55
1007463	Lot Type 7		\$ 6,072.43	\$ 518.38
1007464	Lot Type 7		\$ 6,072.43	\$ 518.38
1007465	Lot Type 7		\$ 6,072.43	\$ 518.38

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007466	Lot Type 7		\$ 6,072.43	\$ 518.38
1007467	Lot Type 7		\$ 6,072.43	\$ 518.38
1007468	Lot Type 7		\$ 6,072.43	\$ 518.38
1007469	Lot Type 7		\$ 6,072.43	\$ 518.38
1007470	Lot Type 7		\$ 6,072.43	\$ 518.38
1007471	Lot Type 7		\$ 6,072.43	\$ 518.38
1007472	Lot Type 7		\$ 6,072.43	\$ 518.38
1007514	Lot Type 6		\$ 5,465.19	\$ 466.55
1007515	Lot Type 6		\$ 5,465.19	\$ 466.55
1007516	Lot Type 6		\$ 5,465.19	\$ 466.55
1007517	Lot Type 6		\$ 5,465.19	\$ 466.55
1007518	Lot Type 6		\$ 5,465.19	\$ 466.55
1007519	Lot Type 6		\$ 5,465.19	\$ 466.55
1007298	Lot Type 6		\$ 5,465.19	\$ 466.55
1007299	Lot Type 6		\$ 5,465.19	\$ 466.55
1007300	Lot Type 6		\$ 5,465.19	\$ 466.55
1007301	Lot Type 6		\$ 5,465.19	\$ 466.55
1007302	Lot Type 6		\$ 5,465.19	\$ 466.55
1007303	Lot Type 6		\$ 5,465.19	\$ 466.55
1007304	Lot Type 6		\$ 5,465.19	\$ 466.55
1007305	Lot Type 6		\$ 5,465.19	\$ 466.55
1007306	Lot Type 6		\$ 5,465.19	\$ 466.55
1007307	Lot Type 6		\$ 5,465.19	\$ 466.55
1007308	Lot Type 6		\$ 5,465.19	\$ 466.55
1007309	Lot Type 6		\$ 5,465.19	\$ 466.55
1007310	Lot Type 6		\$ 5,465.19	\$ 466.55
1007311	Lot Type 6		\$ 5,465.19	\$ 466.55
1007312	Lot Type 6		\$ 5,465.19	\$ 466.55
1007313	Lot Type 6		\$ 5,465.19	\$ 466.55
1007314	Lot Type 6		\$ 5,465.19	\$ 466.55
1007315	Lot Type 6		\$ 5,465.19	\$ 466.55
1007316	Lot Type 6		\$ 5,465.19	\$ 466.55
1007317	Lot Type 6		\$ 5,465.19	\$ 466.55
1007318	Lot Type 6		\$ 5,465.19	\$ 466.55
1007319	Lot Type 6		\$ 5,465.19	\$ 466.55
1007320	Lot Type 6		\$ 5,465.19	\$ 466.55
1007321	Lot Type 6		\$ 5,465.19	\$ 466.55
1007322	Lot Type 6		\$ 5,465.19	\$ 466.55
1007323	Lot Type 6		\$ 5,465.19	\$ 466.55
1007324	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007325	Lot Type 6		\$ 5,465.19	\$ 466.55
1007326	Lot Type 6		\$ 5,465.19	\$ 466.55
1007327	Lot Type 6		\$ 5,465.19	\$ 466.55
1007328	Lot Type 6		\$ 5,465.19	\$ 466.55
1007329	Lot Type 6		\$ 5,465.19	\$ 466.55
1007330	Lot Type 6		\$ 5,465.19	\$ 466.55
1007331	Lot Type 6		\$ 5,465.19	\$ 466.55
1007332	Lot Type 6		\$ 5,465.19	\$ 466.55
1007333	Lot Type 6		\$ 5,465.19	\$ 466.55
1007334	Lot Type 6		\$ 5,465.19	\$ 466.55
1007335	Lot Type 6		\$ 5,465.19	\$ 466.55
1007336	Lot Type 6		\$ 5,465.19	\$ 466.55
1007504	Lot Type 6		\$ 5,465.19	\$ 466.55
1007505	Lot Type 6		\$ 5,465.19	\$ 466.55
1007506	Lot Type 6		\$ 5,465.19	\$ 466.55
1007507	Lot Type 6		\$ 5,465.19	\$ 466.55
1007508	Lot Type 6		\$ 5,465.19	\$ 466.55
1007509	Lot Type 6		\$ 5,465.19	\$ 466.55
1007510	Lot Type 6		\$ 5,465.19	\$ 466.55
1007511	Lot Type 6		\$ 5,465.19	\$ 466.55
1007512	Lot Type 6		\$ 5,465.19	\$ 466.55
1007513	Lot Type 6		\$ 5,465.19	\$ 466.55
1007427	Lot Type 6		\$ 5,465.19	\$ 466.55
1007428	Lot Type 6		\$ 5,465.19	\$ 466.55
1007429	Lot Type 6		\$ 5,465.19	\$ 466.55
1007430	Lot Type 6		\$ 5,465.19	\$ 466.55
1007431	Lot Type 6		\$ 5,465.19	\$ 466.55
1007432	Lot Type 6		\$ 5,465.19	\$ 466.55
1007433	Lot Type 6		\$ 5,465.19	\$ 466.55
1007434	Lot Type 6		\$ 5,465.19	\$ 466.55
1007435	Lot Type 6		\$ 5,465.19	\$ 466.55
1007436	Lot Type 6		\$ 5,465.19	\$ 466.55
1007437	Lot Type 6		\$ 5,465.19	\$ 466.55
1007438	Lot Type 6		\$ 5,465.19	\$ 466.55
1007473	Lot Type 6		\$ 5,465.19	\$ 466.55
1007474	Lot Type 6		\$ 5,465.19	\$ 466.55
1007475	Lot Type 6		\$ 5,465.19	\$ 466.55
1007476	Lot Type 6		\$ 5,465.19	\$ 466.55
1007477	Lot Type 6		\$ 5,465.19	\$ 466.55
1007478	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007479	Lot Type 6		\$ 5,465.19	\$ 466.55
1007480	Lot Type 6		\$ 5,465.19	\$ 466.55
1007481	Lot Type 6		\$ 5,465.19	\$ 466.55
1007482	Lot Type 6		\$ 5,465.19	\$ 466.55
1007402	Lot Type 6		\$ 5,465.19	\$ 466.55
1007403	Lot Type 6		\$ 5,465.19	\$ 466.55
1007404	Lot Type 6		\$ 5,465.19	\$ 466.55
1007405	Lot Type 6		\$ 5,465.19	\$ 466.55
1007406	Lot Type 6		\$ 5,465.19	\$ 466.55
1007407	Lot Type 6		\$ 5,465.19	\$ 466.55
1007408	Lot Type 6		\$ 5,465.19	\$ 466.55
1007409	Lot Type 6		\$ 5,465.19	\$ 466.55
1007410	Lot Type 6		\$ 5,465.19	\$ 466.55
1007411	Lot Type 6		\$ 5,465.19	\$ 466.55
1007412	Lot Type 6		\$ 5,465.19	\$ 466.55
1007413	Non-Benefited Property		\$ -	\$ -
1007414	Non-Benefited Property		\$ -	\$ -
1007337	Lot Type 6		\$ 5,465.19	\$ 466.55
1007338	Lot Type 6		\$ 5,465.19	\$ 466.55
1007339	Lot Type 6		\$ 5,465.19	\$ 466.55
1007340	Lot Type 6		\$ 5,465.19	\$ 466.55
1007341	Lot Type 6		\$ 5,465.19	\$ 466.55
1007342	Lot Type 6		\$ 5,465.19	\$ 466.55
1007343	Lot Type 6		\$ 5,465.19	\$ 466.55
1007344	Lot Type 6		\$ 5,465.19	\$ 466.55
1007345	Lot Type 6		\$ 5,465.19	\$ 466.55
1007346	Lot Type 6		\$ 5,465.19	\$ 466.55
1007347	Lot Type 6		\$ 5,465.19	\$ 466.55
1007348	Lot Type 6		\$ 5,465.19	\$ 466.55
1007349	Non-Benefited Property		\$ -	\$ -
1007350	Lot Type 6		\$ 5,465.19	\$ 466.55
1007351	Lot Type 6		\$ 5,465.19	\$ 466.55
1007352	Lot Type 6		\$ 5,465.19	\$ 466.55
1007353	Lot Type 6		\$ 5,465.19	\$ 466.55
1007354	Lot Type 6		\$ 5,465.19	\$ 466.55
1007355	Lot Type 6		\$ 5,465.19	\$ 466.55
1007356	Lot Type 6		\$ 5,465.19	\$ 466.55
1007357	Lot Type 6		\$ 5,465.19	\$ 466.55
1007358	Lot Type 6		\$ 5,465.19	\$ 466.55
1007359	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007360	Lot Type 6		\$ 5,465.19	\$ 466.55
1007361	Lot Type 6		\$ 5,465.19	\$ 466.55
1007362	Lot Type 6		\$ 5,465.19	\$ 466.55
1007363	Lot Type 6		\$ 5,465.19	\$ 466.55
1007364	Lot Type 6		\$ 5,465.19	\$ 466.55
1007365	Lot Type 6		\$ 5,465.19	\$ 466.55
1007366	Lot Type 6		\$ 5,465.19	\$ 466.55
1007367	Lot Type 6		\$ 5,465.19	\$ 466.55
1007368	Lot Type 6		\$ 5,465.19	\$ 466.55
1007369	Lot Type 6		\$ 5,465.19	\$ 466.55
1007370	Lot Type 6		\$ 5,465.19	\$ 466.55
1007371	Lot Type 6		\$ 5,465.19	\$ 466.55
1007372	Lot Type 6		\$ 5,465.19	\$ 466.55
1007373	Lot Type 6		\$ 5,465.19	\$ 466.55
1007374	Lot Type 6		\$ 5,465.19	\$ 466.55
1007375	Lot Type 6		\$ 5,465.19	\$ 466.55
1007376	Lot Type 6		\$ 5,465.19	\$ 466.55
1007377	Lot Type 6		\$ 5,465.19	\$ 466.55
1007378	Lot Type 6		\$ 5,465.19	\$ 466.55
1007379	Lot Type 6		\$ 5,465.19	\$ 466.55
1007380	Lot Type 6		\$ 5,465.19	\$ 466.55
1007381	Lot Type 6		\$ 5,465.19	\$ 466.55
1007382	Lot Type 6		\$ 5,465.19	\$ 466.55
1007383	Lot Type 6		\$ 5,465.19	\$ 466.55
1007384	Lot Type 6		\$ 5,465.19	\$ 466.55
1007385	Lot Type 6		\$ 5,465.19	\$ 466.55
1007386	Lot Type 6		\$ 5,465.19	\$ 466.55
1007387	Lot Type 6		\$ 5,465.19	\$ 466.55
1007388	Lot Type 6		\$ 5,465.19	\$ 466.55
1007389	Lot Type 6		\$ 5,465.19	\$ 466.55
1007390	Lot Type 6		\$ 5,465.19	\$ 466.55
1007391	Lot Type 6		\$ 5,465.19	\$ 466.55
1007392	Lot Type 6		\$ 5,465.19	\$ 466.55
1007393	Lot Type 6		\$ 5,465.19	\$ 466.55
1007394	Lot Type 6		\$ 5,465.19	\$ 466.55
1007395	Lot Type 6		\$ 5,465.19	\$ 466.55
1007396	Lot Type 6		\$ 5,465.19	\$ 466.55
1007397	Lot Type 6		\$ 5,465.19	\$ 466.55
1007398	Lot Type 6		\$ 5,465.19	\$ 466.55
1007399	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1007400	Lot Type 6		\$ 5,465.19	\$ 466.55
1007401	Lot Type 6		\$ 5,465.19	\$ 466.55
1007520	Lot Type 6		\$ 5,465.19	\$ 466.55
1007521	Lot Type 6		\$ 5,465.19	\$ 466.55
1007522	Lot Type 6		\$ 5,465.19	\$ 466.55
1007523	Lot Type 6		\$ 5,465.19	\$ 466.55
1007524	Lot Type 6		\$ 5,465.19	\$ 466.55
1007415	Lot Type 6		\$ 5,465.19	\$ 466.55
1007416	Lot Type 6		\$ 5,465.19	\$ 466.55
1007417	Lot Type 6		\$ 5,465.19	\$ 466.55
1007418	Lot Type 6		\$ 5,465.19	\$ 466.55
1007419	Lot Type 6		\$ 5,465.19	\$ 466.55
1007420	Lot Type 6		\$ 5,465.19	\$ 466.55
1007421	Lot Type 6		\$ 5,465.19	\$ 466.55
1007422	Lot Type 6		\$ 5,465.19	\$ 466.55
1007423	Lot Type 6		\$ 5,465.19	\$ 466.55
1007424	Lot Type 6		\$ 5,465.19	\$ 466.55
1007425	Lot Type 6		\$ 5,465.19	\$ 466.55
1007426	Lot Type 6		\$ 5,465.19	\$ 466.55
1007525	Non-Benefited Property		\$ -	\$ -
1007526	Non-Benefited Property		\$ -	\$ -
1036641	Lot Type 8		\$ 6,679.67	\$ 570.23
1036642	Lot Type 8		\$ 6,679.67	\$ 570.23
1036643	Lot Type 8		\$ 6,679.67	\$ 570.23
1036644	Lot Type 8		\$ 6,679.67	\$ 570.23
1036645	Lot Type 8		\$ 6,679.67	\$ 570.23
1036646	Lot Type 8		\$ 6,679.67	\$ 570.23
1036647	Lot Type 8		\$ 6,679.67	\$ 570.23
1036648	Lot Type 8		\$ 6,679.67	\$ 570.23
1036649	Lot Type 8		\$ 6,679.67	\$ 570.23
1036571	Lot Type 8		\$ 6,679.67	\$ 570.23
1036572	Lot Type 8		\$ 6,679.67	\$ 570.23
1036573	Lot Type 8		\$ 6,679.67	\$ 570.23
1036574	Lot Type 8		\$ 6,679.67	\$ 570.23
1036575	Lot Type 8		\$ 6,679.67	\$ 570.23
1036576	Lot Type 8		\$ 6,679.67	\$ 570.23
1036577	Lot Type 8		\$ 6,679.67	\$ 570.23
1036578	Lot Type 8		\$ 6,679.67	\$ 570.23
1036579	Lot Type 8		\$ 6,679.67	\$ 570.23
1036580	Lot Type 8		\$ 6,679.67	\$ 570.23

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036581	Lot Type 8		\$ 6,679.67	\$ 570.23
1036582	Lot Type 8		\$ 6,679.67	\$ 570.23
1036583	Lot Type 8		\$ 6,679.67	\$ 570.23
1036584	Lot Type 8		\$ 6,679.67	\$ 570.23
1036585	Lot Type 8		\$ 6,679.67	\$ 570.23
1036586	Lot Type 8		\$ 6,679.67	\$ 570.23
1036587	Lot Type 8		\$ 6,679.67	\$ 570.23
1036588	Lot Type 8		\$ 6,679.67	\$ 570.23
1036589	Lot Type 8		\$ 6,679.67	\$ 570.23
1036590	Lot Type 8		\$ 6,679.67	\$ 570.23
1036591	Lot Type 8		\$ 6,679.67	\$ 570.23
1036592	Lot Type 8		\$ 6,679.67	\$ 570.23
1036593	Lot Type 8		\$ 6,679.67	\$ 570.23
1036594	Lot Type 8		\$ 6,679.67	\$ 570.23
1036595	Lot Type 8		\$ 6,679.67	\$ 570.23
1036596	Lot Type 8		\$ 6,679.67	\$ 570.23
1036597	Lot Type 8		\$ 6,679.67	\$ 570.23
1036598	Lot Type 8		\$ 6,679.67	\$ 570.23
1036682	Non-Benefited Property		\$ -	\$ -
1036650	Lot Type 7		\$ 6,072.43	\$ 518.38
1036651	Lot Type 7		\$ 6,072.43	\$ 518.38
1036652	Lot Type 7		\$ 6,072.43	\$ 518.38
1036653	Lot Type 7		\$ 6,072.43	\$ 518.38
1036654	Lot Type 7		\$ 6,072.43	\$ 518.38
1036655	Lot Type 7		\$ 6,072.43	\$ 518.38
1036656	Lot Type 7		\$ 6,072.43	\$ 518.38
1036657	Lot Type 7		\$ 6,072.43	\$ 518.38
1036621	Lot Type 8		\$ 6,679.67	\$ 570.23
1036622	Lot Type 8		\$ 6,679.67	\$ 570.23
1036623	Lot Type 8		\$ 6,679.67	\$ 570.23
1036624	Lot Type 8		\$ 6,679.67	\$ 570.23
1036625	Lot Type 8		\$ 6,679.67	\$ 570.23
1036626	Lot Type 8		\$ 6,679.67	\$ 570.23
1036627	Lot Type 8		\$ 6,679.67	\$ 570.23
1036628	Lot Type 8		\$ 6,679.67	\$ 570.23
1036629	Lot Type 8		\$ 6,679.67	\$ 570.23
1036630	Lot Type 8		\$ 6,679.67	\$ 570.23
1036631	Lot Type 8		\$ 6,679.67	\$ 570.23
1036632	Lot Type 8		\$ 6,679.67	\$ 570.23
1036633	Lot Type 8		\$ 6,679.67	\$ 570.23

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036634	Lot Type 8		\$ 6,679.67	\$ 570.23
1036635	Lot Type 8		\$ 6,679.67	\$ 570.23
1036636	Lot Type 8		\$ 6,679.67	\$ 570.23
1036637	Lot Type 8		\$ 6,679.67	\$ 570.23
1036638	Lot Type 8		\$ 6,679.67	\$ 570.23
1036639	Lot Type 8		\$ 6,679.67	\$ 570.23
1036640	Lot Type 8		\$ 6,679.67	\$ 570.23
1036599	Lot Type 8		\$ 6,679.67	\$ 570.23
1036600	Lot Type 8		\$ 6,679.67	\$ 570.23
1036601	Lot Type 8		\$ 6,679.67	\$ 570.23
1036602	Lot Type 8		\$ 6,679.67	\$ 570.23
1036603	Lot Type 8		\$ 6,679.67	\$ 570.23
1036604	Lot Type 8		\$ 6,679.67	\$ 570.23
1036605	Lot Type 8		\$ 6,679.67	\$ 570.23
1036606	Lot Type 8		\$ 6,679.67	\$ 570.23
1036607	Lot Type 8		\$ 6,679.67	\$ 570.23
1036608	Lot Type 8		\$ 6,679.67	\$ 570.23
1036609	Lot Type 8		\$ 6,679.67	\$ 570.23
1036610	Lot Type 8		\$ 6,679.67	\$ 570.23
1036611	Lot Type 8		\$ 6,679.67	\$ 570.23
1036612	Lot Type 8		\$ 6,679.67	\$ 570.23
1036613	Lot Type 8		\$ 6,679.67	\$ 570.23
1036614	Lot Type 8		\$ 6,679.67	\$ 570.23
1036615	Lot Type 8		\$ 6,679.67	\$ 570.23
1036616	Lot Type 8		\$ 6,679.67	\$ 570.23
1036617	Lot Type 8		\$ 6,679.67	\$ 570.23
1036618	Lot Type 8		\$ 6,679.67	\$ 570.23
1036619	Lot Type 8		\$ 6,679.67	\$ 570.23
1036620	Lot Type 8		\$ 6,679.67	\$ 570.23
1036678	Lot Type 6		\$ 5,465.19	\$ 466.55
1036679	Lot Type 6		\$ 5,465.19	\$ 466.55
1036680	Lot Type 6		\$ 5,465.19	\$ 466.55
1036681	Lot Type 6		\$ 5,465.19	\$ 466.55
1036666	Lot Type 8		\$ 6,679.67	\$ 570.23
1036667	Lot Type 8		\$ 6,679.67	\$ 570.23
1036668	Lot Type 8		\$ 6,679.67	\$ 570.23
1036669	Lot Type 8		\$ 6,679.67	\$ 570.23
1036670	Lot Type 8		\$ 6,679.67	\$ 570.23
1036671	Lot Type 8		\$ 6,679.67	\$ 570.23
1036672	Lot Type 8		\$ 6,679.67	\$ 570.23

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036673	Lot Type 8		\$ 6,679.67	\$ 570.23
1036674	Lot Type 8		\$ 6,679.67	\$ 570.23
1036675	Lot Type 8		\$ 6,679.67	\$ 570.23
1036676	Lot Type 8		\$ 6,679.67	\$ 570.23
1036677	Lot Type 8		\$ 6,679.67	\$ 570.23
1036658	Lot Type 8		\$ 6,679.67	\$ 570.23
1036659	Lot Type 8		\$ 6,679.67	\$ 570.23
1036660	Lot Type 8		\$ 6,679.67	\$ 570.23
1036661	Lot Type 8		\$ 6,679.67	\$ 570.23
1036662	Lot Type 8		\$ 6,679.67	\$ 570.23
1036663	Lot Type 8		\$ 6,679.67	\$ 570.23
1036664	Lot Type 8		\$ 6,679.67	\$ 570.23
1036665	Lot Type 8		\$ 6,679.67	\$ 570.23
1036784	Lot Type 6		\$ 5,465.19	\$ 466.55
1036785	Lot Type 6		\$ 5,465.19	\$ 466.55
1036786	Lot Type 6		\$ 5,465.19	\$ 466.55
1036787	Lot Type 6		\$ 5,465.19	\$ 466.55
1036788	Lot Type 6		\$ 5,465.19	\$ 466.55
1036789	Lot Type 6		\$ 5,465.19	\$ 466.55
1036790	Lot Type 6		\$ 5,465.19	\$ 466.55
1036791	Lot Type 6		\$ 5,465.19	\$ 466.55
1036792	Non-Benefited Property		\$ -	\$ -
1036758	Lot Type 6		\$ 5,465.19	\$ 466.55
1036759	Lot Type 6		\$ 5,465.19	\$ 466.55
1036760	Lot Type 6		\$ 5,465.19	\$ 466.55
1036761	Lot Type 6		\$ 5,465.19	\$ 466.55
1036762	Lot Type 6		\$ 5,465.19	\$ 466.55
1036763	Lot Type 6		\$ 5,465.19	\$ 466.55
1036764	Lot Type 6		\$ 5,465.19	\$ 466.55
1036765	Lot Type 6		\$ 5,465.19	\$ 466.55
1036766	Lot Type 6		\$ 5,465.19	\$ 466.55
1036767	Lot Type 6		\$ 5,465.19	\$ 466.55
1036768	Lot Type 6		\$ 5,465.19	\$ 466.55
1036769	Lot Type 6		\$ 5,465.19	\$ 466.55
1036770	Lot Type 6		\$ 5,465.19	\$ 466.55
1036730	Lot Type 6		\$ 5,465.19	\$ 466.55
1036731	Lot Type 6		\$ 5,465.19	\$ 466.55
1036732	Lot Type 6		\$ 5,465.19	\$ 466.55
1036733	Lot Type 6		\$ 5,465.19	\$ 466.55
1036734	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036735	Lot Type 6		\$ 5,465.19	\$ 466.55
1036736	Lot Type 6		\$ 5,465.19	\$ 466.55
1036737	Lot Type 6		\$ 5,465.19	\$ 466.55
1036738	Lot Type 6		\$ 5,465.19	\$ 466.55
1036739	Lot Type 6		\$ 5,465.19	\$ 466.55
1036740	Lot Type 6		\$ 5,465.19	\$ 466.55
1036741	Lot Type 6		\$ 5,465.19	\$ 466.55
1036742	Lot Type 6		\$ 5,465.19	\$ 466.55
1036743	Lot Type 6		\$ 5,465.19	\$ 466.55
1036744	Lot Type 6		\$ 5,465.19	\$ 466.55
1036745	Lot Type 6		\$ 5,465.19	\$ 466.55
1036746	Lot Type 6		\$ 5,465.19	\$ 466.55
1036747	Lot Type 6		\$ 5,465.19	\$ 466.55
1036748	Lot Type 6		\$ 5,465.19	\$ 466.55
1036749	Lot Type 6		\$ 5,465.19	\$ 466.55
1036750	Lot Type 6		\$ 5,465.19	\$ 466.55
1036751	Lot Type 6		\$ 5,465.19	\$ 466.55
1036752	Lot Type 6		\$ 5,465.19	\$ 466.55
1036753	Lot Type 6		\$ 5,465.19	\$ 466.55
1036754	Lot Type 6		\$ 5,465.19	\$ 466.55
1036755	Lot Type 6		\$ 5,465.19	\$ 466.55
1036756	Lot Type 6		\$ 5,465.19	\$ 466.55
1036757	Lot Type 6		\$ 5,465.19	\$ 466.55
1036700	Lot Type 6		\$ 5,465.19	\$ 466.55
1036701	Lot Type 6		\$ 5,465.19	\$ 466.55
1036702	Lot Type 6		\$ 5,465.19	\$ 466.55
1036703	Lot Type 6		\$ 5,465.19	\$ 466.55
1036704	Lot Type 6		\$ 5,465.19	\$ 466.55
1036705	Lot Type 6		\$ 5,465.19	\$ 466.55
1036706	Lot Type 6		\$ 5,465.19	\$ 466.55
1036707	Lot Type 6		\$ 5,465.19	\$ 466.55
1036708	Lot Type 6		\$ 5,465.19	\$ 466.55
1036709	Lot Type 6		\$ 5,465.19	\$ 466.55
1036710	Lot Type 6		\$ 5,465.19	\$ 466.55
1036711	Lot Type 6		\$ 5,465.19	\$ 466.55
1036712	Lot Type 6		\$ 5,465.19	\$ 466.55
1036713	Lot Type 6		\$ 5,465.19	\$ 466.55
1036714	Lot Type 6		\$ 5,465.19	\$ 466.55
1036715	Lot Type 6		\$ 5,465.19	\$ 466.55
1036716	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036717	Lot Type 6		\$ 5,465.19	\$ 466.55
1036718	Lot Type 6		\$ 5,465.19	\$ 466.55
1036719	Lot Type 6		\$ 5,465.19	\$ 466.55
1036720	Lot Type 6		\$ 5,465.19	\$ 466.55
1036721	Lot Type 6		\$ 5,465.19	\$ 466.55
1036722	Lot Type 6		\$ 5,465.19	\$ 466.55
1036723	Lot Type 6		\$ 5,465.19	\$ 466.55
1036724	Lot Type 6		\$ 5,465.19	\$ 466.55
1036725	Lot Type 6		\$ 5,465.19	\$ 466.55
1036726	Lot Type 6		\$ 5,465.19	\$ 466.55
1036727	Lot Type 6		\$ 5,465.19	\$ 466.55
1036728	Lot Type 6		\$ 5,465.19	\$ 466.55
1036729	Lot Type 6		\$ 5,465.19	\$ 466.55
1036771	Lot Type 6		\$ 5,465.19	\$ 466.55
1036772	Lot Type 6		\$ 5,465.19	\$ 466.55
1036773	Lot Type 6		\$ 5,465.19	\$ 466.55
1036774	Lot Type 6		\$ 5,465.19	\$ 466.55
1036775	Lot Type 6		\$ 5,465.19	\$ 466.55
1036776	Lot Type 6		\$ 5,465.19	\$ 466.55
1036777	Lot Type 6		\$ 5,465.19	\$ 466.55
1036778	Lot Type 6		\$ 5,465.19	\$ 466.55
1036779	Lot Type 6		\$ 5,465.19	\$ 466.55
1036780	Lot Type 6		\$ 5,465.19	\$ 466.55
1036781	Lot Type 6		\$ 5,465.19	\$ 466.55
1036782	Lot Type 6		\$ 5,465.19	\$ 466.55
1036783	Lot Type 6		\$ 5,465.19	\$ 466.55
1036684	Lot Type 6		\$ 5,465.19	\$ 466.55
1036685	Lot Type 6		\$ 5,465.19	\$ 466.55
1036686	Lot Type 6		\$ 5,465.19	\$ 466.55
1036687	Lot Type 6		\$ 5,465.19	\$ 466.55
1036688	Lot Type 6		\$ 5,465.19	\$ 466.55
1036689	Lot Type 6		\$ 5,465.19	\$ 466.55
1036690	Lot Type 6		\$ 5,465.19	\$ 466.55
1036691	Lot Type 6		\$ 5,465.19	\$ 466.55
1036692	Lot Type 6		\$ 5,465.19	\$ 466.55
1036693	Lot Type 6		\$ 5,465.19	\$ 466.55
1036694	Lot Type 6		\$ 5,465.19	\$ 466.55
1036695	Lot Type 6		\$ 5,465.19	\$ 466.55
1036696	Lot Type 6		\$ 5,465.19	\$ 466.55
1036697	Lot Type 6		\$ 5,465.19	\$ 466.55

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1036698	Lot Type 6		\$ 5,465.19	\$ 466.55
1036699	Lot Type 6		\$ 5,465.19	\$ 466.55
1036542	Lot Type 6		\$ 5,465.19	\$ 466.55
1036543	Lot Type 6		\$ 5,465.19	\$ 466.55
1036544	Lot Type 6		\$ 5,465.19	\$ 466.55
1036545	Lot Type 6		\$ 5,465.19	\$ 466.55
1036546	Lot Type 6		\$ 5,465.19	\$ 466.55
1036547	Lot Type 6		\$ 5,465.19	\$ 466.55
1036548	Lot Type 6		\$ 5,465.19	\$ 466.55
1036549	Lot Type 6		\$ 5,465.19	\$ 466.55
1036550	Lot Type 6		\$ 5,465.19	\$ 466.55
1036551	Lot Type 6		\$ 5,465.19	\$ 466.55
1036552	Lot Type 6		\$ 5,465.19	\$ 466.55
1036553	Lot Type 6		\$ 5,465.19	\$ 466.55
1036554	Lot Type 6		\$ 5,465.19	\$ 466.55
1036555	Lot Type 6		\$ 5,465.19	\$ 466.55
1036556	Non-Benefited Property		\$ -	\$ -
1036557	Non-Benefited Property		\$ -	\$ -
1036558	Non-Benefited Property		\$ -	\$ -
1036559	Lot Type 6		\$ 5,465.19	\$ 466.55
1036560	Lot Type 6		\$ 5,465.19	\$ 466.55
1036561	Lot Type 6		\$ 5,465.19	\$ 466.55
1036562	Lot Type 6		\$ 5,465.19	\$ 466.55
1036563	Lot Type 6		\$ 5,465.19	\$ 466.55
1036564	Lot Type 6		\$ 5,465.19	\$ 466.55
1036565	Lot Type 6		\$ 5,465.19	\$ 466.55
1036566	Lot Type 6		\$ 5,465.19	\$ 466.55
1036567	Lot Type 6		\$ 5,465.19	\$ 466.55
1036568	Lot Type 6		\$ 5,465.19	\$ 466.55
1036569	Lot Type 6		\$ 5,465.19	\$ 466.55
1036570	Lot Type 6		\$ 5,465.19	\$ 466.55
68287	FIA		\$ 16,409.56	\$ 1,400.83
68268	FIA		\$ 945,630.10	\$ 80,725.63
68277	FIA		\$ 348,116.75	\$ 29,717.68
68270	FIA		\$ 22,491.42	\$ 1,920.03
68871	FIA		\$ 16,065.30	\$ 1,371.45
68872	FIA		\$ 45,900.86	\$ 3,918.41
1009035	Lot Type Commercial		\$ 56,405.82	\$ 4,815.21
1009037	Lot Type Commercial		\$ 203,349.94	\$ 17,359.38
1012734	FIA		\$ 133,337.42	\$ 11,382.62

			Major Improvement Area Assessment Roll ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^{[b],[d]}	Annual Installment Due 1/31/2025 ^[d]
1013353	Lot Type Commercial	[c]	\$ -	\$ -
1038321	FIA		\$ 218.03	\$ 18.62
147863	FIA		\$ 258,192.36	\$ 22,041.11
147864	FIA		\$ 454,418.56	\$ 38,792.35
983715	Lot Type Commercial	[c]	\$ -	\$ -
1012732	FIA		\$ 237,763.04	\$ 20,297.13
1012733	Lot Type Commercial	[c]	\$ -	\$ -
Total			\$ 6,328,321.26	\$ 540,254.67

Notes:

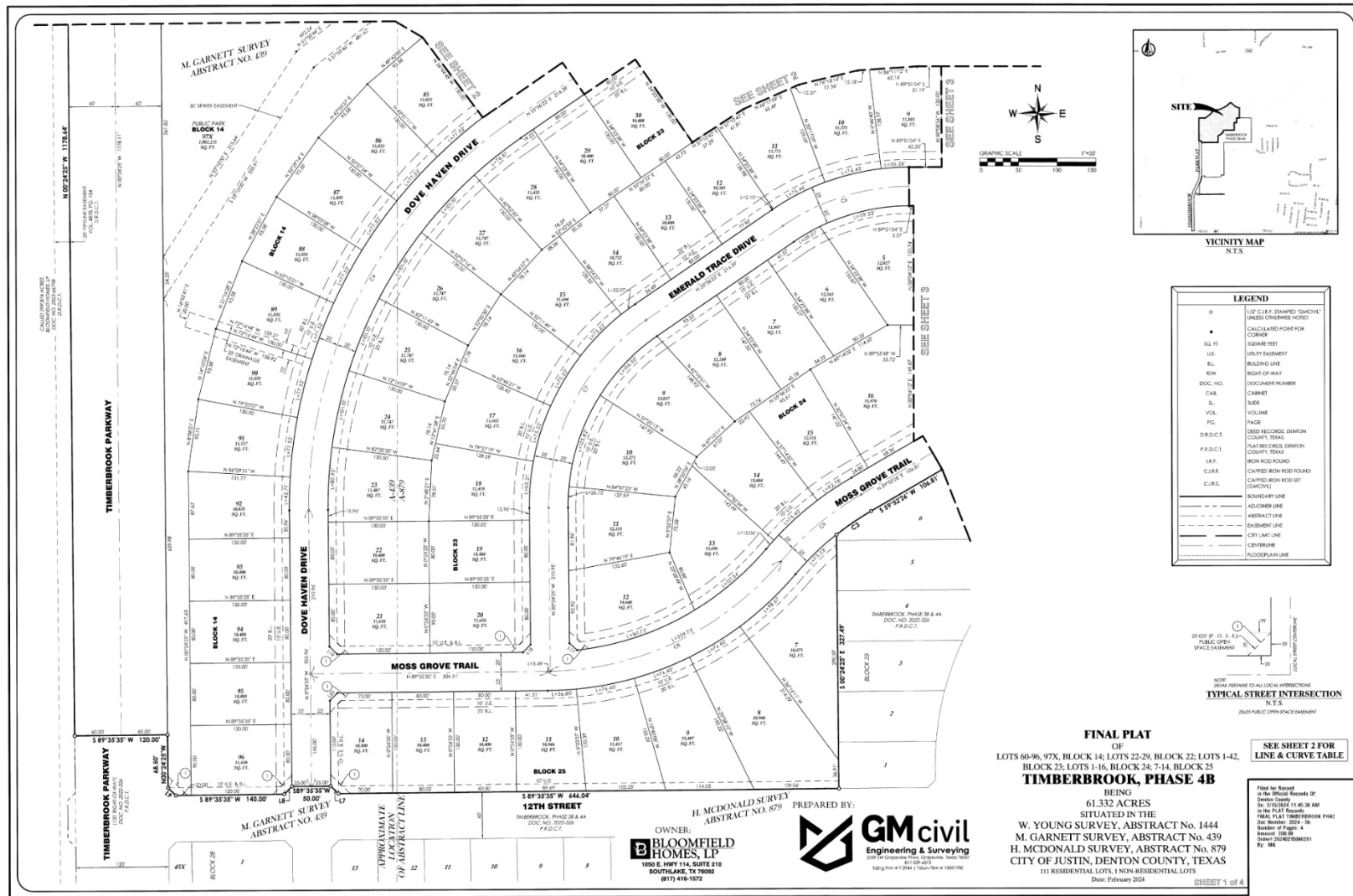
[a] Totals may not match the total outstanding Major Improvement Area Assessments or Major Improvement Area Annual Installment due to (1) rounding, or (2) Prepayments received that have not redeemed Major Improvement Area Bonds.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

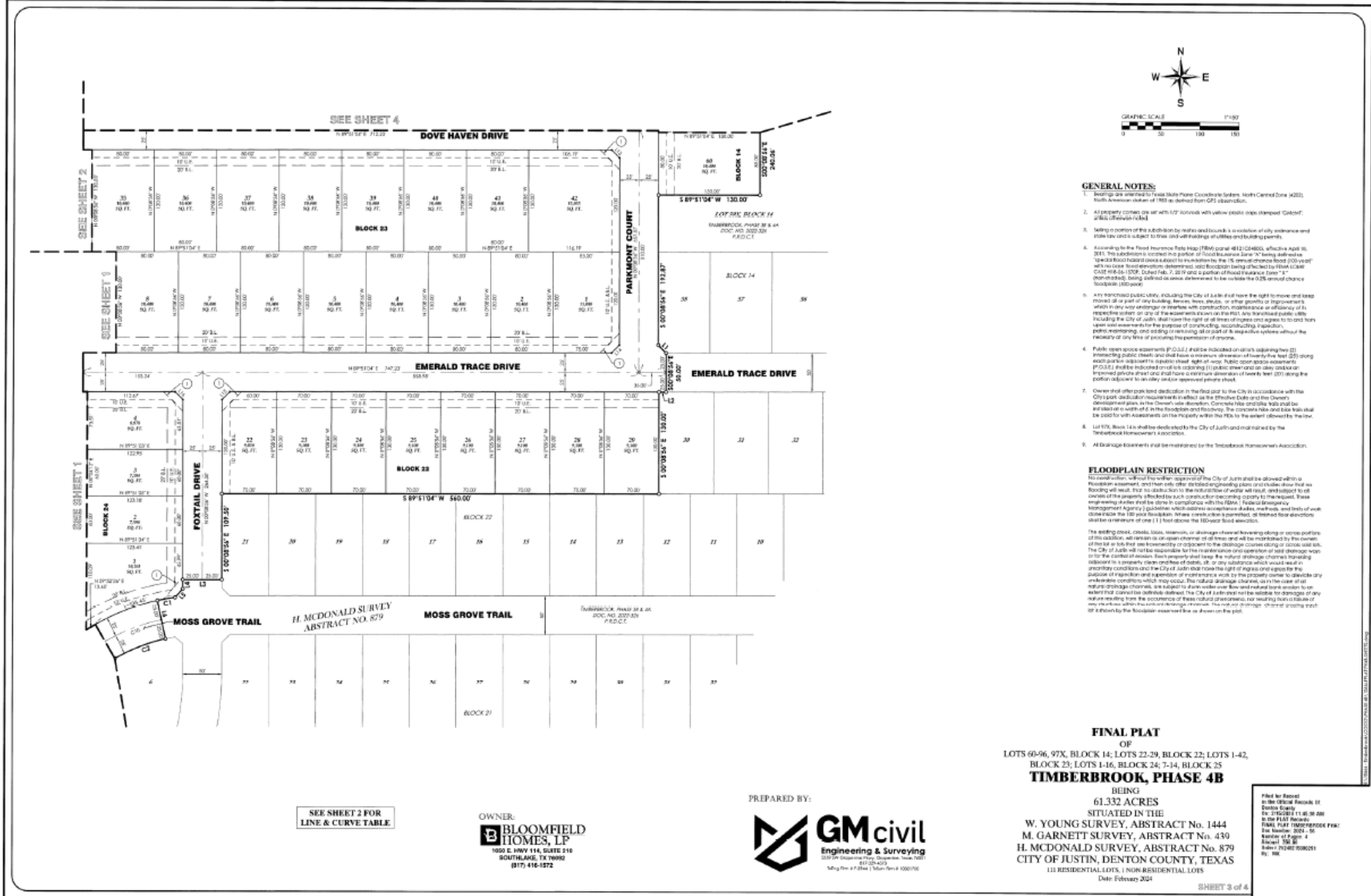
[c] Property ID has prepaid Assessment in full.

[d] FIA represents the Major Improvement Area save and except for Improvement Area #2. For billing purposes, the FIA allocable portion of the outstanding Major Improvement Area Assessment and Major Improvement Area Annual Installments due January 31, 2025 are allocated pro rata to each FIA Property ID based on acreage to the total FIA acres as provided by the County Appraisal District.

EXHIBIT B-1 – FINAL PLAT OF TIMBERBROOK, PHASE 4B







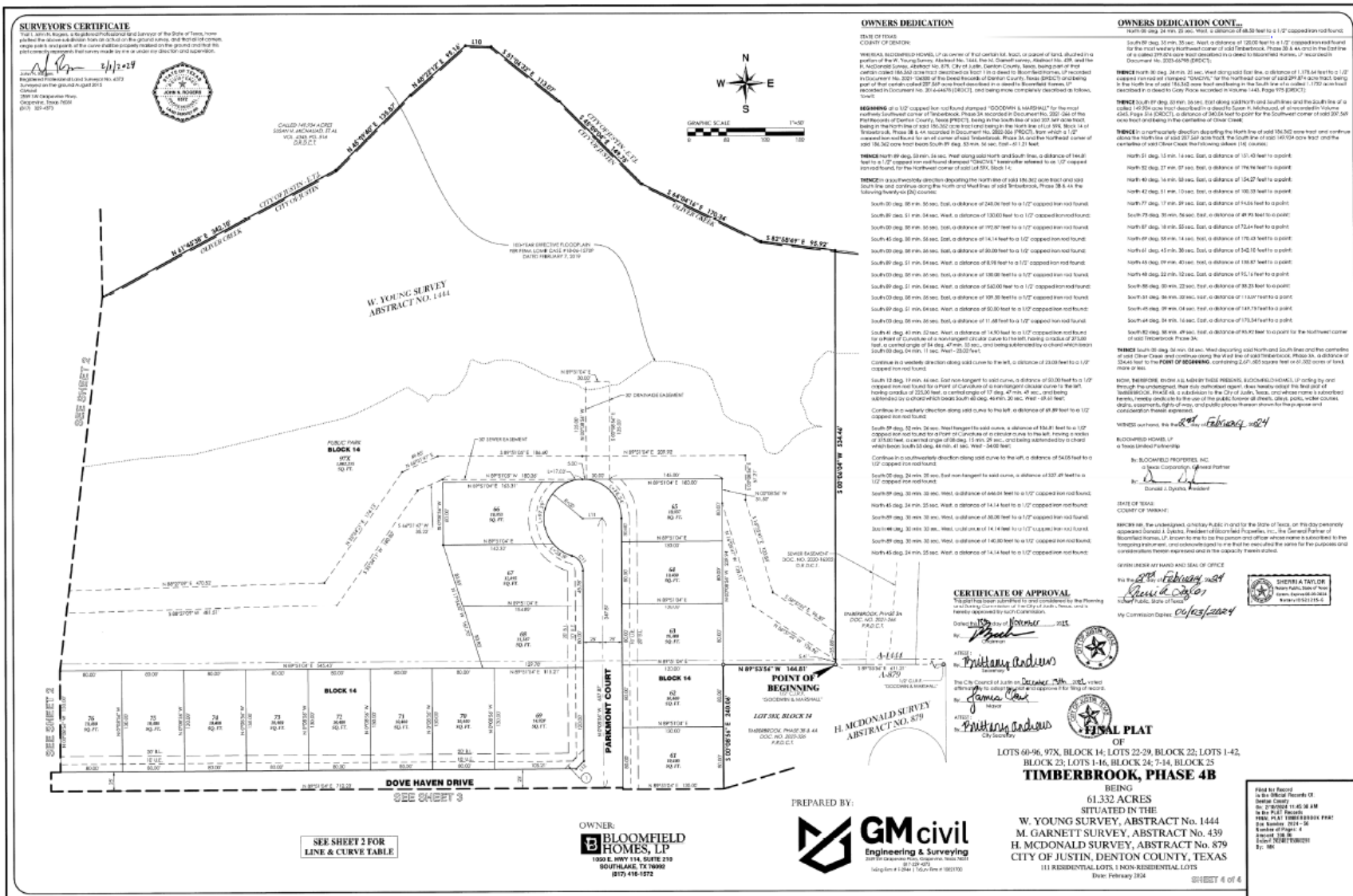


EXHIBIT B-2 – FINAL PLAT OF TIMBERBROOK, PHASE 5

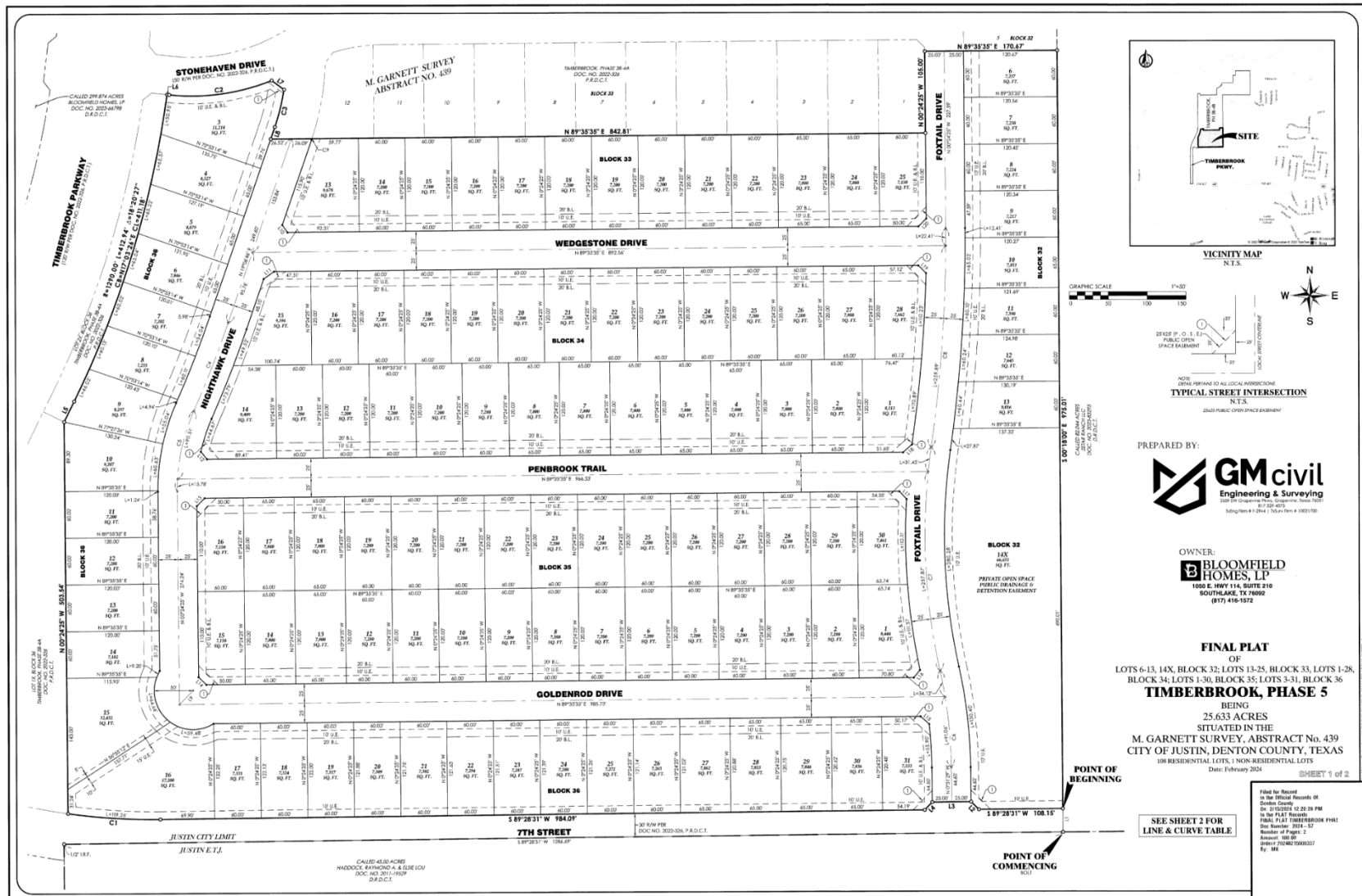
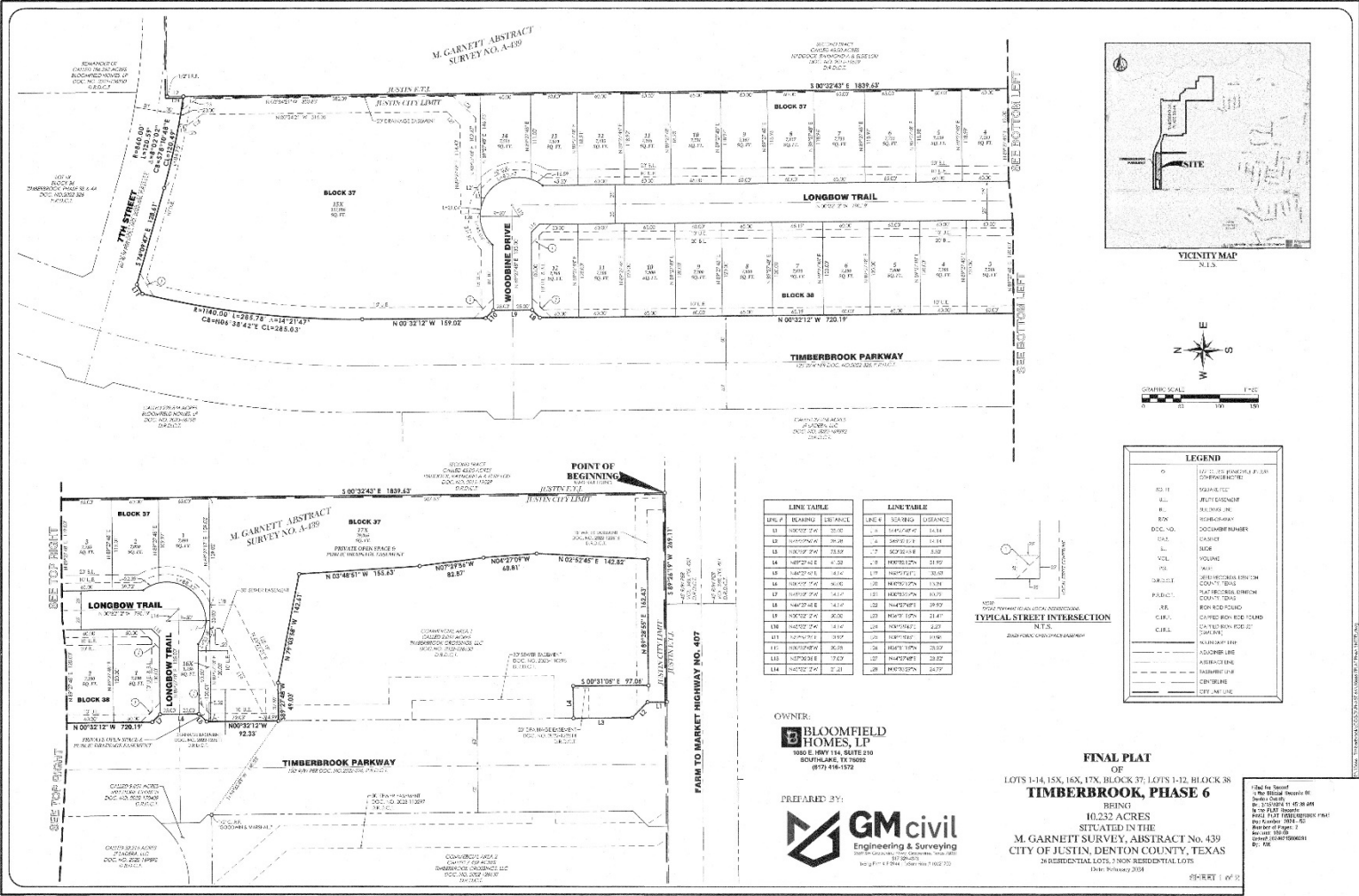


EXHIBIT B-3 –FINAL PLAT OF TIMBERBROOK, PHASE 6



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EXHIBIT C-1 – DEBT SERVICE SCHEDULE – IMPROVEMENT AREA #1 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest⁽¹⁾</u>	<u>Total</u>
2018	\$ -	\$ 147,226	\$ 147,226
2019	135,000	401,525	536,525
2020	140,000	395,956	535,956
2021	145,000	390,181	535,181
2022	150,000	384,200	534,200
2023	160,000	378,013	538,013
2024	165,000	371,413	536,413
2025	175,000	363,781	538,781
2026	180,000	355,688	535,688
2027	190,000	347,363	537,363
2028	200,000	338,575	538,575
2029	210,000	329,325	539,325
2030	220,000	318,825	538,825
2031	230,000	307,825	537,825
2032	240,000	296,325	536,325
2033	255,000	284,325	539,325
2034	265,000	271,575	536,575
2035	280,000	258,325	538,325
2036	295,000	244,325	539,325
2037	310,000	229,575	539,575
2038	325,000	214,075	539,075
2039	345,000	197,825	542,825
2040	365,000	180,144	545,144
2041	385,000	161,438	546,438
2042	405,000	141,706	546,706
2043	425,000	120,950	545,950
2044	450,000	99,169	549,169
2045	470,000	76,106	546,106
2046	495,000	52,019	547,019
2047	520,000	26,650	546,650
Total⁽²⁾	<u>\$8,130,000</u>	<u>\$7,684,425</u>	<u>\$15,814,425</u>

⁽¹⁾ Includes capitalized interest through September 1, 2018.

⁽²⁾ Totals may not add due to rounding.

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EXHIBIT C-2 – DEBT SERVICE SCHEDULE – IMPROVEMENT AREA #2 BONDS

\$20,270,000

Timberbrook Public Improvement District (NIA 2)

City of Justin

Series 2021(After 2023 Prepayment)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2023	390,000.00	2.500%	348,114.38	738,114.38
09/01/2024	387,000.00	2.500%	686,478.76	1,073,478.76
09/01/2025	395,000.00	2.500%	676,803.76	1,071,803.76
09/01/2026	409,000.00	2.500%	666,928.76	1,075,928.76
09/01/2027	418,000.00	3.000%	656,703.76	1,074,703.76
09/01/2028	430,000.00	3.000%	644,163.76	1,074,163.76
09/01/2029	447,000.00	3.000%	631,263.76	1,078,263.76
09/01/2030	461,000.00	3.000%	617,853.76	1,078,853.76
09/01/2031	473,000.00	3.000%	604,023.76	1,077,023.76
09/01/2032	489,000.00	3.375%	589,833.76	1,078,833.76
09/01/2033	509,000.00	3.375%	573,330.00	1,082,330.00
09/01/2034	526,000.00	3.375%	556,151.26	1,082,151.26
09/01/2035	546,000.00	3.375%	538,398.76	1,084,398.76
09/01/2036	566,000.00	3.375%	519,971.26	1,085,971.26
09/01/2037	587,000.00	3.375%	500,868.76	1,087,868.76
09/01/2038	608,000.00	3.375%	481,057.50	1,089,057.50
09/01/2039	632,000.00	3.375%	460,537.52	1,092,537.52
09/01/2040	653,000.00	3.375%	439,207.52	1,092,207.52
09/01/2041	677,000.00	3.375%	417,168.76	1,094,168.76
09/01/2042	701,000.00	4.000%	394,320.00	1,095,320.00
09/01/2043	732,000.00	4.000%	366,280.00	1,098,280.00
09/01/2044	765,000.00	4.000%	337,000.00	1,102,000.00
09/01/2045	798,000.00	4.000%	306,400.00	1,104,400.00
09/01/2046	832,000.00	4.000%	274,480.00	1,106,480.00
09/01/2047	869,000.00	4.000%	241,200.00	1,110,200.00
09/01/2048	1,210,000.00	4.000%	206,440.00	1,416,440.00
09/01/2049	1,262,000.00	4.000%	158,040.00	1,420,040.00
09/01/2050	1,316,000.00	4.000%	107,560.00	1,423,560.00
09/01/2051	1,373,000.00	4.000%	54,920.00	1,427,920.00
Total	\$19,461,000.00	-	\$13,055,499.56	\$32,516,499.56

Yield Statistics

Bond Year Dollars	\$344,183.50
Average Life	17.686 Years
Average Coupon	3.7931800%
Net Interest Cost (NIC)	3.9564777%
True Interest Cost (TIC)	4.0009220%
Bond Yield for Arbitrage Purposes	-3.9942164%
All Inclusive Cost (AIC)	4.4321031%

IRS Form 8038

Net Interest Cost	3.7809377%
Weighted Average Maturity	17.694 Years

2021 NIA 2A and 2B after | Issue Summary | 2/14/2023 | 3:40 PM

Hilltop Securities Inc.
Public Finance

Page 1

EXHIBIT C-3 – DEBT SERVICE SCHEDULE – MAJOR IMPROVEMENT AREA BONDS

\$7,180,000

Timberbrook Public Improvement District

PID Revenue Bonds

Series 2018 (Phase 3-9 MIA)

Current Outstanding Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/01/2023	135,000.00	4.500%	177,640.63	312,640.63
09/01/2024	135,000.00	5.000%	349,206.26	484,206.26
09/01/2025	145,000.00	5.000%	342,456.26	487,456.26
09/01/2026	150,000.00	5.000%	335,206.26	485,206.26
09/01/2027	160,000.00	5.000%	327,706.26	487,706.26
09/01/2028	170,000.00	5.000%	319,706.26	489,706.26
09/01/2029	175,000.00	5.375%	311,206.26	486,206.26
09/01/2030	185,000.00	5.375%	301,800.00	486,800.00
09/01/2031	200,000.00	5.375%	291,856.26	491,856.26
09/01/2032	210,000.00	5.375%	281,106.24	491,106.24
09/01/2033	220,000.00	5.375%	269,818.76	489,818.76
09/01/2034	235,000.00	5.375%	257,993.74	492,993.74
09/01/2035	240,000.00	5.375%	245,362.50	485,362.50
09/01/2036	255,000.00	5.375%	232,462.50	487,462.50
09/01/2037	270,000.00	5.375%	218,756.26	488,756.26
09/01/2038	285,000.00	5.375%	204,243.76	489,243.76
09/01/2039	300,000.00	5.500%	188,925.00	488,925.00
09/01/2040	320,000.00	5.500%	172,425.00	492,425.00
09/01/2041	340,000.00	5.500%	154,825.00	494,825.00
09/01/2042	360,000.00	5.500%	136,125.00	496,125.00
09/01/2043	380,000.00	5.500%	116,325.00	496,325.00
09/01/2044	400,000.00	5.500%	95,425.00	495,425.00
09/01/2045	420,000.00	5.500%	73,425.00	493,425.00
09/01/2046	445,000.00	5.500%	50,325.00	495,325.00
09/01/2047	470,000.00	5.500%	25,850.00	495,850.00
Total	\$6,605,000.00	-	\$5,480,178.21	\$12,085,178.21

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	4/01/2023
Average Life	15.131 Years
Average Coupon	5.4537301%
Weighted Average Maturity (Par Basis)	15.131 Years

Refunding Bond Information

Refunding Dated Date	4/01/2023
Refunding Delivery Date	4/01/2023

Timberbrook Phases 3-9 M | SINGLE PURPOSE | 2/14/2023 | 2:03 PM

Hilltop Securities Inc.
Public Finance

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EXHIBIT D – LOT TYPE CLASSIFICATION MAP

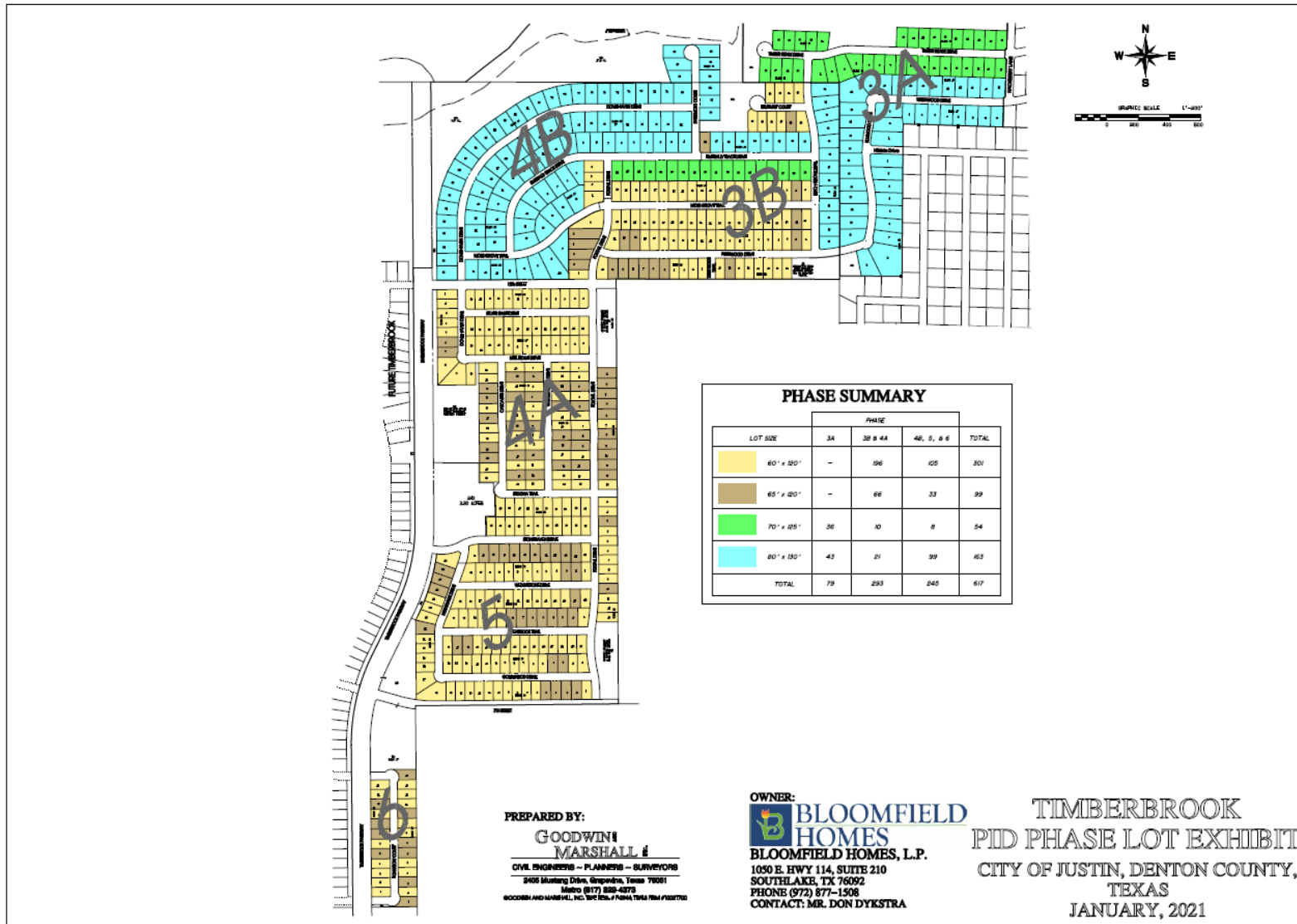


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area #2-A
 - Lot Type 4
 - Lot Type 5
- Improvement Area #2-B
 - Lot Type 6
 - Lot Type 7
 - Lot Type 8
 - Lot Type Commercial

TIMBERBROOK 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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$17,653.52

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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

Installment Due 1/31	Principal	Interest	Administrative Expenses	Additional Interest	Annual Installment
2025	\$ 427.00	\$ 887.63	\$ 61.51	\$ 88.27	\$ 1,464.42
2026	\$ 439.20	\$ 867.88	\$ 62.74	\$ 86.13	\$ 1,455.96
2027	\$ 463.60	\$ 847.57	\$ 64.00	\$ 83.94	\$ 1,459.11
2028	\$ 488.00	\$ 826.13	\$ 65.28	\$ 81.62	\$ 1,461.03
2029	\$ 512.40	\$ 803.56	\$ 66.58	\$ 79.18	\$ 1,461.72
2030	\$ 536.80	\$ 777.94	\$ 67.92	\$ 76.62	\$ 1,459.27
2031	\$ 561.20	\$ 751.10	\$ 69.27	\$ 73.93	\$ 1,455.51
2032	\$ 585.60	\$ 723.04	\$ 70.66	\$ 71.13	\$ 1,450.43
2033	\$ 622.20	\$ 693.76	\$ 72.07	\$ 68.20	\$ 1,456.23
2034	\$ 646.60	\$ 662.65	\$ 73.51	\$ 65.09	\$ 1,447.85
2035	\$ 683.20	\$ 630.32	\$ 74.99	\$ 61.85	\$ 1,450.36
2036	\$ 719.80	\$ 596.16	\$ 76.48	\$ 58.44	\$ 1,450.88
2037	\$ 756.41	\$ 560.17	\$ 78.01	\$ 54.84	\$ 1,449.43
2038	\$ 793.01	\$ 522.35	\$ 79.57	\$ 51.06	\$ 1,445.98
2039	\$ 841.81	\$ 482.70	\$ 81.17	\$ 47.09	\$ 1,452.76
2040	\$ 890.61	\$ 439.55	\$ 82.79	\$ 42.88	\$ 1,455.83
2041	\$ 939.41	\$ 393.91	\$ 84.45	\$ 38.43	\$ 1,456.19
2042	\$ 988.21	\$ 345.77	\$ 86.13	\$ 33.73	\$ 1,453.84
2043	\$ 1,037.01	\$ 295.12	\$ 87.86	\$ 28.79	\$ 1,448.78
2044	\$ 1,098.01	\$ 241.97	\$ 89.61	\$ 23.61	\$ 1,453.20
2045	\$ 1,146.81	\$ 185.70	\$ 91.41	\$ 18.12	\$ 1,442.03
2046	\$ 1,207.81	\$ 126.93	\$ 93.23	\$ 12.38	\$ 1,440.35
2047	\$ 1,268.81	\$ 65.03	\$ 95.10	\$ 6.34	\$ 1,435.28
Total	\$ 17,653.52	\$ 12,726.91	\$ 1,774.37	\$ 1,251.67	\$ 33,406.46

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

TIMBERBROOK 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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$20,595.77

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 *Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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

Installment Due 1/31	Principal	Interest	Administrative Expenses	Additional Interest	Annual Installment
2025	\$ 498.17	\$ 1,035.57	\$ 71.77	\$ 102.98	\$ 1,708.49
2026	\$ 512.40	\$ 1,012.53	\$ 73.20	\$ 100.49	\$ 1,698.62
2027	\$ 540.87	\$ 988.83	\$ 74.67	\$ 97.93	\$ 1,702.29
2028	\$ 569.34	\$ 963.82	\$ 76.16	\$ 95.22	\$ 1,704.53
2029	\$ 597.80	\$ 937.48	\$ 77.68	\$ 92.37	\$ 1,705.35
2030	\$ 626.27	\$ 907.59	\$ 79.24	\$ 89.39	\$ 1,702.49
2031	\$ 654.74	\$ 876.28	\$ 80.82	\$ 86.25	\$ 1,698.09
2032	\$ 683.20	\$ 843.54	\$ 82.44	\$ 82.98	\$ 1,692.17
2033	\$ 725.90	\$ 809.38	\$ 84.09	\$ 79.56	\$ 1,698.94
2034	\$ 754.37	\$ 773.09	\$ 85.77	\$ 75.94	\$ 1,689.16
2035	\$ 797.07	\$ 735.37	\$ 87.48	\$ 72.16	\$ 1,692.09
2036	\$ 839.77	\$ 695.52	\$ 89.23	\$ 68.18	\$ 1,692.70
2037	\$ 882.47	\$ 653.53	\$ 91.02	\$ 63.98	\$ 1,691.00
2038	\$ 925.17	\$ 609.40	\$ 92.84	\$ 59.57	\$ 1,686.98
2039	\$ 982.11	\$ 563.15	\$ 94.69	\$ 54.94	\$ 1,694.89
2040	\$ 1,039.04	\$ 512.81	\$ 96.59	\$ 50.03	\$ 1,698.47
2041	\$ 1,095.97	\$ 459.56	\$ 98.52	\$ 44.84	\$ 1,698.89
2042	\$ 1,152.91	\$ 403.39	\$ 100.49	\$ 39.36	\$ 1,696.15
2043	\$ 1,209.84	\$ 344.31	\$ 102.50	\$ 33.59	\$ 1,690.24
2044	\$ 1,281.01	\$ 282.30	\$ 104.55	\$ 27.54	\$ 1,695.40
2045	\$ 1,337.94	\$ 216.65	\$ 106.64	\$ 21.14	\$ 1,682.37
2046	\$ 1,409.11	\$ 148.08	\$ 108.77	\$ 14.45	\$ 1,680.41
2047	\$ 1,480.28	\$ 75.86	\$ 110.95	\$ 7.40	\$ 1,674.49
Total	\$ 20,595.77	\$ 14,848.06	\$ 2,070.09	\$ 1,460.28	\$ 38,974.21

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

TIMBERBROOK 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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$23,538.02

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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

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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 #1 - LOT TYPE 3

Installment Due 1/31	Principal	Interest	Administrative Expenses	Additional Interest	Annual Installment
2025	\$ 569.34	\$ 1,183.51	\$ 82.02	\$ 117.69	\$ 1,952.56
2026	\$ 585.60	\$ 1,157.18	\$ 83.66	\$ 114.84	\$ 1,941.28
2027	\$ 618.14	\$ 1,130.09	\$ 85.33	\$ 111.92	\$ 1,945.48
2028	\$ 650.67	\$ 1,101.50	\$ 87.04	\$ 108.82	\$ 1,948.04
2029	\$ 683.20	\$ 1,071.41	\$ 88.78	\$ 105.57	\$ 1,948.97
2030	\$ 715.74	\$ 1,037.25	\$ 90.56	\$ 102.16	\$ 1,945.70
2031	\$ 748.27	\$ 1,001.46	\$ 92.37	\$ 98.58	\$ 1,940.68
2032	\$ 780.81	\$ 964.05	\$ 94.21	\$ 94.84	\$ 1,933.90
2033	\$ 829.61	\$ 925.01	\$ 96.10	\$ 90.93	\$ 1,941.64
2034	\$ 862.14	\$ 883.53	\$ 98.02	\$ 86.78	\$ 1,930.47
2035	\$ 910.94	\$ 840.42	\$ 99.98	\$ 82.47	\$ 1,933.82
2036	\$ 959.74	\$ 794.88	\$ 101.98	\$ 77.92	\$ 1,934.51
2037	\$ 1,008.54	\$ 746.89	\$ 104.02	\$ 73.12	\$ 1,932.57
2038	\$ 1,057.34	\$ 696.46	\$ 106.10	\$ 68.08	\$ 1,927.98
2039	\$ 1,122.41	\$ 643.59	\$ 108.22	\$ 62.79	\$ 1,937.01
2040	\$ 1,187.47	\$ 586.07	\$ 110.39	\$ 57.18	\$ 1,941.11
2041	\$ 1,252.54	\$ 525.21	\$ 112.59	\$ 51.24	\$ 1,941.59
2042	\$ 1,317.61	\$ 461.02	\$ 114.85	\$ 44.98	\$ 1,938.45
2043	\$ 1,382.68	\$ 393.49	\$ 117.14	\$ 38.39	\$ 1,931.70
2044	\$ 1,464.01	\$ 322.63	\$ 119.49	\$ 31.48	\$ 1,937.60
2045	\$ 1,529.08	\$ 247.60	\$ 121.88	\$ 24.16	\$ 1,922.71
2046	\$ 1,610.41	\$ 169.24	\$ 124.31	\$ 16.51	\$ 1,920.47
2047	\$ 1,691.74	\$ 86.70	\$ 126.80	\$ 8.46	\$ 1,913.70
Total	\$ 23,538.02	\$ 16,969.22	\$ 2,365.82	\$ 1,668.89	\$ 44,541.95

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

**TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-A
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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2-A LOT TYPE 4 PRINCIPAL ASSESSMENT: \$34,930.28

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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.

[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-A - LOT TYPE 4

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 138.99	\$ 328.26	\$ 30.36	\$ 619.68	\$ 1,045.53	\$ 144.29	\$ 98.54	\$ 2,405.67
2026	\$ 143.78	\$ 321.31	\$ 29.67	\$ 631.83	\$ 1,030.04	\$ 141.19	\$ 100.51	\$ 2,398.35
2027	\$ 153.37	\$ 314.12	\$ 28.95	\$ 643.99	\$ 1,014.25	\$ 138.03	\$ 102.52	\$ 2,395.23
2028	\$ 162.95	\$ 306.46	\$ 28.18	\$ 656.14	\$ 994.93	\$ 134.81	\$ 104.57	\$ 2,388.04
2029	\$ 167.75	\$ 298.31	\$ 27.37	\$ 692.59	\$ 975.24	\$ 131.53	\$ 106.67	\$ 2,399.45
2030	\$ 177.33	\$ 289.29	\$ 26.53	\$ 704.74	\$ 954.47	\$ 128.07	\$ 108.80	\$ 2,389.22
2031	\$ 191.71	\$ 279.76	\$ 25.64	\$ 729.04	\$ 933.32	\$ 124.54	\$ 110.97	\$ 2,394.99
2032	\$ 201.30	\$ 269.46	\$ 24.68	\$ 753.34	\$ 911.45	\$ 120.90	\$ 113.19	\$ 2,394.32
2033	\$ 210.88	\$ 258.64	\$ 23.68	\$ 777.64	\$ 886.03	\$ 117.13	\$ 115.46	\$ 2,389.45
2034	\$ 225.26	\$ 247.30	\$ 22.62	\$ 814.09	\$ 859.78	\$ 113.24	\$ 117.77	\$ 2,400.07
2035	\$ 230.05	\$ 235.19	\$ 21.50	\$ 838.40	\$ 832.31	\$ 109.17	\$ 120.12	\$ 2,386.74
2036	\$ 244.43	\$ 222.83	\$ 20.35	\$ 874.85	\$ 804.01	\$ 104.98	\$ 122.53	\$ 2,393.97
2037	\$ 258.81	\$ 209.69	\$ 19.12	\$ 899.15	\$ 774.48	\$ 100.61	\$ 124.98	\$ 2,386.84
2038	\$ 273.19	\$ 195.78	\$ 17.83	\$ 935.60	\$ 744.14	\$ 96.11	\$ 127.48	\$ 2,390.12
2039	\$ 287.57	\$ 181.09	\$ 16.46	\$ 972.05	\$ 712.56	\$ 91.43	\$ 130.02	\$ 2,391.20
2040	\$ 306.74	\$ 165.28	\$ 15.03	\$ 1,008.51	\$ 679.75	\$ 86.57	\$ 132.63	\$ 2,394.50
2041	\$ 325.91	\$ 148.41	\$ 13.49	\$ 1,044.96	\$ 645.72	\$ 81.53	\$ 135.28	\$ 2,395.29
2042	\$ 345.08	\$ 130.48	\$ 11.86	\$ 1,081.41	\$ 610.45	\$ 76.31	\$ 137.98	\$ 2,393.57
2043	\$ 364.25	\$ 111.50	\$ 10.14	\$ 1,130.01	\$ 567.19	\$ 70.90	\$ 140.74	\$ 2,394.74
2044	\$ 383.42	\$ 91.47	\$ 8.32	\$ 1,178.61	\$ 521.99	\$ 65.25	\$ 143.56	\$ 2,392.62
2045	\$ 402.59	\$ 70.38	\$ 6.40	\$ 1,239.37	\$ 474.85	\$ 59.36	\$ 146.43	\$ 2,399.37
2046	\$ 426.56	\$ 48.24	\$ 4.39	\$ 1,287.97	\$ 425.27	\$ 53.16	\$ 149.36	\$ 2,394.94
2047	\$ 450.52	\$ 24.78	\$ 2.25	\$ 1,348.72	\$ 373.75	\$ 46.72	\$ 152.34	\$ 2,399.09
2048	\$ -	\$ -	\$ -	\$ 1,871.20	\$ 319.81	\$ 39.98	\$ 122.19	\$ 2,353.18
2049	\$ -	\$ -	\$ -	\$ 1,956.26	\$ 244.96	\$ 30.62	\$ 124.64	\$ 2,356.47
2050	\$ -	\$ -	\$ -	\$ 2,041.31	\$ 166.71	\$ 20.84	\$ 127.13	\$ 2,355.99
2051	\$ -	\$ -	\$ -	\$ 2,126.37	\$ 85.05	\$ 10.63	\$ 129.67	\$ 2,351.73
Total	\$ 6,072.44	\$ 4,748.04	\$ 434.80	\$ 28,857.84	\$ 18,588.05	\$ 2,437.91	\$ 3,346.10	\$ 64,485.17

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-A
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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2-A LOT TYPE 5 PRINCIPAL ASSESSMENT: \$38,423.30

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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 #2-A - LOT TYPE 5

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 152.89	\$ 361.09	\$ 33.40	\$ 681.65	\$ 1,150.09	\$ 158.72	\$ 108.40	\$ 2,646.23
2026	\$ 158.16	\$ 353.44	\$ 32.63	\$ 695.02	\$ 1,133.05	\$ 155.31	\$ 110.56	\$ 2,638.18
2027	\$ 168.71	\$ 345.54	\$ 31.84	\$ 708.38	\$ 1,115.67	\$ 151.83	\$ 112.78	\$ 2,634.75
2028	\$ 179.25	\$ 337.10	\$ 31.00	\$ 721.75	\$ 1,094.42	\$ 148.29	\$ 115.03	\$ 2,626.84
2029	\$ 184.52	\$ 328.14	\$ 30.10	\$ 761.85	\$ 1,072.77	\$ 144.68	\$ 117.33	\$ 2,639.39
2030	\$ 195.07	\$ 318.22	\$ 29.18	\$ 775.21	\$ 1,049.91	\$ 140.87	\$ 119.68	\$ 2,628.15
2031	\$ 210.88	\$ 307.74	\$ 28.21	\$ 801.94	\$ 1,026.66	\$ 137.00	\$ 122.07	\$ 2,634.49
2032	\$ 221.43	\$ 296.40	\$ 27.15	\$ 828.68	\$ 1,002.60	\$ 132.99	\$ 124.51	\$ 2,633.75
2033	\$ 231.97	\$ 284.50	\$ 26.04	\$ 855.41	\$ 974.63	\$ 128.85	\$ 127.00	\$ 2,628.40
2034	\$ 247.79	\$ 272.03	\$ 24.88	\$ 895.50	\$ 945.76	\$ 124.57	\$ 129.54	\$ 2,640.08
2035	\$ 253.06	\$ 258.71	\$ 23.65	\$ 922.24	\$ 915.54	\$ 120.09	\$ 132.14	\$ 2,625.41
2036	\$ 268.87	\$ 245.11	\$ 22.38	\$ 962.33	\$ 884.41	\$ 115.48	\$ 134.78	\$ 2,633.37
2037	\$ 284.69	\$ 230.66	\$ 21.04	\$ 989.06	\$ 851.93	\$ 110.67	\$ 137.47	\$ 2,625.52
2038	\$ 300.51	\$ 215.36	\$ 19.61	\$ 1,029.16	\$ 818.55	\$ 105.72	\$ 140.22	\$ 2,629.13
2039	\$ 316.32	\$ 199.20	\$ 18.11	\$ 1,069.26	\$ 783.82	\$ 100.58	\$ 143.03	\$ 2,630.32
2040	\$ 337.41	\$ 181.81	\$ 16.53	\$ 1,109.36	\$ 747.73	\$ 95.23	\$ 145.89	\$ 2,633.95
2041	\$ 358.50	\$ 163.25	\$ 14.84	\$ 1,149.45	\$ 710.29	\$ 89.68	\$ 148.81	\$ 2,634.82
2042	\$ 379.59	\$ 143.53	\$ 13.05	\$ 1,189.55	\$ 671.49	\$ 83.94	\$ 151.78	\$ 2,632.93
2043	\$ 400.68	\$ 122.65	\$ 11.15	\$ 1,243.01	\$ 623.91	\$ 77.99	\$ 154.82	\$ 2,634.21
2044	\$ 421.76	\$ 100.62	\$ 9.15	\$ 1,296.48	\$ 574.19	\$ 71.77	\$ 157.91	\$ 2,631.88
2045	\$ 442.85	\$ 77.42	\$ 7.04	\$ 1,363.30	\$ 522.33	\$ 65.29	\$ 161.07	\$ 2,639.31
2046	\$ 469.21	\$ 53.06	\$ 4.82	\$ 1,416.77	\$ 467.80	\$ 58.48	\$ 164.29	\$ 2,634.44
2047	\$ 495.57	\$ 27.26	\$ 2.48	\$ 1,483.60	\$ 411.13	\$ 51.39	\$ 167.58	\$ 2,639.00
2048	\$ -	\$ -	\$ -	\$ 2,058.32	\$ 351.79	\$ 43.97	\$ 134.41	\$ 2,588.50
2049	\$ -	\$ -	\$ -	\$ 2,151.88	\$ 269.45	\$ 33.68	\$ 137.10	\$ 2,592.12
2050	\$ -	\$ -	\$ -	\$ 2,245.44	\$ 183.38	\$ 22.92	\$ 139.84	\$ 2,591.59
2051	\$ -	\$ -	\$ -	\$ 2,339.00	\$ 93.56	\$ 11.70	\$ 142.64	\$ 2,586.90
Total	\$ 6,679.68	\$ 5,222.84	\$ 478.28	\$ 31,743.62	\$ 20,446.85	\$ 2,681.70	\$ 3,680.71	\$ 70,933.68

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-B
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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2-B LOT TYPE 6 PRINCIPAL ASSESSMENT: \$32,018.61

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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-B - LOT TYPE 6

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 125.09	\$ 295.44	\$ 27.33	\$ 560.08	\$ 961.84	\$ 132.77	\$ 89.00	\$ 2,191.54
2026	\$ 129.40	\$ 289.18	\$ 26.70	\$ 581.25	\$ 947.83	\$ 129.97	\$ 90.78	\$ 2,195.12
2027	\$ 138.03	\$ 282.71	\$ 26.05	\$ 594.27	\$ 933.30	\$ 127.06	\$ 92.60	\$ 2,194.03
2028	\$ 146.66	\$ 275.81	\$ 25.36	\$ 612.18	\$ 915.48	\$ 124.09	\$ 94.45	\$ 2,194.03
2029	\$ 150.97	\$ 268.48	\$ 24.63	\$ 634.98	\$ 897.11	\$ 121.03	\$ 96.34	\$ 2,193.53
2030	\$ 159.60	\$ 260.36	\$ 23.88	\$ 656.14	\$ 878.06	\$ 117.85	\$ 98.26	\$ 2,194.16
2031	\$ 172.54	\$ 251.78	\$ 23.08	\$ 672.42	\$ 858.38	\$ 114.57	\$ 100.23	\$ 2,193.00
2032	\$ 181.17	\$ 242.51	\$ 22.21	\$ 695.22	\$ 838.20	\$ 111.21	\$ 102.23	\$ 2,192.76
2033	\$ 189.79	\$ 232.77	\$ 21.31	\$ 724.52	\$ 814.74	\$ 107.73	\$ 104.28	\$ 2,195.15
2034	\$ 202.73	\$ 222.57	\$ 20.36	\$ 747.32	\$ 790.29	\$ 104.11	\$ 106.36	\$ 2,193.75
2035	\$ 207.05	\$ 211.67	\$ 19.35	\$ 776.63	\$ 765.07	\$ 100.38	\$ 108.49	\$ 2,188.62
2036	\$ 219.99	\$ 200.54	\$ 18.31	\$ 804.30	\$ 738.85	\$ 96.49	\$ 110.66	\$ 2,189.15
2037	\$ 232.93	\$ 188.72	\$ 17.21	\$ 835.24	\$ 711.71	\$ 92.47	\$ 112.87	\$ 2,191.15
2038	\$ 245.87	\$ 176.20	\$ 16.05	\$ 864.55	\$ 683.52	\$ 88.29	\$ 115.13	\$ 2,189.61
2039	\$ 258.81	\$ 162.99	\$ 14.82	\$ 898.74	\$ 654.34	\$ 83.97	\$ 117.43	\$ 2,191.09
2040	\$ 276.06	\$ 148.75	\$ 13.52	\$ 928.04	\$ 624.01	\$ 79.48	\$ 119.78	\$ 2,189.65
2041	\$ 293.32	\$ 133.57	\$ 12.14	\$ 962.23	\$ 592.69	\$ 74.84	\$ 122.18	\$ 2,190.96
2042	\$ 310.57	\$ 117.43	\$ 10.68	\$ 996.42	\$ 560.21	\$ 70.03	\$ 124.62	\$ 2,189.97
2043	\$ 327.82	\$ 100.35	\$ 9.12	\$ 1,040.38	\$ 520.36	\$ 65.04	\$ 127.11	\$ 2,190.20
2044	\$ 345.08	\$ 82.32	\$ 7.48	\$ 1,087.60	\$ 478.74	\$ 59.84	\$ 129.66	\$ 2,190.73
2045	\$ 362.33	\$ 63.34	\$ 5.76	\$ 1,133.19	\$ 435.24	\$ 54.40	\$ 132.25	\$ 2,186.51
2046	\$ 383.90	\$ 43.42	\$ 3.95	\$ 1,182.03	\$ 389.91	\$ 48.74	\$ 134.89	\$ 2,186.84
2047	\$ 405.47	\$ 22.30	\$ 2.03	\$ 1,234.13	\$ 342.63	\$ 42.83	\$ 137.59	\$ 2,186.98
2048	\$ -	\$ -	\$ -	\$ 1,719.32	\$ 293.26	\$ 36.66	\$ 110.87	\$ 2,160.11
2049	\$ -	\$ -	\$ -	\$ 1,792.59	\$ 224.49	\$ 28.06	\$ 113.08	\$ 2,158.22
2050	\$ -	\$ -	\$ -	\$ 1,869.11	\$ 152.79	\$ 19.10	\$ 115.35	\$ 2,156.34
2051	\$ -	\$ -	\$ -	\$ 1,950.52	\$ 78.02	\$ 9.75	\$ 117.65	\$ 2,155.94
Total	\$ 5,465.19	\$ 4,273.22	\$ 391.32	\$ 26,553.42	\$ 17,081.05	\$ 2,240.77	\$ 3,024.16	\$ 59,029.12

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-B
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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2-B LOT TYPE 7 PRINCIPAL ASSESSMENT: \$35,576.23

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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 _____

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-B - LOT TYPE 7

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 138.99	\$ 328.26	\$ 30.36	\$ 622.31	\$ 1,068.71	\$ 147.52	\$ 98.89	\$ 2,435.04
2026	\$ 143.78	\$ 321.31	\$ 29.67	\$ 645.83	\$ 1,053.15	\$ 144.41	\$ 100.87	\$ 2,439.02
2027	\$ 153.37	\$ 314.12	\$ 28.95	\$ 660.30	\$ 1,037.00	\$ 141.18	\$ 102.88	\$ 2,437.81
2028	\$ 162.95	\$ 306.46	\$ 28.18	\$ 680.20	\$ 1,017.20	\$ 137.88	\$ 104.94	\$ 2,437.81
2029	\$ 167.75	\$ 298.31	\$ 27.37	\$ 705.53	\$ 996.79	\$ 134.48	\$ 107.04	\$ 2,437.26
2030	\$ 177.33	\$ 289.29	\$ 26.53	\$ 729.05	\$ 975.62	\$ 130.95	\$ 109.18	\$ 2,437.95
2031	\$ 191.71	\$ 279.76	\$ 25.64	\$ 747.14	\$ 953.75	\$ 127.30	\$ 111.37	\$ 2,436.67
2032	\$ 201.30	\$ 269.46	\$ 24.68	\$ 772.46	\$ 931.34	\$ 123.57	\$ 113.59	\$ 2,436.40
2033	\$ 210.88	\$ 258.64	\$ 23.68	\$ 805.03	\$ 905.27	\$ 119.70	\$ 115.86	\$ 2,439.06
2034	\$ 225.26	\$ 247.30	\$ 22.62	\$ 830.35	\$ 878.10	\$ 115.68	\$ 118.18	\$ 2,437.49
2035	\$ 230.05	\$ 235.19	\$ 21.50	\$ 862.92	\$ 850.07	\$ 111.53	\$ 120.55	\$ 2,431.80
2036	\$ 244.43	\$ 222.83	\$ 20.35	\$ 893.67	\$ 820.95	\$ 107.21	\$ 122.96	\$ 2,432.39
2037	\$ 258.81	\$ 209.69	\$ 19.12	\$ 928.04	\$ 790.79	\$ 102.75	\$ 125.42	\$ 2,434.61
2038	\$ 273.19	\$ 195.78	\$ 17.83	\$ 960.61	\$ 759.47	\$ 98.10	\$ 127.92	\$ 2,432.90
2039	\$ 287.57	\$ 181.09	\$ 16.46	\$ 998.60	\$ 727.05	\$ 93.30	\$ 130.48	\$ 2,434.55
2040	\$ 306.74	\$ 165.28	\$ 15.03	\$ 1,031.16	\$ 693.34	\$ 88.31	\$ 133.09	\$ 2,432.94
2041	\$ 325.91	\$ 148.41	\$ 13.49	\$ 1,069.15	\$ 658.54	\$ 83.15	\$ 135.75	\$ 2,434.40
2042	\$ 345.08	\$ 130.48	\$ 11.86	\$ 1,107.14	\$ 622.46	\$ 77.81	\$ 138.47	\$ 2,433.30
2043	\$ 364.25	\$ 111.50	\$ 10.14	\$ 1,155.98	\$ 578.17	\$ 72.27	\$ 141.24	\$ 2,433.56
2044	\$ 383.42	\$ 91.47	\$ 8.32	\$ 1,208.45	\$ 531.93	\$ 66.49	\$ 144.06	\$ 2,434.14
2045	\$ 402.59	\$ 70.38	\$ 6.40	\$ 1,259.10	\$ 483.60	\$ 60.45	\$ 146.94	\$ 2,429.46
2046	\$ 426.56	\$ 48.24	\$ 4.39	\$ 1,313.37	\$ 433.23	\$ 54.15	\$ 149.88	\$ 2,429.82
2047	\$ 450.52	\$ 24.78	\$ 2.25	\$ 1,371.26	\$ 380.70	\$ 47.59	\$ 152.88	\$ 2,429.98
2048	\$ -	\$ -	\$ -	\$ 1,910.36	\$ 325.85	\$ 40.73	\$ 123.18	\$ 2,400.12
2049	\$ -	\$ -	\$ -	\$ 1,991.76	\$ 249.43	\$ 31.18	\$ 125.65	\$ 2,398.02
2050	\$ -	\$ -	\$ -	\$ 2,076.79	\$ 169.76	\$ 21.22	\$ 128.16	\$ 2,395.93
2051	\$ -	\$ -	\$ -	\$ 2,167.24	\$ 86.69	\$ 10.84	\$ 130.72	\$ 2,395.49
Total	\$ 6,072.43	\$ 4,748.03	\$ 434.80	\$ 29,503.80	\$ 18,978.95	\$ 2,489.74	\$ 3,360.17	\$ 65,587.92

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-B
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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2-B LOT TYPE 8 PRINCIPAL ASSESSMENT: \$39,133.85

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 ***Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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

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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-B - LOT TYPE 8

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 152.89	\$ 361.09	\$ 33.40	\$ 684.54	\$ 1,175.58	\$ 162.27	\$ 108.78	\$ 2,678.55
2026	\$ 158.16	\$ 353.44	\$ 32.63	\$ 710.41	\$ 1,158.46	\$ 158.85	\$ 110.95	\$ 2,682.92
2027	\$ 168.71	\$ 345.54	\$ 31.84	\$ 726.33	\$ 1,140.70	\$ 155.30	\$ 113.17	\$ 2,681.59
2028	\$ 179.25	\$ 337.10	\$ 31.00	\$ 748.22	\$ 1,118.91	\$ 151.66	\$ 115.44	\$ 2,681.59
2029	\$ 184.52	\$ 328.14	\$ 30.10	\$ 776.08	\$ 1,096.47	\$ 147.92	\$ 117.74	\$ 2,680.98
2030	\$ 195.07	\$ 318.22	\$ 29.18	\$ 801.95	\$ 1,073.19	\$ 144.04	\$ 120.10	\$ 2,681.75
2031	\$ 210.88	\$ 307.74	\$ 28.21	\$ 821.85	\$ 1,049.13	\$ 140.03	\$ 122.50	\$ 2,680.34
2032	\$ 221.43	\$ 296.40	\$ 27.15	\$ 849.71	\$ 1,024.47	\$ 135.92	\$ 124.95	\$ 2,680.03
2033	\$ 231.97	\$ 284.50	\$ 26.04	\$ 885.53	\$ 995.79	\$ 131.68	\$ 127.45	\$ 2,682.96
2034	\$ 247.79	\$ 272.03	\$ 24.88	\$ 913.39	\$ 965.91	\$ 127.25	\$ 130.00	\$ 2,681.24
2035	\$ 253.06	\$ 258.71	\$ 23.65	\$ 949.21	\$ 935.08	\$ 122.68	\$ 132.60	\$ 2,674.98
2036	\$ 268.87	\$ 245.11	\$ 22.38	\$ 983.04	\$ 903.04	\$ 117.93	\$ 135.25	\$ 2,675.63
2037	\$ 284.69	\$ 230.66	\$ 21.04	\$ 1,020.85	\$ 869.87	\$ 113.02	\$ 137.96	\$ 2,678.07
2038	\$ 300.51	\$ 215.36	\$ 19.61	\$ 1,056.67	\$ 835.41	\$ 107.92	\$ 140.72	\$ 2,676.18
2039	\$ 316.32	\$ 199.20	\$ 18.11	\$ 1,098.46	\$ 799.75	\$ 102.63	\$ 143.53	\$ 2,678.00
2040	\$ 337.41	\$ 181.81	\$ 16.53	\$ 1,134.27	\$ 762.68	\$ 97.14	\$ 146.40	\$ 2,676.24
2041	\$ 358.50	\$ 163.25	\$ 14.84	\$ 1,176.06	\$ 724.40	\$ 91.47	\$ 149.33	\$ 2,677.84
2042	\$ 379.59	\$ 143.53	\$ 13.05	\$ 1,217.85	\$ 684.70	\$ 85.59	\$ 152.32	\$ 2,676.63
2043	\$ 400.67	\$ 122.65	\$ 11.15	\$ 1,271.58	\$ 635.99	\$ 79.50	\$ 155.36	\$ 2,676.91
2044	\$ 421.76	\$ 100.62	\$ 9.15	\$ 1,329.29	\$ 585.13	\$ 73.14	\$ 158.47	\$ 2,677.55
2045	\$ 442.85	\$ 77.42	\$ 7.04	\$ 1,385.01	\$ 531.95	\$ 66.49	\$ 161.64	\$ 2,672.41
2046	\$ 469.21	\$ 53.06	\$ 4.82	\$ 1,444.71	\$ 476.55	\$ 59.57	\$ 164.87	\$ 2,672.80
2047	\$ 495.57	\$ 27.26	\$ 2.48	\$ 1,508.39	\$ 418.77	\$ 52.35	\$ 168.17	\$ 2,672.97
2048	\$ -	\$ -	\$ -	\$ 2,101.39	\$ 358.43	\$ 44.80	\$ 135.50	\$ 2,640.13
2049	\$ -	\$ -	\$ -	\$ 2,190.94	\$ 274.38	\$ 34.30	\$ 138.21	\$ 2,637.83
2050	\$ -	\$ -	\$ -	\$ 2,284.47	\$ 186.74	\$ 23.34	\$ 140.98	\$ 2,635.53
2051	\$ -	\$ -	\$ -	\$ 2,383.97	\$ 95.36	\$ 11.92	\$ 143.80	\$ 2,635.04
Total	\$ 6,679.67	\$ 5,222.83	\$ 478.28	\$ 32,454.18	\$ 20,876.84	\$ 2,738.72	\$ 3,696.19	\$ 72,146.71

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1–IMPROVEMENT AREA #2-B
LOT TYPE COMMERCIAL (PER ACRE) – 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
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #2-B LOT TYPE COMMERCIAL (PER ACRE) PRINCIPAL
ASSESSMENT: \$133,410.86**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Justin, 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 *Timberbrook 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 City of Justin. The exact amount of each annual installment will be approved each year by the Justin 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 City of Justin.

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-B - LOT TYPE COMMERCIAL (PER ACRE)

Installment Due 1/31	Major Improvement Area Bond			Improvement Area #2 Bond			Administrative Expenses	Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 521.21	\$ 1,230.98	\$ 113.86	\$ 2,333.67	\$ 4,007.65	\$ 553.20	\$ 370.83	\$ 9,131.41
2026	\$ 539.19	\$ 1,204.92	\$ 111.25	\$ 2,421.87	\$ 3,949.31	\$ 541.53	\$ 378.25	\$ 9,146.32
2027	\$ 575.13	\$ 1,177.96	\$ 108.56	\$ 2,476.14	\$ 3,888.77	\$ 529.42	\$ 385.82	\$ 9,141.79
2028	\$ 611.08	\$ 1,149.21	\$ 105.68	\$ 2,550.76	\$ 3,814.48	\$ 517.04	\$ 393.53	\$ 9,141.78
2029	\$ 629.05	\$ 1,118.65	\$ 102.63	\$ 2,645.74	\$ 3,737.96	\$ 504.28	\$ 401.40	\$ 9,139.71
2030	\$ 665.00	\$ 1,084.84	\$ 99.48	\$ 2,733.93	\$ 3,658.59	\$ 491.06	\$ 409.43	\$ 9,142.32
2031	\$ 718.91	\$ 1,049.10	\$ 96.15	\$ 2,801.77	\$ 3,576.57	\$ 477.39	\$ 417.62	\$ 9,137.51
2032	\$ 754.86	\$ 1,010.46	\$ 92.56	\$ 2,896.74	\$ 3,492.52	\$ 463.38	\$ 425.97	\$ 9,136.48
2033	\$ 790.81	\$ 969.88	\$ 88.79	\$ 3,018.85	\$ 3,394.75	\$ 448.89	\$ 434.49	\$ 9,146.46
2034	\$ 844.72	\$ 927.38	\$ 84.83	\$ 3,113.83	\$ 3,292.86	\$ 433.80	\$ 443.18	\$ 9,140.61
2035	\$ 862.70	\$ 881.97	\$ 80.61	\$ 3,235.94	\$ 3,187.77	\$ 418.23	\$ 452.04	\$ 9,119.26
2036	\$ 916.62	\$ 835.60	\$ 76.29	\$ 3,351.27	\$ 3,078.56	\$ 402.05	\$ 461.09	\$ 9,121.47
2037	\$ 970.53	\$ 786.34	\$ 71.71	\$ 3,480.16	\$ 2,965.45	\$ 385.29	\$ 470.31	\$ 9,129.80
2038	\$ 1,024.45	\$ 734.17	\$ 66.86	\$ 3,602.27	\$ 2,848.00	\$ 367.89	\$ 479.71	\$ 9,123.36
2039	\$ 1,078.37	\$ 679.10	\$ 61.74	\$ 3,744.73	\$ 2,726.42	\$ 349.88	\$ 489.31	\$ 9,129.56
2040	\$ 1,150.26	\$ 619.79	\$ 56.34	\$ 3,866.84	\$ 2,600.04	\$ 331.16	\$ 499.09	\$ 9,123.54
2041	\$ 1,222.15	\$ 556.53	\$ 50.59	\$ 4,009.31	\$ 2,469.53	\$ 311.82	\$ 509.08	\$ 9,129.02
2042	\$ 1,294.05	\$ 489.31	\$ 44.48	\$ 4,151.77	\$ 2,334.22	\$ 291.78	\$ 519.26	\$ 9,124.86
2043	\$ 1,365.94	\$ 418.14	\$ 38.01	\$ 4,334.94	\$ 2,168.15	\$ 271.02	\$ 529.64	\$ 9,125.83
2044	\$ 1,437.83	\$ 343.01	\$ 31.18	\$ 4,531.67	\$ 1,994.75	\$ 249.34	\$ 540.24	\$ 9,128.02
2045	\$ 1,509.72	\$ 263.93	\$ 23.99	\$ 4,721.62	\$ 1,813.48	\$ 226.69	\$ 551.04	\$ 9,110.47
2046	\$ 1,599.58	\$ 180.90	\$ 16.45	\$ 4,925.14	\$ 1,624.62	\$ 203.08	\$ 562.06	\$ 9,111.82
2047	\$ 1,689.45	\$ 92.92	\$ 8.45	\$ 5,142.23	\$ 1,427.61	\$ 178.45	\$ 573.30	\$ 9,112.41
2048	\$ -	\$ -	\$ -	\$ 7,163.84	\$ 1,221.92	\$ 152.74	\$ 461.94	\$ 9,000.45
2049	\$ -	\$ -	\$ -	\$ 7,469.12	\$ 935.37	\$ 116.92	\$ 471.18	\$ 8,992.59
2050	\$ -	\$ -	\$ -	\$ 7,787.96	\$ 636.60	\$ 79.58	\$ 480.61	\$ 8,984.75
2051	\$ -	\$ -	\$ -	\$ 8,127.16	\$ 325.09	\$ 40.64	\$ 490.22	\$ 8,983.10
Total	\$ 22,771.61	\$ 17,805.10	\$ 1,630.50	\$ 110,639.25	\$ 71,171.04	\$ 9,336.53	\$ 12,600.65	\$ 245,954.69

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider approving Resolution 684-24 authorizing execution of Denton County Communications Agreement, and take appropriate action.

Department: Administration

Contact:

Recommendation:

Consider approving Resolution 684-24, as presented.

Background:

City Attorney Review:

Attachments:

1. Resolution 684-24
2. ILA Denton County Radio Communications

RESOLUTION NO. 684-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS,
APPROVING ANINTER-LOCAL COOPERATION AGREEMENT BETWEEN
DENTON COUNTY AND THE CITY OF JUSTIN FOR THE USE OF THE DENTON
COUNTY RADIO COMMUNICATIONS SYSTEM.**

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of the Agencies; and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended “the Act” provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city (“System”) for the purpose of providing radio communications in support of its governmental operations; and

WHEREAS, Justin wishes to use certain portions of the System for its governmental operations; and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties; and

WHEREAS, Justin and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth.

APPROVED THIS THE 25TH DAY OF JULY, 2024.

ATTEST:

Amy M. Piukana, City Secretary

APPROVED:

James Clark, Mayor

APPROVED AS TO FORM:

City Attorney

INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF JUSTIN FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Inter-Local Agreement (“Agreement”) is entered into by and between the County of Denton, Texas (“the County”) and the City of Justin, Texas, both entities being located in Denton County, Texas (collectively, the “Parties” or separately as a “Party”). The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act:

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of the Agencies; and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended “the Act” provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city (“System”) for the purpose of providing radio communications in support of its governmental operations; and

WHEREAS, Justin wishes to use certain portions of the System for its governmental operations; and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties; and

WHEREAS, Justin and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I.

DEFINITIONS

“Assignee” means the City employee assigned to a specific Subscriber Unit.

“Communications System” or *“System”* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties.

“Coordinating Committee” means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System.

“Infrastructure Management Committee” means the committee that is responsible for the administration and operation of the Communications System.

“Subscriber Units” means mobile radios, portable radios or any similar devices used for communicating over the Communications System.

“Talk Group” means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources.

“Technical Committee” means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System.

“User” means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System.

II.

TERM

2.1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October, 2024, and ending on the 30th day of September, 2025. unless terminated earlier pursuant to Section 7.1.

2.2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party’s governing body.

III.

OBLIGATIONS OF CITY OF JUSTIN

3.1 Justin shall use the System in accordance with this Agreement to provide integration of communications by Justin between its Users on the System for governmental operations.

3.2 When using the System, Justin shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System. When Justin uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Justin will also abide by the User rules of those Talk Groups.

3.3 Justin must provide a written request to the Denton County Radio System Manager (“System Manager”) or his designee, to activate radios (“Subscriber Units”) on the System. Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit.

3.4 Justin is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units. Justin is responsible for all programming of City-owned Subscriber Units.

3.5 Justin shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider. The County shall not be responsible for maintenance of any City-owned equipment.

3.6 Depending on the equipment that will be purchased and installed by Justin, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades.

3.7 Justin shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available.

3.8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3.5, 3.6, and 3.7 above.

IV.

OBLIGATIONS OF THE COUNTY

4.1 The County will allow Justin to use County provided Talk Groups, which are a primary level of communication for Users on the System (“Talk Group”), comparable to a channel on a conventional radio system, for the exclusive use of Justin. Talk Groups will be established for the City by the County.

4.2 The System Manager will not activate radios on the Justin Talk Groups nor make changes to the Justin radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference.

4.3 The County is solely responsible for:

- (1) Coordinating Talk Groups among System Users;
- (2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City; and
- (3) The operation, maintenance, and control of the System

V.

FEEES

5.1 The fees payable for the term of this Agreement are set out in **Exhibit A** which is attached and incorporated for all purposes.

5.2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year’s fees. The County will provide ninety (90) days’ notice to Justin before increasing the fees.

5.3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year. This amount is subject to change when the City adds or deletes the number of Subscriber Units in service. The City must notify the System Manager in writing of any addition or deletion of Subscriber Units.

5.4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s).

5.5 Deletions - No refunds for deletions will be made for the City’s deletion of Subscriber Units during the period of the Agreement. The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year.

5.6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year.

VI.

PAYMENT DUE

6.1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice. Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice. All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party.

VII.

TERMINATION

7.1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice. The City shall pay for all fees incurred through the effective date of termination. If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year.

VIII.

RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT. IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF LIABILITY.

IX.

IMMUNITY

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

X.

ASSIGNMENT

The City agrees to retain control and to give full attention to the fulfillment of this Agreement. The City cannot assign or sublet this Agreement without the prior written consent of the County. Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County. Justin also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement.

XI.

ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between Denton County and Justin and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Justin. This Agreement may be amended only by written instrument signed by Denton County and Justin.

XII.

NOTICES

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff’s Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205
Name of Agency:	Justin Police Department	
Contact Person	Chief Brian Frieda	
Address	P O Box 129	
City, State, Zip	Justin, TX 76247-0129	
Telephone	940-648-2541	
Email	bfrieda@cityofjustin.com	
Name of Agency:	Justin Community Volunteer Fire Department, Inc.	
Contact Person	Chief Matthew Mitchell	
Address	P O Box 613	
City, State, Zip	Justin, TX 76247	
Telephone	940-395-0546	
Email	matthewmitchell@justinfiredept.com	

XIII.

AUTHORITY TO SIGN

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV.

SEVERABILITY

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV.

VENUE

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas.

XVI.

INTERPRETATION OF AGREEMENT

Although this Agreement is drafted by the County, this is a negotiated document. Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party.

XVII.

REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

XVIII.

SUCCESSORS AND ASSIGNS

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract. Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties.

EXECUTED duplicate originals on the dates indicated below:

SIGNED AND AGREED BY THE CITY OF JUSTIN, TEXAS:

BY:

_____ Date: _____
James Clark, Mayor
City of Justin
P O Box 129
Justin, TX 76247-0129
940-648-2541

Approved as to content:

Brian Frieda, Chief of Police

Approved as to content:

Matthew Mitchell, Fire Chief

Approved as to form:

Attorney for Agency

**APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON
COUNTY, TEXAS:**

BY:

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Date: _____

Approved as to content:

Denton County Sheriff's Office

Approved as to form:

Assistant District Attorney
Counsel to the Sheriff

Exhibit A
Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY 24-25 Agency Payment Worksheet/Invoice

Agency:	Justin Police and Fire Departments	
Payment Contact Person:	Jarrod Greenwood, City Manager and/or Amy Piukana, City Secretary	
Phone Number:	940-648-2541	
Email(s):	jgreenwood@cityofjustin.com or apiukana@cityofjustin.com	
Address:	415 N College Ave / PO Box 129	
City, State, Zip	Justin, TX 76247	
Agency Should Include this Worksheet with Each Payment Sent to Denton County.		
Make checks payable to:	Denton County	
Mail payments to:	Consolidated Radio Communications Systems Agreement Payments Denton County Sheriff's Office Attn: Sherry Cochran 127 N. Woodrow Lane Denton, Texas 76205	
<u>Tier 3</u>		
Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - \$6 each per month		
FD Radio Subscribers	71	\$5,112.00
PD Radio Subscribers	35	\$2,520.00
Total Amt Per Year =		<u>\$7,632.00</u>
<u>BILLED ANNUALLY</u>		

Please sign and date below.

Signature of Agency Representative	Title	Date
------------------------------------	-------	------



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider approving Resolution 691-24 appointing Emily Krzyzek to Place 4 and appointing Rod Stokes to Place 8 for the Planning and Zoning Commission; and take appropriate action.

Department: Administration

Contact:

Recommendation:

Staff recommends consideration based upon the request.

Background:

The Planning and Zoning Commission unanimously recommended approval to move Commissioner Krzyzek to Place 4 and to appoint Rod Stokes to Place 8 on July 16, 2024.

Current places:

- Place 1: Vicente Barrientos, Member
 - Place 2: Scott Hill, Vice-Chair
 - Place 3: Gary Davis, Member
 - Place 4: Vacant
 - Place 5: Tory Turner, Member
 - Place 6: David Beck, Chair
 - Place 7: Thomas Cronberger, Member
 - Place 8: Emily Krzyzek (Alternate)
-

City Attorney Review:

Attachments:

1. Resolution 691-24
2. FW_ Online Form Submittal_ Board, Commission & Committee Application

RESOLUTION 691-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPOINTING EMILY KRYZEK TO PLACE 4 REGULAR SEAT AND APPOINT ROD STOKES TO PLACE 8, AS ALTERNATE TO THE PLANNING AND ZONING COMMISSION.

WHEREAS, a vacancy exists on the City of Justin Planning and Zoning Commission in Place 4; and

WHEREAS, typically an alternate member shifts to a regular seat; and

WHEREAS, by appointing Emily Kryzek to Place 4 regular member and appointing Rod Stokes to Place 8, as alternate member; and

WHEREAS, the City Council wishes to fill vacancies to the Planning and Zoning Commission; and

WHEREAS, the City of Justin City Council declares it in the best interests of the health, safety, and welfare of the public to adopt this resolution; and

WHEREAS, all prerequisites for the adoption of this resolution have been met, including but not limited to the Open Meetings Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Sec. 1. That all matters stated hereinabove

Sec. 2. That Emily Krysek is hereby appointed to the Planning and Zoning Commission to complete the current term of Planning and Zoning Commissioner, Place 4 for a term expiring December 31, 2024.

Sec. 3. That Rod Stokes is hereby appointed to the Planning and Zoning to complete the term of alternate Planning and Zoning Commissioner, Place 8 for a term expiring December 31, 2024.

Sec. 3. That this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED AND APPROVED THIS THE 25TH OF JULY 2024.

ATTEST:

CITY OF JUSTIN

Amy M. Piukana
City Secretary

James Clark
Mayor

From: [Abbey Reece](#)
To: [Matthew Cyr](#)
Cc: [Amy Piukana](#)
Subject: FW: Online Form Submittal: Board, Commission & Committee Application
Date: Wednesday, May 15, 2024 8:48:53 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, May 7, 2024 4:03 PM
To: Brittany Andrews <bandrews@cityofjustin.com>; Abbey Reece <areece@cityofjustin.com>
Subject: Online Form Submittal: Board, Commission & Committee Application

Board, Commission & Committee Application

First Name	Rodney
Last Name	Stokes
Address	1106 Heritage Dr
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	9403682936
Email Address	rod@ntxappraisals.com
Are you over the age of 18?	Yes
Are you a registered voter	Yes

in Justin?

Have you previously served on Justin City Council as a City Council member?

No

Current Occupation/Employer

Self Employed

Education, Licenses, or Certifications

Some College, Certified Residential Real Estate Appraiser

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?

No

On which Board, Commission, or Committee are you interested in serving? (First Choice)

Planning and Zoning Commission

If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.

Field not completed.

What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?

Residential Single Family and small income producing property appraisal, land valuation, some residential development experience.

List any additional information which you believe would be of value for the City Council to know about you.

Supervision and training of other property appraisers

Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?

No

By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.

Rodney Stokes

Date of Submission

5/7/2024

Email not displaying correctly? [View it in your browser.](#)



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider approving Resolution 693-24 authorizing an amendment to an agreement between the City of Justin and Aqua Texas, Inc.; and take appropriate action

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval.

Background:

City Council approved a Developers Agreement on April 26, 2021, for Bloomfield Homes to continue the Timberbrook residential development moving out west. In the Developers Agreement the City is required to provide water and sewer to the development.

City Council approved a transfer of the CCN from Aqua Texas to the City of Justin on December 14, 2023. The agreement was executed by Aqua Water on January 11, 2024.

Due to changes in retail service, Aqua no longer serves a small portion of the previous area and is being reflected accordingly. This First Amendment modifies the Agreement to reflect this change. Specifically, Section 4 is revised to allow the City to serve the Development and Conveyed Properties. Upon PUC approval of the 13.248 Application, Aqua will have no further obligations to these properties. All other terms of the Agreement remain unchanged and in full force.

In the state of Texas, a Certificate of Convenience and Necessity (CCN) is a legal authorization or permit issued by the Texas Commission on Environmental Quality (TCEQ) for the provision of water or sewer services within a specified geographic area. The CCN is required for entities seeking to provide retail water or sewer services in a particular area. It is intended to regulate and ensure the efficient and responsible delivery of these essential services to customers while avoiding unnecessary duplication of infrastructure. To obtain a CCN in Texas, an entity must demonstrate the necessity of the proposed service, the ability to provide adequate service, and compliance with various regulatory requirements set forth by the TCEQ. This process involves submitting an application, providing supporting documentation, and potentially attending public hearings where interested parties can present arguments for or against granting the certificate. The CCN essentially grants a monopoly or exclusive right to provide water or sewer services within the designated area, preventing other entities from entering the market without obtaining their own CCN from the TCEQ. This resolution essentially grants the City

authorization to serve water and sewer to this development.

City Attorney Review: Yes

Attachments:

1. 56160 Amendment to 13.248 Agreement_7.5.24
2. Resolution 693-24
3. December 14, 2023, Previously approved Agreement
4. December 14, 2023, Previously approved resolution

FIRST AMENDMENT TO AGREEMENT BETWEEN
THE CITY OF JUSTIN AND AQUA TEXAS, INC.

WHEREAS, the City of Justin (“City”) and Aqua Texas, Inc. (“Aqua”) executed an Agreement on January 11, 2024 (the “Agreement”) to which Agreement reference is made and this First Amendment is incorporated as if fully copied verbatim in Agreement.

WHEREAS, the obligations of City and Aqua required to be performed under the Agreement continue to be in full force and effect except as specifically noted in this First Amendment.

WHEREAS, City requires modification to the Agreement pursuant to a change in retail service in that Aqua no longer serves any water utility customers within the Development Properties, and Aqua has agreed to acknowledge and accept said modification. Both City and Aqua agree to adhere to and perform its obligations in accordance with the modifications to the Agreement set forth below.

NOW, THEREFORE, City and Aqua hereby covenant and agree that the Agreement is hereby amended, modified, and supplemented to include the provision below, effective immediately, and in all other respects remains unaltered and unchanged and continues to be in force and effect. Section 4 is deleted in its entirety and replaced with Section 4 as written below.

4. **Retail Service.** Aqua hereby consents to City serving the Development Properties and the Conveyed Properties as contemplated by this Agreement. The Parties agree that upon PUC approval of the 13.248 Application, Aqua shall have no further obligation to provide service to the Development Properties or to the Conveyed Properties.

[SIGNATURE PAGE TO FOLLOW]

AQUA TEXAS, INC.

By: _____

Title: _____

Date: _____

CITY OF JUSTIN, TEXAS

By: _____

Title: _____

Date: _____

RESOLUTION NO. 693-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH AQUA TEXAS, INC. REGARDING RETAIL SERVICE MODIFICATIONS.

WHEREAS, the City of Justin ("City") and Aqua Texas, Inc. ("Aqua") executed an Agreement on January 11, 2024 (the "Agreement") via Resolution 635-23, which Agreement is incorporated herein by reference and made a part hereof for all purposes; and

WHEREAS, the obligations of the City and Aqua required to be performed under the Agreement continue to be in full force and effect except as specifically noted in this First Amendment; and

WHEREAS, the City requires a modification to the Agreement due to a change in retail service, as Aqua no longer serves any water utility customers within the Development Properties, and Aqua has agreed to acknowledge and accept said modification; and

WHEREAS, both the City and Aqua agree to adhere to and perform their obligations in accordance with the modifications to the Agreement and Resolution 635-23 set forth below;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The City Council hereby approves the First Amendment to the Agreement with Aqua Texas, Inc., effective immediately, with the following provision included:

SECTION 2. All other terms and conditions of the Agreement remain unaltered and unchanged and continue to be in full force and effect.

SECTION 3. This resolution shall take effect immediately upon its passage.

SECTION 4. Retail Service. Aqua hereby consents to the City serving the Development Properties and the Conveyed Properties as contemplated by this Agreement. The Parties agree that upon PUC approval of the 13.248 Application, Aqua shall have no further obligation to provide service to the Development Properties or to the Conveyed Properties.

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of July 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

City Attorney

AGREEMENT BETWEEN THE CITY OF JUSTIN AND AQUA TEXAS, INC.

This Agreement (the “Agreement”) is executed between the City of Justin (“City”), a political subdivision of the State of Texas, and Aqua Texas, Inc. (“Aqua”), effective as of the Effective Date as described below (City and Aqua are also sometimes referred to herein individually as a “Party” and collectively as the “Parties”).

WHEREAS, City is a political subdivision of the State of Texas organized and operating under various provisions of the Texas Local Government Code and other statutory provisions, and for both water and sewer service is a “retail public utility” as defined by Texas Water Code § 13.002(19); and

WHEREAS, Aqua is a Texas Corporation organized in accordance with the laws of the State of Texas, and for both water and sewer service, is a “retail public utility” as defined by Texas Water Code § 13.002(19), and is a “water utility” as defined by Texas Water Code § 13.002(23); and

WHEREAS, the City holds water Certificate of Convenience and Necessity (“CCN”) No. 10167 and sewer CCN No. 20061, each issued by the Public Utility Commission of Texas (“PUC”) or a prior agency with CCN regulatory authority authorizing exclusive retail water and sewer utility service by Aqua, including within the area described and depicted in Exhibit “A1” for water and in Exhibit “A2” for sewer, both in Denton County; and

WHEREAS, Aqua holds water CCN No. 13201 and sewer CCN No. 21059, each issued by the PUC or a prior agency with CCN regulatory authority authorizing exclusive retail water and sewer utility service to certain areas in Denton County near and adjacent to the City’s water CCN No. 10167 and the City’s sewer CCN No. 20061, as described and depicted in Exhibit “A1” for water and in Exhibit “A2” for sewer; and

WHEREAS, Bloomfield Homes, LP, Justin Timberbrook, LLC, and Royal Crest Properties, LLC (collectively the “Developers”), seek to develop one or more residential subdivision projects on various properties owned by Developers in Denton County (“Development Properties”), all described and depicted in Exhibit “A1” and in Exhibit “A2” in relation to the City’s water CCN No. 10167 and the City’s sewer CCN No. 20061; and

WHEREAS, Developers and the City entered into agreements in April 2016 and in May 2021 whereby the City is obligated to provide water and sewer service to portions of the

Development Properties as described therein (“Development Agreements”), which includes the properties owned by Developers as depicted on Exhibit “A1” and in Exhibit “A2”; and

WHEREAS, as depicted on Exhibit “A1” and in Exhibit “A2”, one or more of the Developers has previously conveyed 9.001 acres of the Development Properties to Milestone Church, LLC, has conveyed tracts of 7.459 acres and 2.069 acres to Timberbrook Crossing, LLC, and has conveyed 32.216 acres to JT Ladera, LLC (“Conveyed Properties”), all of which are subject to one of the Development Agreements but which will not be developed by Developers; and

WHEREAS, the Development Properties and the Conveyed Properties are all within the territory of Aqua’s water CCN No. 13201, and a portion of the Development Properties are within the territory of Aqua’s sewer CCN No. 21059; and

WHEREAS, City and Aqua agree pursuant to Texas Water Code § 13.248 that City will extend retail public water utility service to the Development Properties and to the Conveyed Properties which are all currently within Aqua’s water CCN No. 13201, the City and will extend retail sewer utility service to the portion of the Development Properties currently within Aqua’s sewer CCN No. 21059; and

WHEREAS, the City has received requests to provide water utility services to the Development Properties and the Conveyed Properties, and the City has received requests to provide sewer utility services to the portion of the Development Properties currently within Aqua’s sewer CCN No. 21059; and

WHEREAS, Aqua has only two water utility customers on the Development Properties, each of which customers is one of the Developers, and each of which has consented for the water CCN to be transferred from Aqua to the City, which is attached hereto as Exhibit “B”; and

WHEREAS, conditioned upon PUC approval of this transaction, City agrees to accept the Aqua CCN water service area that includes the Development Properties and the Conveyed Properties currently within Aqua’s water CCN No. 13201 and accept the obligation to serve it as consideration for the proposed CCN area transfer of the Development Properties and the Conveyed Properties from Aqua to City; and

WHEREAS, conditioned upon PUC approval of this transaction, City agrees to accept the Aqua CCN sewer service area that includes the Development Properties currently within Aqua’s

sewer CCN No. 21059, accept the obligation to serve it as consideration for the proposed CCN area transfer of this portion of the Development Properties from Aqua to City.

NOW, THEREFORE, for and in consideration of the promises, covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, City and Aqua hereby agree as follows:

1. **Term.** This Agreement shall continue in effect for five (5) years from the Effective Date. Notwithstanding the foregoing, this Agreement will terminate earlier on the date the approval by the PUC of this Agreement is final and non-appealable.

2. **Property Subject to the Agreement.** The property that is the subject of this Agreement for the water CCN service area proposed for transfer to the City is the Development Properties and the Conveyed Properties consisting of the 1,328.501 acres depicted on Exhibit “C1”. The property that is the subject of this Agreement for the sewer CCN service area proposed for transfer to the City is the Development Properties consisting of the 514 acres depicted on Exhibit “C2”.

3. **Transfer of Aqua CCN Service Areas.** Aqua consents and agrees to the transfer to the City the water CCN service area depicted on Exhibit “C1”, and Aqua consents and agrees to the transfer to the City of the sewer CCN service area depicted on Exhibit “C2, provided the following conditions and obligations are satisfied:

3.1 Within 30 days of execution of this Agreement, City and Aqua shall jointly prepare, file and diligently prosecute, at their own expense, an application pursuant to Texas Water Code §13.248 with the PUC (“13.248 Application”) to: (i) have the Development Properties and the Conveyed Properties depicted on Exhibit “C1” transferred from Aqua’s water CCN No. 13201 to the City’s water CCN No. 10167, and (ii)) have the Development Properties depicted on Exhibit “C2” transferred from Aqua’s sewer CCN No. 21059 to the City’s sewer CCN No. 20061. Aqua consents to City water service and the City’s sewer service within the Development Properties and the Conveyed Properties, including during the pendency of PUC consideration of the 13.248 Application, and will not object or otherwise attempt to defeat the 13.248 Application to include the Development Properties

and the Conveyed Properties within the City's water CCN, or to include the Development Properties within the City's sewer CCN.

3.2 The City shall serve the Development Properties and the Conveyed Properties pursuant to separately agreed upon terms with Developer, including pursuant to the Development Agreements.

3.3 If the PUC denies the 13.248 Application for any reason, this Agreement shall be terminated when the PUC order denying the 13.248 Application is final and appealable.

4. **Retail Service.** Aqua hereby consents to City serving the Development Properties and the Conveyed Properties as contemplated by this Agreement during the pendency of the 13.248 Application at the PUC. The Parties agree that upon PUC approval of the 13.248 Application, Aqua shall have no further obligation to provide service to the Development Properties or to the Conveyed Properties, although Aqua and the City have agreed that Aqua will continue providing water utility service to the two customers on the Development Properties as of the Effective Date, until the City notifies Aqua that the City has the infrastructure in place to provide such service, at which time Aqua will relinquish the facilities downstream of the point of disconnection.

5. **Default.** In the event City or Aqua fail to comply with the terms of this Agreement, each Party has the right to enforce the terms of this Agreement by any remedy permitted by law.

6. **Miscellaneous.**

a. This Agreement may not be assigned by any Party without the prior written consent of the other Party.

b. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.

c. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Denton County, Texas.

d. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

e. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

f. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

g. Any notice provided for under the terms of this Agreement by either party to the other shall be in writing and shall be deemed to have been properly given when delivered to the respective Party at the addresses below:

To the City:

Jamie Mauldin
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701
(512) 322-5800
(512) 472-0532 (Fax)
jmauldin@lglawfirm.com

To Aqua:

Craig L. Blanchette
President
Aqua Texas, Inc.
1106 W. Clayton Lane, Suite 400W
Austin, Texas 78723
(512) 990-4400
clblanchette@aquamerica.com

With a notice to:

Geoffrey P. Kirshbaum
Terrill & Waldrop

810 W. 10th Street
Austin, Texas 78701
(512) 474-9100
(512) 474-9888 (fax)
gkirshbaum@terrilwaldrop.com

Each Party may change the address to which notice may be sent to that Party by giving notice of such change to the other Party in accordance with the provisions of this Agreement.

h. This Agreement may be executed in multiple identical counterparts, each of which shall be deemed an original for all purposes.

i. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

j. This Agreement shall be deemed drafted equally by each Party hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the latest date as reflected by the signatures on the following pages which is effective on the date of the latest signature (the “Effective Date”).

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the Effective Date of the _____ day of _____, 2023.

AQUA TEXAS, INC.

By: _____
Craig L. Blanchette, President

Date: _____

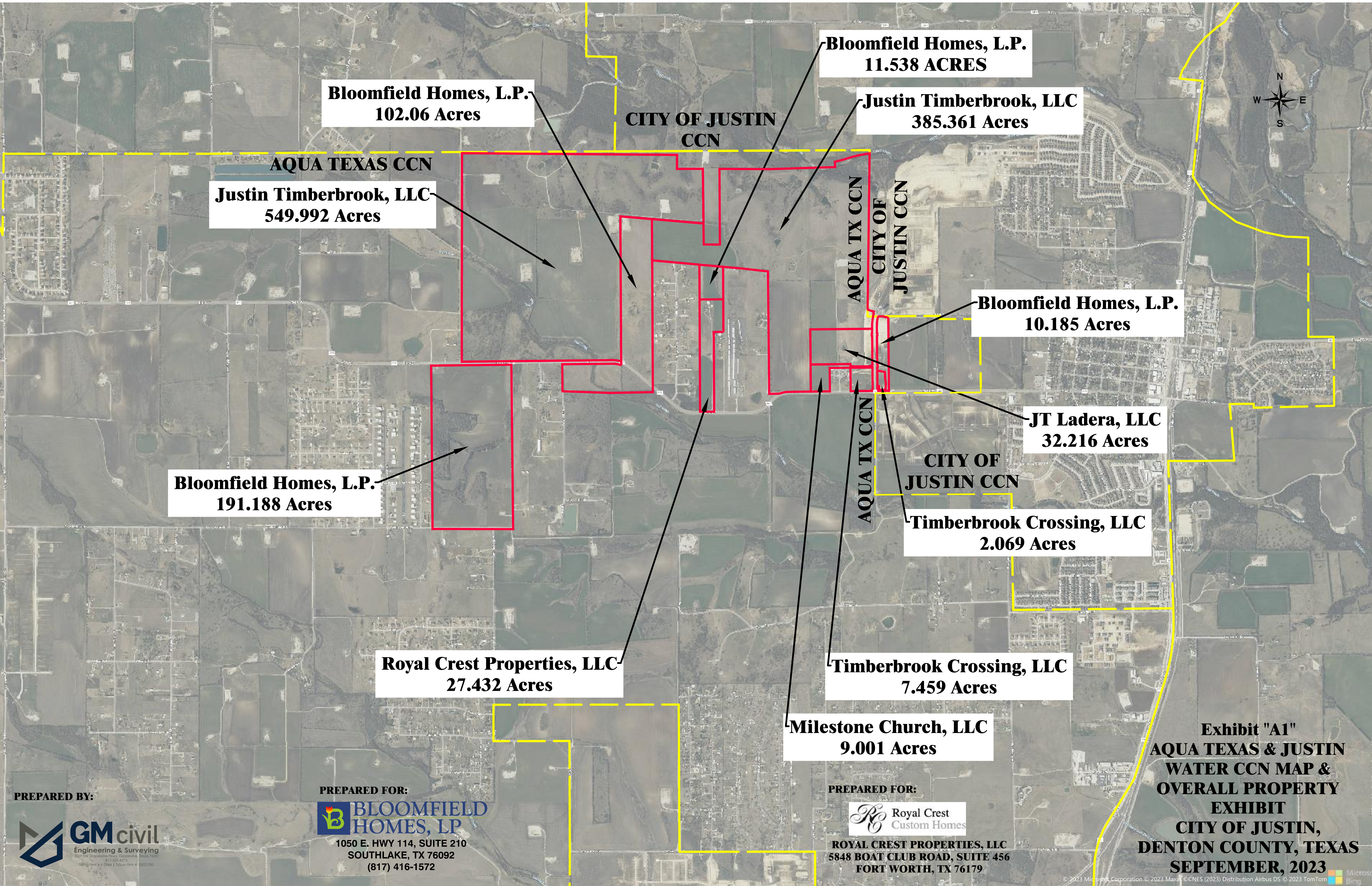
CITY OF JUSTIN, TEXAS

By: _____

Title: _____

Date: _____

Exhibit “A1” – Water CCN Mapping in Relation to Development Properties



PREPARED BY:



PREPARED FOR:



PREPARED FOR:



Exhibit “A2” – Sewer CCN Mapping in Relation to Development Properties

Bloomfield Homes, L.P.
11.538 ACRES

Justin Timberbrook, LLC
385.361 Acres

Justin Timberbrook, LLC
549.992 Acres

**AQUA TEXAS
CCN**

**NORTHLAKE
CCN
JUSTIN CCN**

**CITY OF JUSTIN
CCN**

JT Ladera, LLC
32.216 Acres

**CITY OF
JUSTIN CCN**

**NORTHLAKE
CCN**

NORTHLAKE CCN

NORTHLAKE CCN

**CITY OF
JUSTIN CCN**

Bloomfield Homes, L.P.
191.188 Acres

Bloomfield Homes, L.P.
102.06 Acres

Royal Crest Properties, LLC
27.432 Acres

Exhibit "A2"
**AQUA TEXAS, JUSTIN, &
NORTHLAKE SEWER CCN
MAP & OVERALL
PROPERTY EXHIBIT
CITY OF JUSTIN,
DENTON COUNTY, TEXAS
SEPTEMBER, 2023**

PREPARED FOR:



ROYAL CREST PROPERTIES, LLC
5848 BOAT CLUB ROAD, SUITE 456
FORT WORTH, TX 76179

PREPARED BY:



PREPARED FOR:



1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

Exhibit “B” - Consent Affidavit for Two Water Meters

AFFIDAVIT OF DON DYKSTRA

On this day, appeared before me Don Dykstra, and stated:

“My name is Don Dykstra. I am more than twenty-one (21) years of age and capable of making this affidavit. I have personal knowledge of the facts stated herein, which are true and correct.

1. I am the Manager of Bloomfield Homes, LP (“Bloomfield”), the Manager of Justin Timberbrook, LLC (“Timberbrook”), and the Manager of Royal Crest Properties, LLC (“Royal Crest”) (collectively the “Developers”). Royal Crest Custom Homes is affiliated with Royal Crest, and I am also authorized to make decisions on behalf of Royal Crest Custom Homes.

2. In conjunction with this affidavit, the Developers have entered into an agreement with Aqua Texas, Inc. (“Aqua”) which among other things, is an agreement to transfer 1,329.501 acres or property owned by Developers (“Water CCN Transfer Area”) from Aqua’s water Certificate of Convenience and Necessity (“CCN”) No. 13201 which has been issued by the Public Utility Commission of Texas (“PUC”) to the City of Justin’s (“Justin’s”) water CCN No. 10167 which has been issued by the PUC.

3. Mapping of the Water CCN Transfer Area is included with a petition to be filed in conjunction with this affidavit with the PUC by Aqua and Justin in order to obtain PUC approval for the transfer the Water CCN Transfer Area (“Petition”).

4. I understand that this affidavit will be included an exhibit to the Petition. The Petition was prepared as part of the agreement between Developers and Aqua. I am familiar with the contents of the Petition which are true and correct.

5. There are currently only two meters located in the Water CCN Transfer Area through which Aqua provides retail water service. Aqua invoices dated July 2023 for each of the

meters is attached hereto. As reflected on the Aqua invoices, the customer for one of the meters is Bloomfield, at an address of 12196 FM 407, Justin, Texas 76247-4417, and the customer for the other meter is Royal Crest Custom Homes, at an address of 11668 FM 407, Justin, Texas 76247.

6. By my notarized signatures below, Bloomfield and Royal Crest Custom Homes each consent: (i) for Aqua’s water CCN No. 12301 to be transferred to Justin’s water CCN No. 10167; and (ii) and for Aqua will continue providing water utility service to the meters until the City notifies Aqua that the City has the infrastructure in place to provide such service, at which time Aqua will relinquish the facilities downstream of the point of disconnection.

Further affiant sayeth not.”

Don Dykstra
Manager of Royal Crest Properties, LLC

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Royal Crest Properties, LLC, on behalf of said company.

Notary Public in and for the State of Texas

Don Dykstra
Royal Crest Custom Homes

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, with Royal Crest Custom Homes, on behalf of said company.

Notary Public in and for the State of Texas

Don Dykstra
Manager of Bloomfield Homes, LP

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Bloomfield Homes, LP, on behalf of said company.

Notary Public in and for the State of Texas

Don Dykstra
Manager of Justin Timberbrook, LLC

Properties, LLC

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Justin Timberbrook, LLC, on behalf of said company.

Notary Public in and for the State of Texas



Service To:
BLOOMFIELD HOMES, LP
12196 FM 407
JUSTIN, TX 76247-4417

Account Number
002709205 0659556
FT WORTH WATER
1317000 PWSID # TX0610203

Aqua Texas, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date
July 11, 2023

Total Amount Due
\$ 49.72

Current Charges Due Date
August 02, 2023

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	21324264	5/8	07/06/23	30	Actual	442200	0	Gallons
			06/06/23		Actual	442200		
			Total Days:	30		Total Usage:	0	Gallons

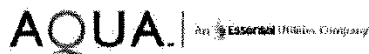
Billing Detail

Amount Owed from Last Bill	\$ 49.72
Total Payments Received	49.72
Remaining Balance	0.00
Water Base Facility Charge	45.06
Total Water Charges	45.06
System Improvement Charge -Water	6.50
FTCCR Water Credit Rider	2.34 Credit
Regulatory Assessment Fee	0.50
Amount Due ON or BEFORE 08/02/23	\$ 49.72
Amount Due AFTER 08/02/23	\$ 53.99

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Texas, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=31F4 Iup=4500593

Seq=30044

***AUTO**ALL FOR AADC 760 C 109 P 3 36944 1 AB 0.534



BLOOMFIELD HOMES, LP
1050 E STATE HWY 114 STE 210
SOUTHLAKE TX 76092-5255

MAKE CHECK PAYABLE TO:
Aqua TX

Account Number

002709205-0659556

BEFORE DUE DATE 08/02/2023 PAY THIS AMOUNT \$49.72

AFTER DUE DATE 08/02/2023 PAY THIS AMOUNT \$53.99

Amount Enclosed \$

AQUA TEXAS
PO BOX 70279
PHILADELPHIA PA 19176-0279



00270920506595560000000049722



AQUA Essential Utilities Company

Service To:
ROYAL CREST CUSTOM HOMES
11668 FM 407
JUSTIN, TX 76247
Lot: 45032372 Block:

Account Number
002669114 0672946
FT WORTH WATER
1317000 PWSID # TX0610203

Aqua Texas, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date
July 11, 2023

Total Amount Due
\$ 136.58

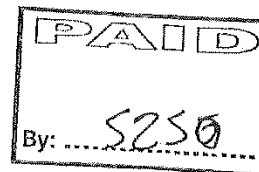
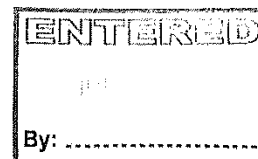
Current Charges Due Date
August 02, 2023

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21315135	1"	07/08/23	30	Actual	394100	0	Gallons
		06/06/23		Actual	394100		
Total Days: 30				Total Usage:		0	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 124.27
Total Payments Received	124.27
Remaining Balance	0.00
Water Base Facility Charge	112.65
Total Water Charges.....	112.65
Late Charge.....	12.31
System Improvement Charge -Water	16.25
FTCCR Water Credit Rider	5.86 Credit
Regulatory Assessment Fee	1.23
Amount Due ON or BEFORE 08/02/23	\$ 136.58
Amount Due AFTER 08/02/23	\$ 147.26



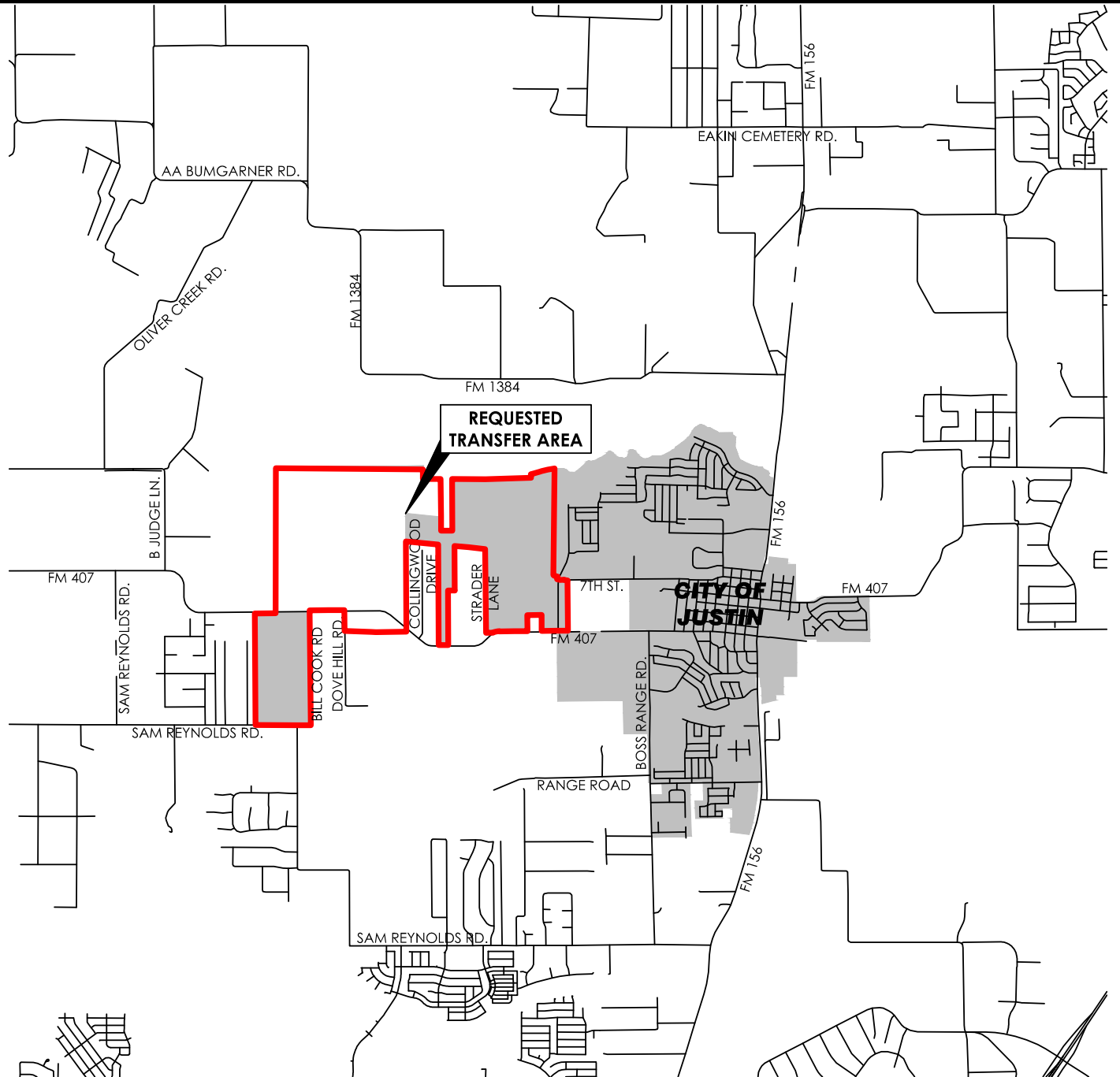
Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Exhibit “C1” – General and Detailed Mapping of Water CCN Transfer Area

EXHIBIT "C1"

(General Location Map For the Water CCN Service Area)



1 inch equals 1 mile

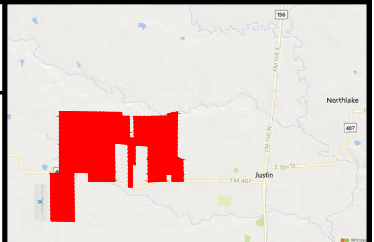
LEGEND



- REQUESTED TRANSFER AREA
- JUSTIN CITY LIMITS

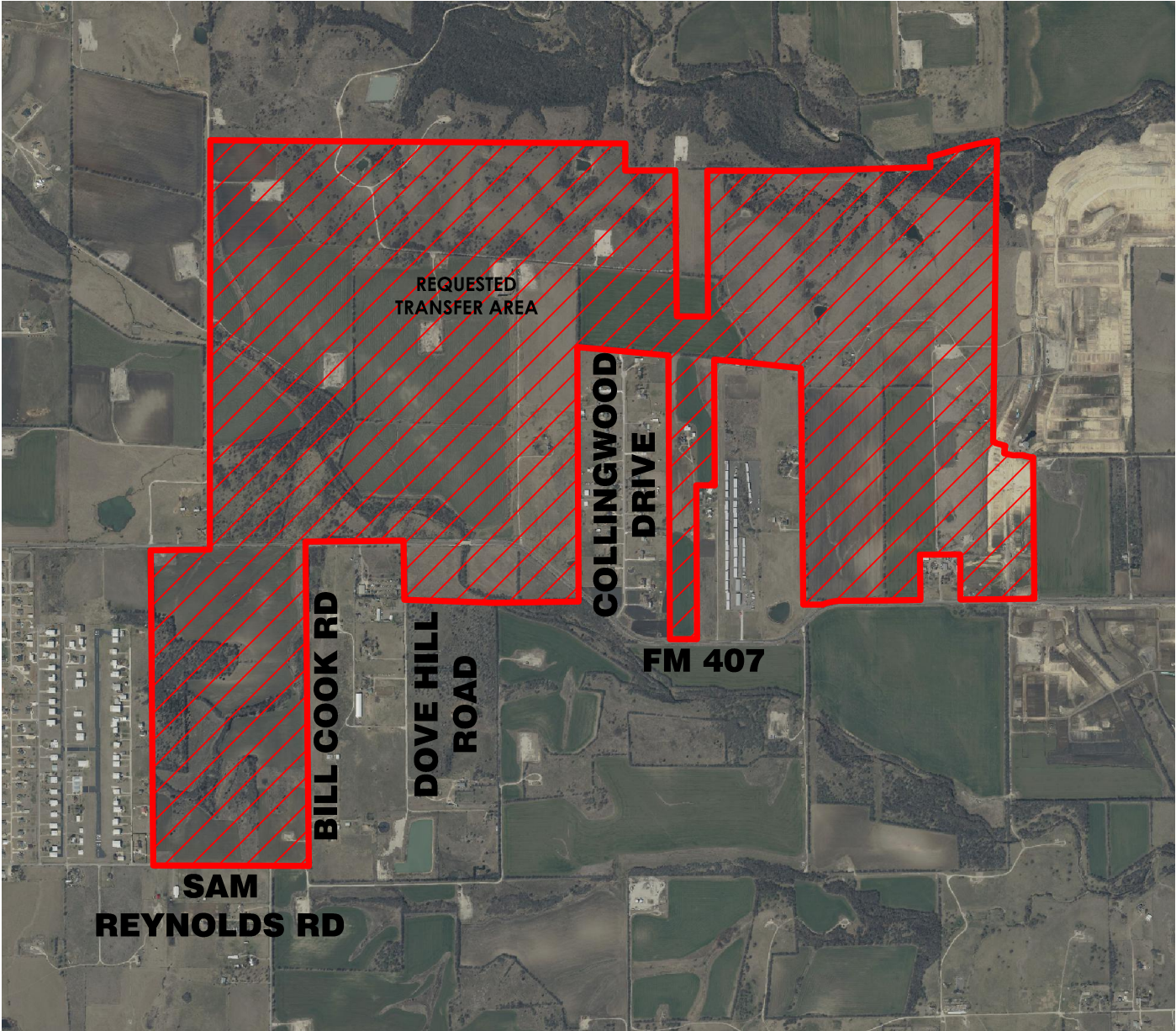
WATER CCN TRANSFER AREA 1328.501 AC.

DENTON COUNTY, TEXAS



VICINITY MAP
1" = 3 MILES

EXHIBIT "C1"
(Detailed Map For the Water CCN Service Area)



SCALE IN FEET

LEGEND



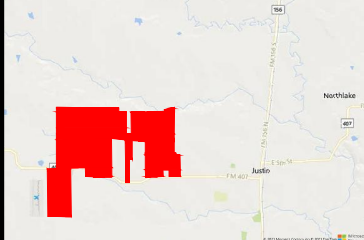
REQUESTED
TRANSFER
AREA



WATER CCN TRANSFER AREA 1328.501 AC.
DENTON COUNTY, TEXAS



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

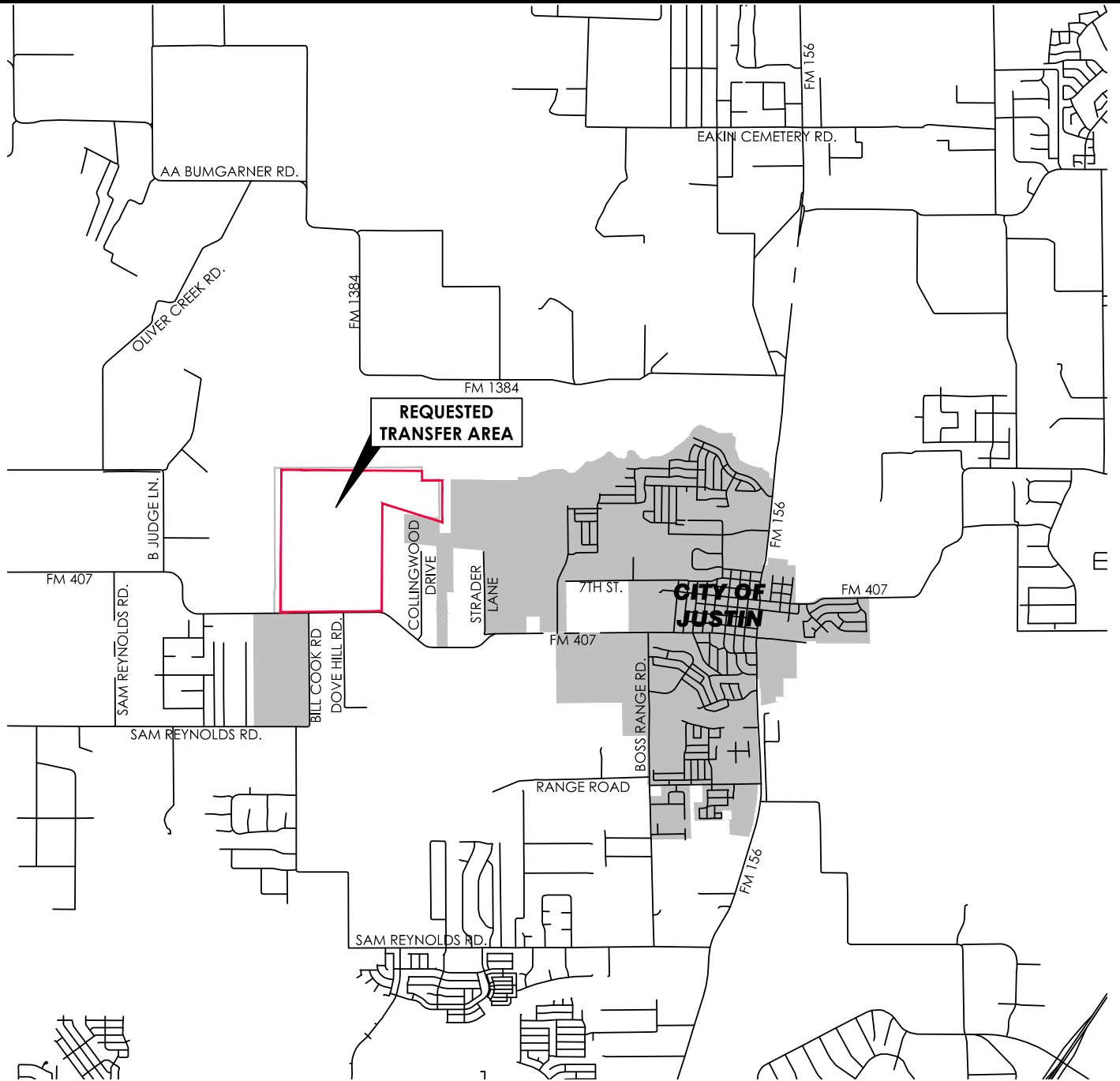


VICINITY MAP
1" = 3 MILES

Exhibit “C2” – General and Detailed Mapping of Sewer CCN Transfer Area

EXHIBIT "C2"

(General Location Map For the Sewer CCN Service Area)



1 inch equals 1 mile

LEGEND



- REQUESTED TRANSFER AREA
- JUSTIN CITY LIMITS

SEWER CCN TRANSFER AREA 514 AC.

DENTON COUNTY, TEXAS



GM civil

Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373

TxEng Firm # F-2944 | TxSurv Firm # 10021700

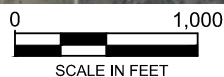
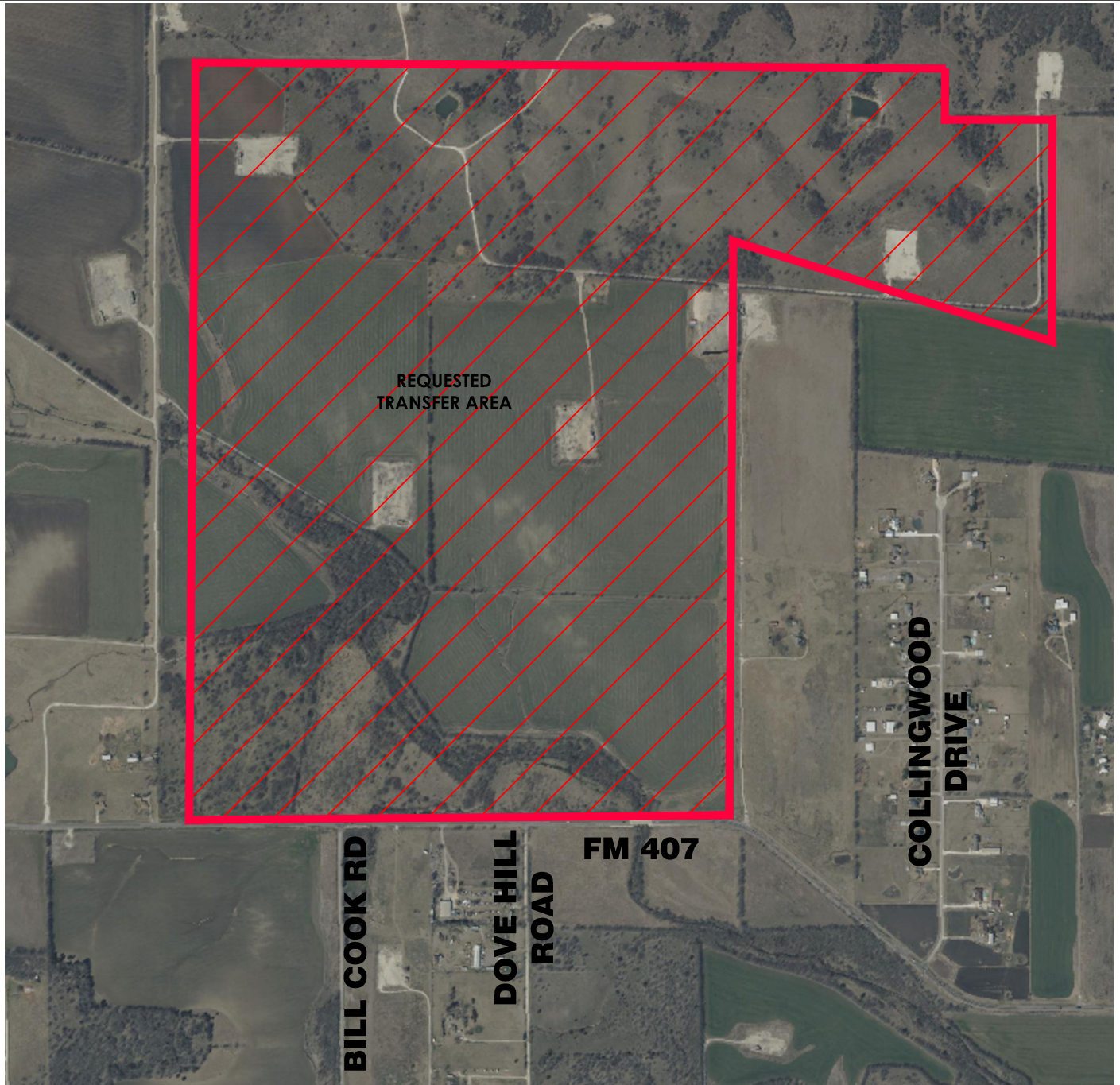


VICINITY MAP

1" = 3 MILES

EXHIBIT "C2"

(Detailed Map For the Sewer CCN Service Area)



LEGEND



SEWER CCN TRANSFER AREA 514 AC.

DENTON COUNTY, TEXAS



GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



VICINITY MAP
1" = 3 MILES

Attachment “B1” - PUC Petition for the 13.248 Agreement

PETITION BY THE CITY OF JUSTIN	§	BEFORE THE
AND AQUA TEXAS, INC. FOR TEXAS	§	
WATER CODE §13.248 APPROVAL TO	§	PUBLIC UTILITY COMMISSION
DESIGNATE WATER AND SEWER	§	
CERTIFICATE OF CONVENIENCE AND	§	OF TEXAS
NECESSITY SERVICE AREAS BY	§	
CONTRACT IN DENTON COUNTY,	§	
TEXAS	§	
	§	

**THE CITY OF JUSTIN’S AND AQUA TEXAS, INC.’S PETITION UNDER TEXAS
WATER CODE § 13.248**

COME NOW, the City of Justin, Texas (“City”) and Aqua Texas, Inc. (“Aqua”) (collectively, “Applicants”) and hereby file this Petition for approval under Texas Water Code (“TWC”) §13.248 and 16 Texas Administrative Code (“TAC”) §24.253 to designate certificate of convenience and necessity (“CCN”) service areas by contract and enforcement of same (“Petition” or “Application”). The relief requested affects portions of Aqua’s water CCN No. 13201 and sewer CCN No. 21059 , and portions of the City’s water CCN No. 10167 and sewer CCN No. 20061, all located in Denton County, Texas related to development of properties owned by Bloomfield Homes, LP, Justin Timberbrook, LLC, and Royal Crest Properties, LLC (collectively the “Developers”), and related to a small subset of properties which have been conveyed by one or more of the Developers to third parties. In support thereof, Applicants show the following.

I. PURPOSE OF THE PETITION

Applicants file this Petition to request the Public Utility Commission of Texas (“Commission”) act to approve and enforce a contract in which Applicants have agreed to transfer portions of Aqua’s water CCN No. 13201 service area to existing City water CCN No. 10167 and transfer portions of Aqua’s sewer CCN No. 21059 service area to existing City sewer CCN No. 20061. The Applicants’ agreement designates the exchanged area to be served by the City. The

specific transfer area and terms of the agreement are more specifically set forth in the Agreement Between City and Aqua included as **Exhibit 1** (the “Contract”).¹ The City has received requests that it provide retail water utility service and retail sewer utility service to planned development in the transfer area, some of which is subject to development agreements under which the City has agreed to provide service. The only two water utility customers which are currently located in the areas proposed for transfer are the Developers, each of which has consented to the transfers.

II. REQUEST FOR TRANSFER/DECERTIFICATION

Pursuant to 16 TAC § 24.253, implementing TWC §13.248, Applicants hereby provide the following information in furtherance of Commission approval for the CCN service area designations contemplated by this Petition:

1. A general location map and a detailed location map of the subject service area designations prepared in accordance with 16 TAC § 24.257(a) are included in **Exhibit 1** as **Exhibit “C1”** (General Location Map for the Water CCN service Area), **Exhibit “C1”** (Detailed Map for the Water CCN service Area), **Exhibit “C2”** (General Location Map for the Sewer CCN Service Area), and **Exhibit “C2”** (Detailed Map for the Sewer CCN Service Area). Digital mapping is included as an attachment to this Petition for the general location and detailed location mapping.²
2. A copy of the executed Contract, the entirety of which is included as **Exhibit 1**.³
3. The number of customers to be transferred is two (2) water customers, each of which is one of the Developers who has received notice, and each of which has

¹ All Exhibits are hereafter attached and incorporated by reference.

² 16 TAC § 24.253(b)(1).

³ 16 TAC § 24.253(b)(2).

consented for the water CCN service to be transferred from Aqua to the City, as included in **Exhibit 1** as **Exhibit “B”**.⁴

The Contract was discussed at City's _____, 2023 Council meeting. Pursuant to 16 TAC § 24.253(c)(2) and (3) attached as **Exhibit 2** is the affidavit of _____ as Mayor of City and the City Notice for the _____, 2023 meeting and approved meeting minutes.⁵

The Commission has no standardized application form for the relief sought in this Petition and, thus, Applicants are relying on 16 TAC § 24.253 for the contents of this Petition. However, that rule states that “any other information required by the commission” should be submitted.⁶ Applicants respectfully request that the Commission inform Applicants if any other information is required. The undersigned will be the point of contact for this Petition.

III. REQUEST FOR INFORMAL DISPOSITION

Pursuant to 16 TAC § 22.35, Applicants request informal disposition processing for this Application without a hearing as all requirements for same are met.⁷ Notice has been provided pursuant to 16 TAC § 24.253 to the only two customers, each of which has consented. Further, if the Application is approved, the decision will not be adverse to any party other than Commission Staff.⁸ Thus, a hearing should not be required and informal disposition is appropriate.⁹

IV. CONCLUSION

The City and Aqua respectfully request the Commission process this Petition under TWC § 13.248 and 16 TAC § 24.253 with respect to the agreed upon CCN transfers described herein and approve the CCN designations contemplated by the Contract. If for any reason the

⁴ 16 TAC § 24.253(b)(3) and 16 TAC § 24.253(c)(1).

⁵ 16 TAC § 24.253(b)(4) and 16 TAC § 24.253(c)(2) and (3).

⁶ 16 TAC § 24.253(b)(5).

⁷ 16 TAC § 22.35(a) and 24.253.

⁸ 16 TAC § 22.35(a)(2).

⁹ 16 TAC § 22.35(a)(3).

Commission finds the information submitted with this Petition is insufficient for acceptance, Applicants respectfully request that they be notified immediately and provided an opportunity to cure any deficiencies identified.

Respectfully submitted,

**LLOYD GOSSELINK ROCHELLE &
TOWNSEND, P.C.**
816 Congress Avenue, Suite 1900
Austin, Texas 78701
(512) 322-5800
(512) 472-0532 (Fax)
JAMIE MAULDIN
State Bar No. 24065694
jmauldin@lglawfirm.com
ATTORNEY FOR THE CITY OF JUSTIN

Geoffrey P. Kirshbaum
State Bar No. 24029665
TERRILL & WALDROP
810 W. 10th Street
Austin, Texas 78701
(512) 474-9100
(512) 474-9888 (fax)
gkirshbaum@terriillwaldrop.com
ATTORNEY FOR AQUA TEXAS, INC.

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail _____, 2023.

Derek Seal
McGinnis Lochridge, LLP
1111 West 6th Street, Ste. 400
Austin, Texas 78703
dseal@mcginnislaw.com
ATTORNEY FOR DEVELOPERS

By: _____
Jamie Mauldin

RESOLUTION NO. 635-23

**A RESOLUTION OF THE CITY OF JUSTIN CITY COUNCIL
APPROVING AN AGREEMENT TO TRANSFER
APPROXIMATELY 1,328.501 ACRES OF THE WATER
CERTIFICATE OF CONVENIENCE & NECESSITY (CCN) FROM
AQUA TEXAS TO THE CITY OF JUSTIN.**

WHEREAS, the City Council approved a Developers Agreement with Bloomfield Homes LP on April 26, 2021, where the City is obligated to serve water and sewer.

WHEREAS, City and Aqua agree pursuant to Texas Water Code § 13.248 that City will extend retail public water utility service to the Development Properties and to the Conveyed Properties which are all currently within Aqua's water CCN No. 13201, the City and will extend retail sewer utility service to the portion of the Development Properties currently within Aqua's sewer CCN No. 21059; and

WHEREAS, the transfer of the CCN from Aqua Texas to the City of Justin is the first step in the City being able to provide retail water to the subject area.

WHEREAS, the agreement set forth herein is effective immediately after adoption.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

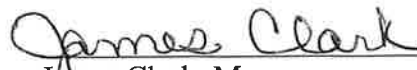
SECTION 1. The recitals set forth above are true and correct and are incorporated herein by reference as part of this Resolution.

SECTION 2. The City Council approves the agreement attached as Exhibit "A."

SECTION 3. That this Resolution shall become effective from and after its date of passage in accordance with law.

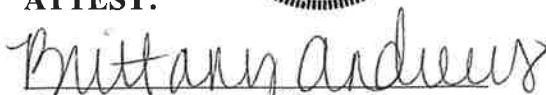
DULY PASSED by the City Council of the City of Justin, Texas, on the 14th day of December, 2023.

APPROVED:


James Clark, Mayor



ATTEST:


Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

AGREEMENT BETWEEN THE CITY OF JUSTIN AND AQUA TEXAS, INC.

This Agreement (the “Agreement”) is executed between the City of Justin (“City”), a political subdivision of the State of Texas, and Aqua Texas, Inc. (“Aqua”), effective as of the Effective Date as described below (City and Aqua are also sometimes referred to herein individually as a “Party” and collectively as the “Parties”).

WHEREAS, City is a political subdivision of the State of Texas organized and operating under various provisions of the Texas Local Government Code and other statutory provisions, and for both water and sewer service is a “retail public utility” as defined by Texas Water Code § 13.002(19); and

WHEREAS, Aqua is a Texas Corporation organized in accordance with the laws of the State of Texas, and for both water and sewer service, is a “retail public utility” as defined by Texas Water Code § 13.002(19), and is a “water utility” as defined by Texas Water Code § 13.002(23); and

WHEREAS, the City holds water Certificate of Convenience and Necessity (“CCN”) No. 10167 and sewer CCN No. 20061, each issued by the Public Utility Commission of Texas (“PUC”) or a prior agency with CCN regulatory authority authorizing exclusive retail water and sewer utility service by Aqua, including within the area described and depicted in Exhibit “A1” for water and in Exhibit “A2” for sewer, both in Denton County; and

WHEREAS, Aqua holds water CCN No. 13201 and sewer CCN No. 21059, each issued by the PUC or a prior agency with CCN regulatory authority authorizing exclusive retail water and sewer utility service to certain areas in Denton County near and adjacent to the City’s water CCN No. 10167 and the City’s sewer CCN No. 20061, as described and depicted in Exhibit “A1” for water and in Exhibit “A2” for sewer; and

WHEREAS, Bloomfield Homes, LP, Justin Timberbrook, LLC, and Royal Crest Properties, LLC (collectively the “Developers”), seek to develop one or more residential subdivision projects on various properties owned by Developers in Denton County (“Development Properties”), all described and depicted in Exhibit “A1” and in Exhibit “A2” in relation to the City’s water CCN No. 10167 and the City’s sewer CCN No. 20061; and

WHEREAS, Developers and the City entered into agreements in April 2016 and in May 2021 whereby the City is obligated to provide water and sewer service to portions of the

Development Properties as described therein (“Development Agreements”), which includes the properties owned by Developers as depicted on Exhibit “A1” and in Exhibit “A2”; and

WHEREAS, as depicted on Exhibit “A1” and in Exhibit “A2”, one or more of the Developers has previously conveyed 9.001 acres of the Development Properties to Milestone Church, LLC, has conveyed tracts of 7.459 acres and 2.069 acres to Timberbrook Crossing, LLC, and has conveyed 32.216 acres to JT Ladera, LLC (“Conveyed Properties”), all of which are subject to one of the Development Agreements but which will not be developed by Developers; and

WHEREAS, the Development Properties and the Conveyed Properties are all within the territory of Aqua’s water CCN No. 13201, and a portion of the Development Properties are within the territory of Aqua’s sewer CCN No. 21059; and

WHEREAS, City and Aqua agree pursuant to Texas Water Code § 13.248 that City will extend retail public water utility service to the Development Properties and to the Conveyed Properties which are all currently within Aqua’s water CCN No. 13201, the City and will extend retail sewer utility service to the portion of the Development Properties currently within Aqua’s sewer CCN No. 21059; and

WHEREAS, the City has received requests to provide water utility services to the Development Properties and the Conveyed Properties, and the City has received requests to provide sewer utility services to the portion of the Development Properties currently within Aqua’s sewer CCN No. 21059; and

WHEREAS, Aqua has only two water utility customers on the Development Properties, each of which customers is one or the Developers, and each of which has consented for the water CCN to be transferred from Aqua to the City, which is attached hereto as Exhibit “B”; and

WHEREAS, conditioned upon PUC approval of this transaction, City agrees to accept the Aqua CCN water service area that includes the Development Properties and the Conveyed Properties currently within Aqua’s water CCN No. 13201 and accept the obligation to serve it as consideration for the proposed CCN area transfer of the Development Properties and the Conveyed Properties from Aqua to City; and

WHEREAS, conditioned upon PUC approval of this transaction, City agrees to accept the Aqua CCN sewer service area that includes the Development Properties currently within Aqua’s

sewer CCN No. 21059, accept the obligation to serve it as consideration for the proposed CCN area transfer of this portion of the Development Properties from Aqua to City.

NOW, THEREFORE, for and in consideration of the promises, covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, City and Aqua hereby agree as follows:

1. **Term.** This Agreement shall continue in effect for five (5) years from the Effective Date. Notwithstanding the foregoing, this Agreement will terminate earlier on the date the approval by the PUC of this Agreement is final and non-appealable.

2. **Property Subject to the Agreement.** The property that is the subject of this Agreement for the water CCN service area proposed for transfer to the City is the Development Properties and the Conveyed Properties consisting of the 1,328.501 acres depicted on Exhibit “C1”. The property that is the subject of this Agreement for the sewer CCN service area proposed for transfer to the City is the Development Properties consisting of the 514 acres depicted on Exhibit “C2”.

3. **Transfer of Aqua CCN Service Areas.** Aqua consents and agrees to the transfer to the City the water CCN service area depicted on Exhibit “C1”, and Aqua consents and agrees to the transfer to the City of the sewer CCN service area depicted on Exhibit “C2, provided the following conditions and obligations are satisfied:

3.1 Within 30 days of execution of this Agreement, City and Aqua shall jointly prepare, file and diligently prosecute, at their own expense, an application pursuant to Texas Water Code §13.248 with the PUC (“13.248 Application”) to: (i) have the Development Properties and the Conveyed Properties depicted on Exhibit “C1” transferred from Aqua’s water CCN No. 13201 to the City’s water CCN No. 10167, and (ii)) have the Development Properties depicted on Exhibit “C2” transferred from Aqua’s sewer CCN No. 21059 to the City’s sewer CCN No. 20061. Aqua consents to City water service and the City’s sewer service within the Development Properties and the Conveyed Properties, including during the pendency of PUC consideration of the 13.248 Application, and will not object or otherwise attempt to defeat the 13.248 Application to include the Development Properties

and the Conveyed Properties within the City's water CCN, or to include the Development Properties within the City's sewer CCN.

3.2 The City shall serve the Development Properties and the Conveyed Properties pursuant to separately agreed upon terms with Developer, including pursuant to the Development Agreements.

3.3 If the PUC denies the 13.248 Application for any reason, this Agreement shall be terminated when the PUC order denying the 13.248 Application is final and appealable.

4. **Retail Service.** Aqua hereby consents to City serving the Development Properties and the Conveyed Properties as contemplated by this Agreement during the pendency of the 13.248 Application at the PUC. The Parties agree that upon PUC approval of the 13.248 Application, Aqua shall have no further obligation to provide service to the Development Properties or to the Conveyed Properties, although Aqua and the City have agreed that Aqua will continue providing water utility service to the two customers on the Development Properties as of the Effective Date, until the City notifies Aqua that the City has the infrastructure in place to provide such service, at which time Aqua will relinquish the facilities downstream of the point of disconnection.

5. **Default.** In the event City or Aqua fail to comply with the terms of this Agreement, each Party has the right to enforce the terms of this Agreement by any remedy permitted by law.

6. **Miscellaneous.**

a. This Agreement may not be assigned by any Party without the prior written consent of the other Party.

b. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.

c. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Denton County, Texas.

d. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

e. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

f. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

g. Any notice provided for under the terms of this Agreement by either party to the other shall be in writing and shall be deemed to have been properly given when delivered to the respective Party at the addresses below:

To the City:

Jamie Mauldin
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701
(512) 322-5800
(512) 472-0532 (Fax)
jmauldin@lglawfirm.com

To Aqua:

Craig L. Blanchette
President
Aqua Texas, Inc.
1106 W. Clayton Lane, Suite 400W
Austin, Texas 78723
(512) 990-4400
clblanchette@aquamerica.com

With a notice to:

Geoffrey P. Kirshbaum
Terrill & Waldrop

810 W. 10th Street
Austin, Texas 78701
(512) 474-9100
(512) 474-9888 (fax)
gkirshbaum@terrilwaldrop.com

Each Party may change the address to which notice may be sent to that Party by giving notice of such change to the other Party in accordance with the provisions of this Agreement.

h. This Agreement may be executed in multiple identical counterparts, each of which shall be deemed an original for all purposes.

i. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

j. This Agreement shall be deemed drafted equally by each Party hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the latest date as reflected by the signatures on the following pages which is effective on the date of the latest signature (the “Effective Date”).

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the Effective Date of the _____ day of _____, 2023.

AQUA TEXAS, INC.

By: _____
Craig L. Blanchette, President

Date: _____

CITY OF JUSTIN, TEXAS

By: _____

Title: _____

Date: _____

Exhibit “A1” – Water CCN Mapping in Relation to Development Properties

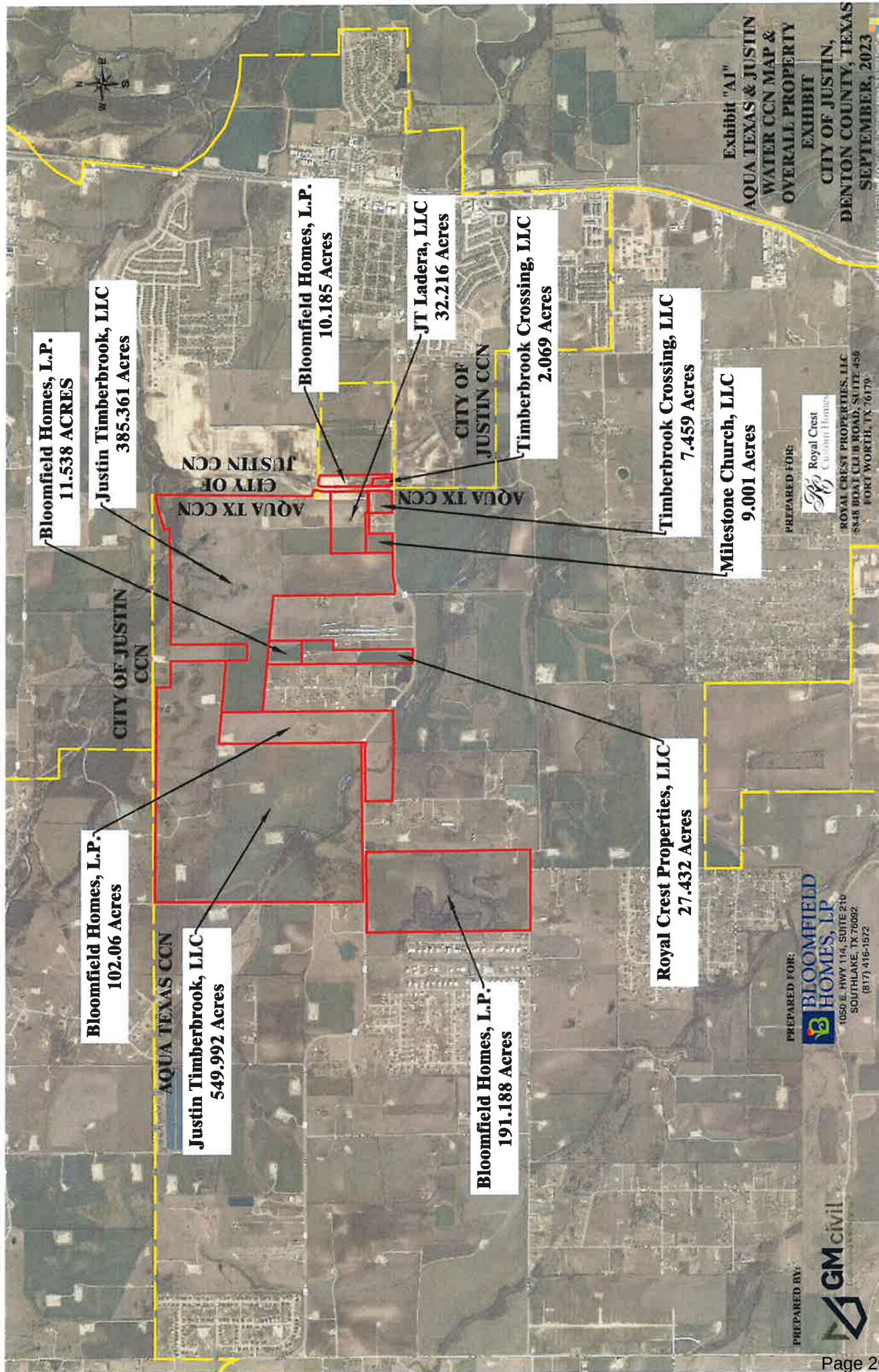


Exhibit "A1"
AQUA TEXAS & JUSTIN
WATER CCN MAP &
OVERALL PROPERTY
EXHIBIT
CITY OF JUSTIN,
DENTON COUNTY, TEXAS
SEPTEMBER, 2023

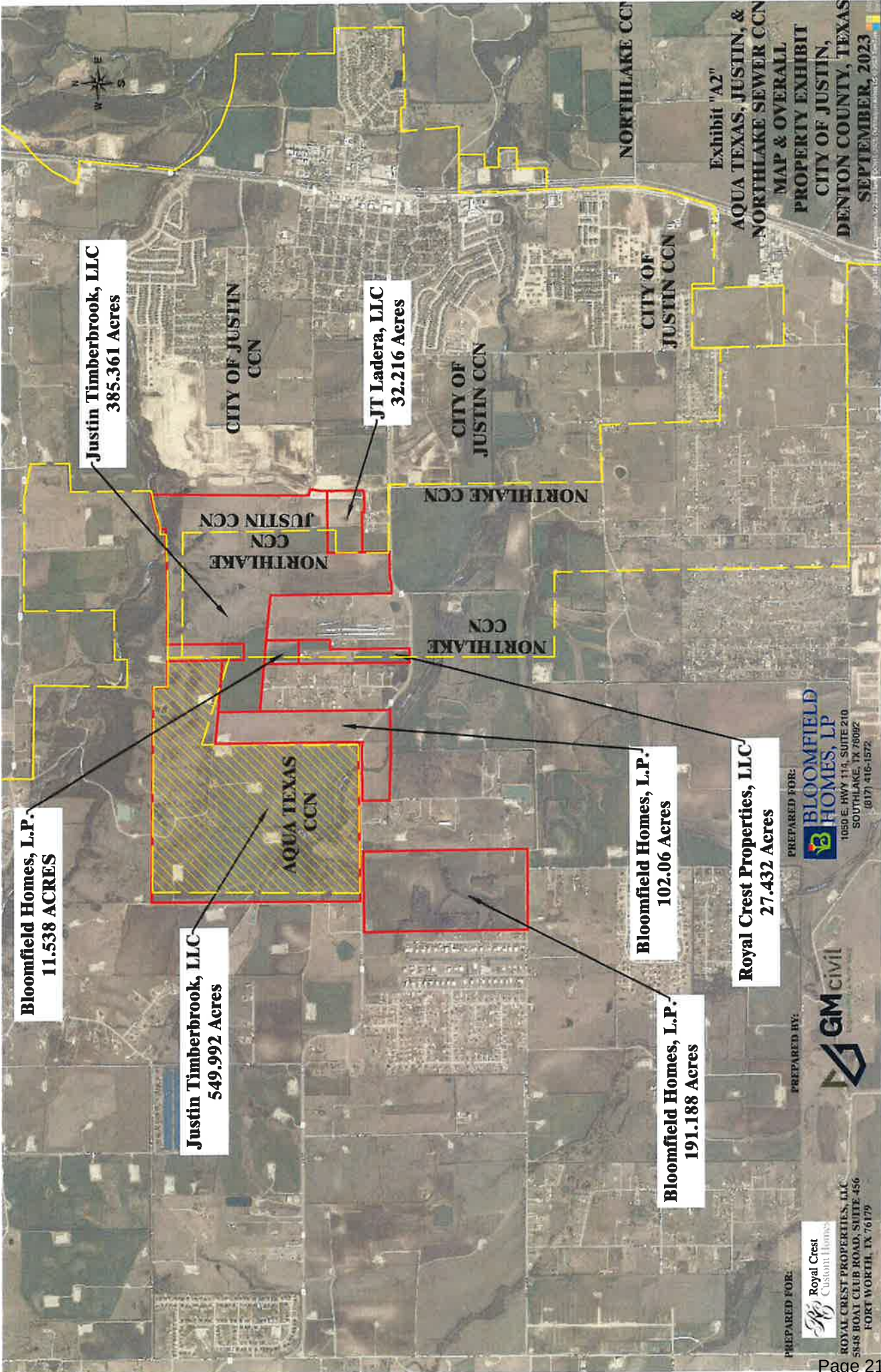
PREPARED FOR:
Royal Crest
Custom Homes
ROYAL CREST PROPERTIES, LLC
8445 BOAT CLUB ROAD, SUITE 450
FORT WORTH, TX 76179

PREPARED FOR:
BLOOMFIELD
HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76082
(817) 416-1572

PREPARED BY:
GM civil

Aqua CCN Agreement 00019

Exhibit “A2” – Sewer CCN Mapping in Relation to Development Properties



Bloomfield Homes, L.P.
11.538 ACRES

Justin Timberbrook, LLC
385.361 Acres

Justin Timberbrook, LLC
549.992 Acres

JT Ladera, LLC
32.216 Acres

AQUA TEXAS
CCN

Bloomfield Homes, L.P.
102.06 Acres

Bloomfield Homes, L.P.
191.188 Acres

Royal Crest Properties, LLC
27.432 Acres

PREPARED FOR:
Royal Crest Custom Homes
ROYAL CREST PROPERTIES, LLC
5548 HOAI CLUB ROAD, SUITE 456
FORT WORTH, TX 76179

PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572

PREPARED BY:
GM CIVIL

Exhibit "A2"
AQUA TEXAS, JUSTIN, &
NORTHLAKE SEWER CCN
MAP & OVERALL
PROPERTY EXHIBIT
CITY OF JUSTIN,
DENTON COUNTY, TEXAS
SEPTEMBER, 2023

Exhibit “B” - Consent Affidavit for Two Water Meters

AFFIDAVIT OF DON DYKSTRA

On this day, appeared before me Don Dykstra, and stated:

“My name is Don Dykstra. I am more than twenty-one (21) years of age and capable of making this affidavit. I have personal knowledge of the facts stated herein, which are true and correct.

1. I am the Manager of Bloomfield Homes, LP (“Bloomfield”), the Manager of Justin Timberbrook, LLC (“Timberbrook”), and the Manager of Royal Crest Properties, LLC (“Royal Crest”) (collectively the “Developers”). Royal Crest Custom Homes is affiliated with Royal Crest, and I am also authorized to make decisions on behalf of Royal Crest Custom Homes.

2. In conjunction with this affidavit, the Developers have entered into an agreement with Aqua Texas, Inc. (“Aqua”) which among other things, is an agreement to transfer 1,329.501 acres or property owned by Developers (“Water CCN Transfer Area”) from Aqua’s water Certificate of Convenience and Necessity (“CCN”) No. 13201 which has been issued by the Public Utility Commission of Texas (“PUC”) to the City of Justin’s (“Justin’s”) water CCN No. 10167 which has been issued by the PUC.

3. Mapping of the Water CCN Transfer Area is included with a petition to be filed in conjunction with this affidavit with the PUC by Aqua and Justin in order to obtain PUC approval for the transfer the Water CCN Transfer Area (“Petition”).

4. I understand that this affidavit will be included an exhibit to the Petition. The Petition was prepared as part of the agreement between Developers and Aqua. I am familiar with the contents of the Petition which are true and correct.

5. There are currently only two meters located in the Water CCN Transfer Area through which Aqua provides retail water service. Aqua invoices dated July 2023 for each of the

meters is attached hereto. As reflected on the Aqua invoices, the customer for one of the meters is Bloomfield, at an address of 12196 FM 407, Justin, Texas 76247-4417, and the customer for the other meter is Royal Crest Custom Homes, at an address of 11668 FM 407, Justin, Texas 76247.

6. By my notarized signatures below, Bloomfield and Royal Crest Custom Homes each consent: (i) for Aqua's water CCN No. 12301 to be transferred to Justin's water CCN No. 10167; and (ii) and for Aqua will continue providing water utility service to the meters until the City notifies Aqua that the City has the infrastructure in place to provide such service, at which time Aqua will relinquish the facilities downstream of the point of disconnection.

Further affiant sayeth not."

Don Dykstra
Manager of Royal Crest Properties, LLC

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Royal Crest Properties, LLC, on behalf of said company.

Notary Public in and for the State of Texas

Don Dykstra
Royal Crest Custom Homes

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, with Royal Crest Custom Homes, on behalf of said company.

Notary Public in and for the State of Texas

Don Dykstra
Manager of Bloomfield Homes, LP

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Bloomfield Homes, LP, on behalf of said company.

Notary Public in and for the State of Texas

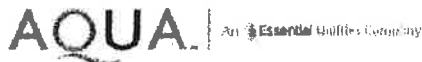
Don Dykstra
Manager of Justin Timberbrook, LLC

Properties, LLC

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____th day of _____, 2023, by Don Dykstra, Manager of Justin Timberbrook, LLC, on behalf of said company.

Notary Public in and for the State of Texas



Service To:
BLOOMFIELD HOMES, LP
12186 FM 407
JUSTIN, TX 76247-4417

Account Number
002709205 0659556
FT WORTH WATER
1317000 PWSID # TX0610203

Aqua Texas, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date
July 11, 2023

Total Amount Due
\$ 49.72

Current Charges Due Date
August 02, 2023

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	21324264	5/8	07/08/23	30	Actual	442200	0	Gallons
			08/08/23		Actual	442200		
			Total Days:	30	Total Usage:		0	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 49.72
Total Payments Received	49.72
Remaining Balance	0.00
Water Base Facility Charge	45.06
Total Water Charges	45.06
System Improvement Charge -Water	6.50
FTCCR Water Credit Rider	2.34 Credit
Regulatory Assessment Fee	0.50
Amount Due ON or BEFORE 08/02/23	\$ 49.72
Amount Due AFTER 08/02/23	\$ 53.99

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Texas, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua TX

Account Number

002709205-0659556

BEFORE DUE DATE **08/02/2023** PAY THIS AMOUNT **\$49.72**

AFTER DUE DATE **08/02/2023** PAY THIS AMOUNT **\$53.99**

Please do not remit payment to the above address

Cye=31F4 Iup=4500503

Seq=38044

***AUTO**ALL FOR AADC 780 C 106 P 3 38944 1 AB 0.634

BLOOMFIELD HOMES, LP
1050 E STATE HWY 114 STE 210
SOUTHLAKE TX 76092-5255

Amount Enclosed \$

AQUA TEXAS
PO BOX 70279
PHILADELPHIA PA 19178-0279

00270920506595560000000049722



an Essential Utilities Company

Service To:
ROYAL CREST CUSTOM HOMES
11668 FM 407
JUSTIN, TX 76247
Lot: 45032372 Block:

Account Number
002669114 0672946
FT WORTH WATER
1317000 PWSID # TX0610203

Aqua Texas, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date
July 11, 2023

Total Amount Due
\$ 136.58

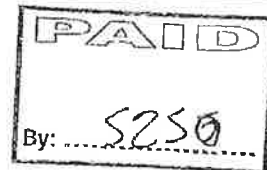
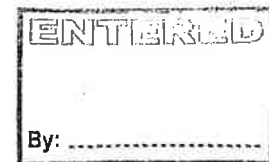
Current Charges Due Date
August 02, 2023

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21315135	1"	07/08/23	30	Actual	394100	0	Gallons
		06/06/23		Actual	394100		
Total Days: 30				Total Usage:		0	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 124.27
Total Payments Received	124.27
Remaining Balance	0.00
Water Base Facility Charge	112.65
Total Water Charges.....	112.65
Late Charge.....	12.31
System Improvement Charge -Water	16.25
FTCCR Water Credit Rider	5.86 Credit
Regulatory Assessment Fee.....	1.23
Amount Due ON or BEFORE 08/02/23	\$ 136.58
Amount Due AFTER 08/02/23.....	\$ 147.26



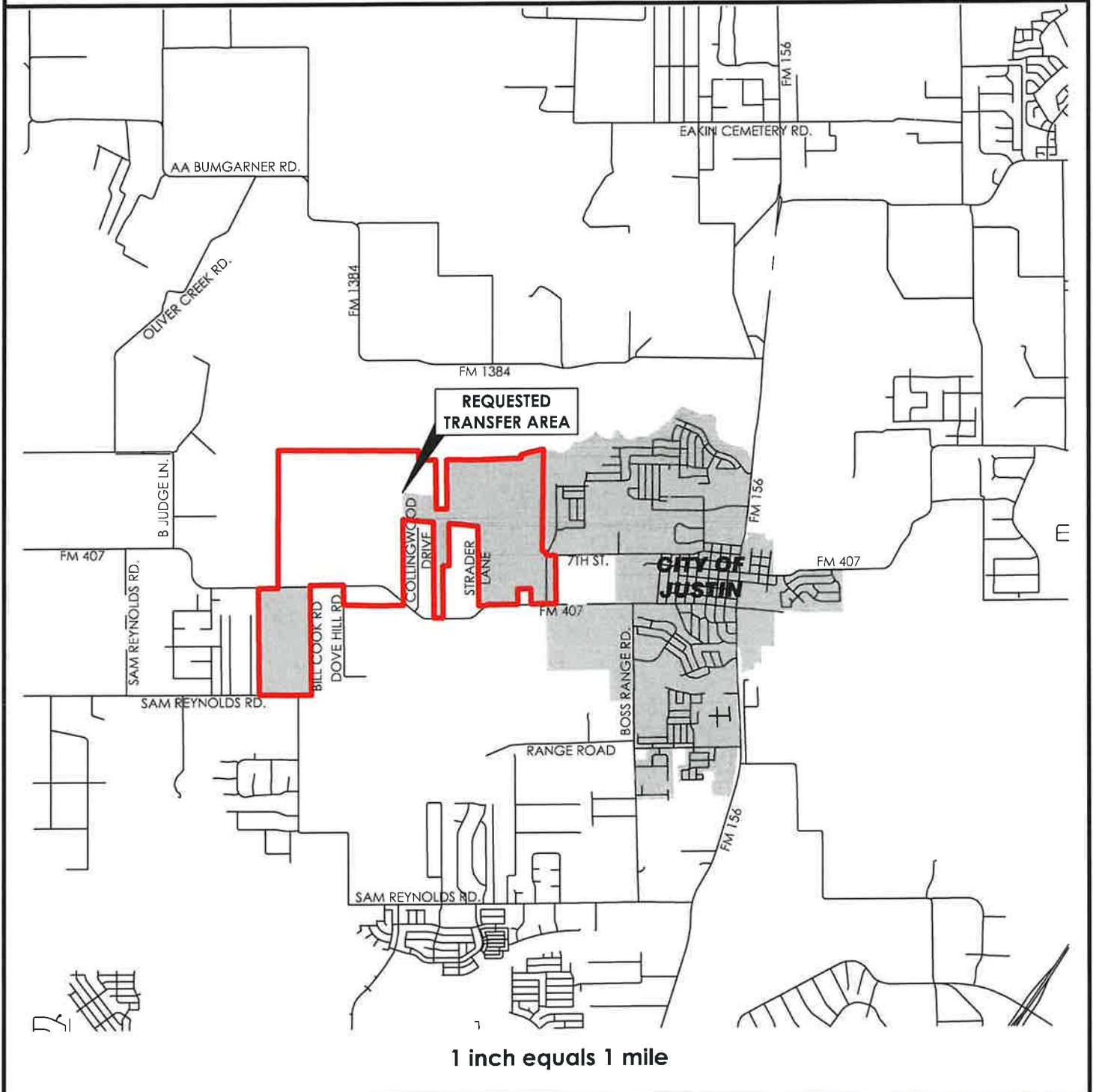
Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Exhibit “C1” – General and Detailed Mapping of Water CCN Transfer Area

EXHIBIT "C1"

(General Location Map For the Water CCN Service Area)



LEGEND



-  REQUESTED TRANSFER AREA
-  JUSTIN CITY LIMITS

WATER CCN TRANSFER AREA 1328.501 AC.
DENTON COUNTY, TEXAS

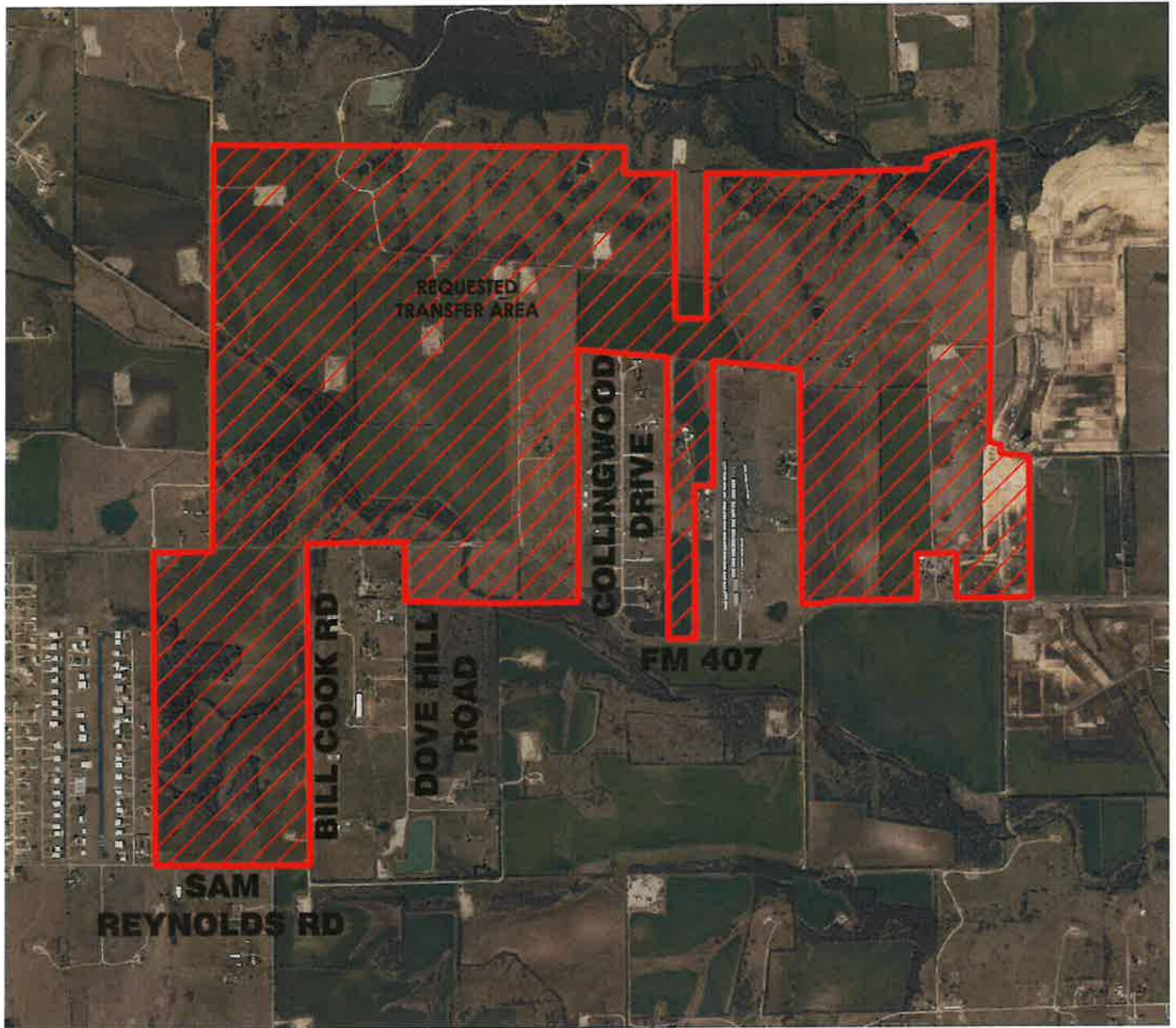
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # T0021700



VICINITY MAP
1" = 3 MILES

EXHIBIT "C1"

(Detailed Map For the Water CCN Service Area)



0 2,000
SCALE IN FEET

LEGEND



REQUESTED
TRANSFER
AREA



WATER CCN TRANSFER AREA 1328.501 AC.
DENTON COUNTY, TEXAS



GM civil

Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051

817-329-4373

1xEng Firm # F-2944 1xSurv Firm # 1C021700



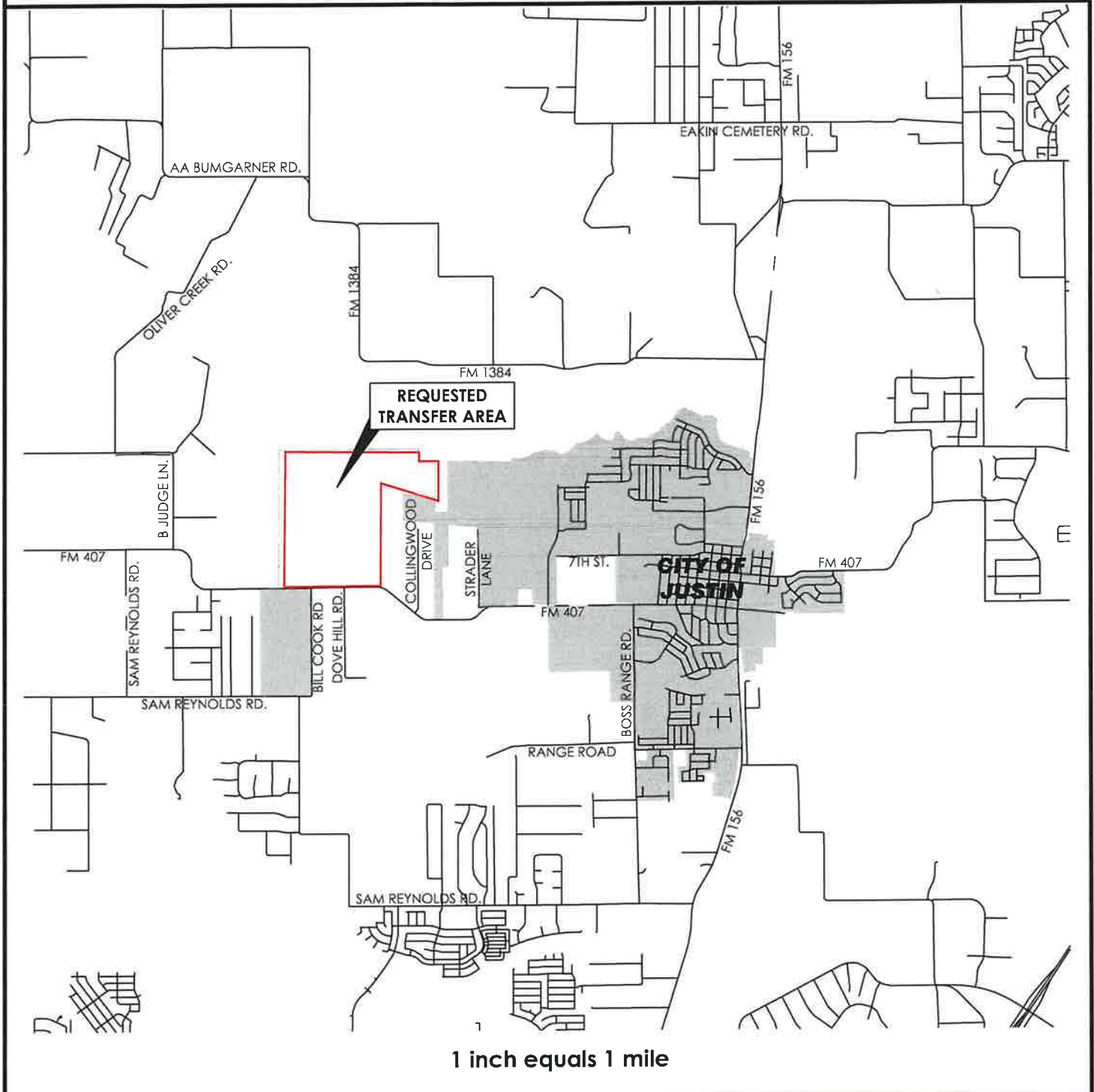
VICINITY MAP

1" = 3 MILES

Exhibit “C2” – General and Detailed Mapping of Sewer CCN Transfer Area

EXHIBIT "C2"

(General Location Map For the Sewer CCN Service Area)



LEGEND



REQUESTED
TRANSFER
AREA



JUSTIN CITY
LIMITS

SEWER CCN TRANSFER AREA 514 AC.

DENTON COUNTY, TEXAS



GMcivil

Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051

817-329-4373

TxEng Firm # F-2944 | TxSurv Firm # 10021700

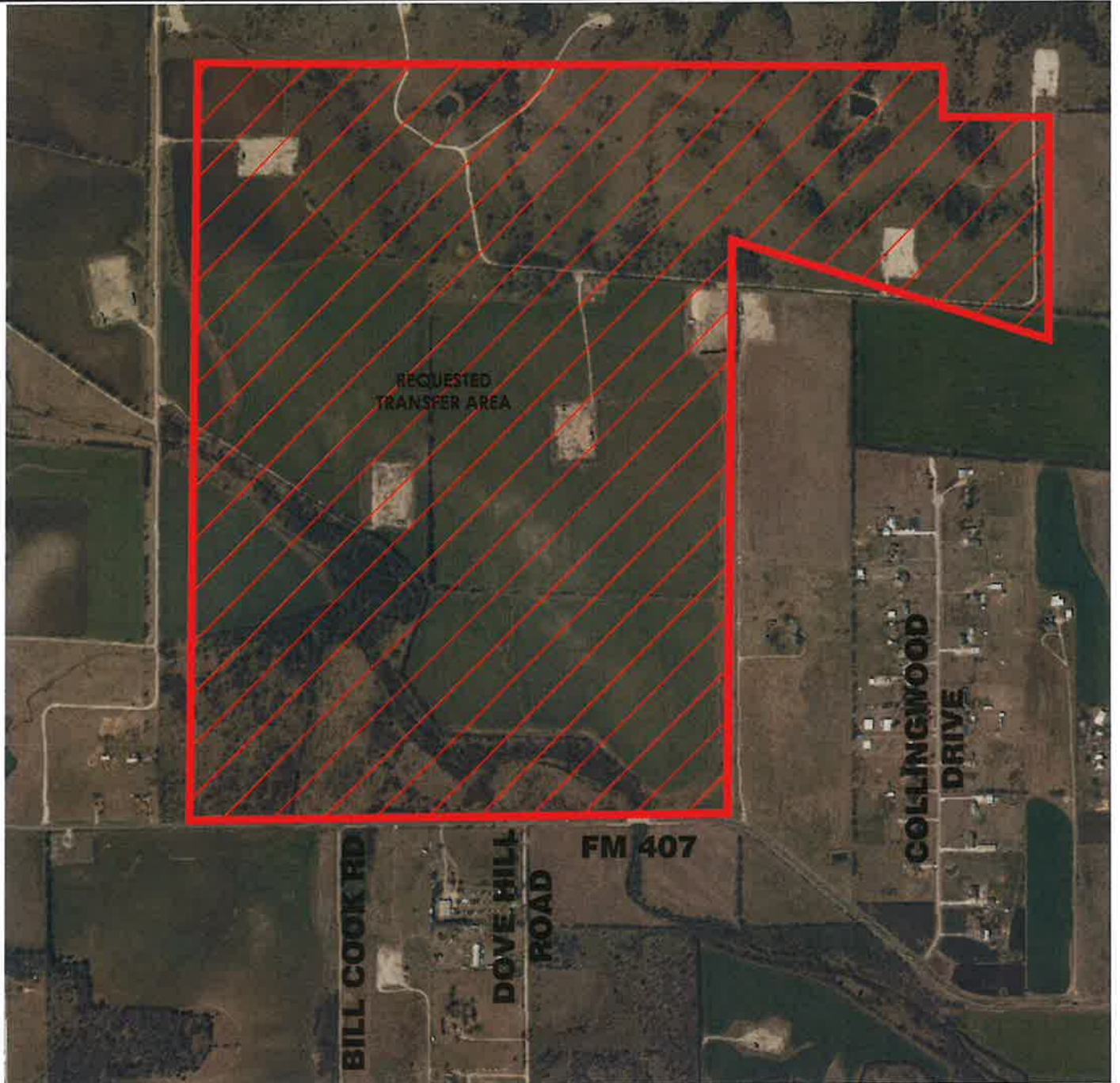


VICINITY MAP

1" = 3 MILES

EXHIBIT "C2"

(Detailed Map For the Sewer CCN Service Area)



0 1,000
SCALE IN FEET

LEGEND

 REQUESTED TRANSFER AREA



SEWER CCN TRANSFER AREA 514 AC.

DENTON COUNTY, TEXAS



GM civil
Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 TxSurv Firm # 1C021700



VICINITY MAP
1" = 3 MILES

Attachment “B1” - PUC Petition for the 13.248 Agreement

PETITION BY THE CITY OF JUSTIN §
AND AQUA TEXAS, INC. FOR TEXAS §
WATER CODE §13.248 APPROVAL TO §
DESIGNATE WATER AND SEWER §
CERTIFICATE OF CONVENIENCE AND §
NECESSITY SERVICE AREAS BY §
CONTRACT IN DENTON COUNTY, §
TEXAS §
§

BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS

**THE CITY OF JUSTIN’S AND AQUA TEXAS, INC.’S PETITION UNDER TEXAS
WATER CODE § 13.248**

COME NOW, the City of Justin, Texas (“City”) and Aqua Texas, Inc. (“Aqua”) (collectively, “Applicants”) and hereby file this Petition for approval under Texas Water Code (“TWC”) §13.248 and 16 Texas Administrative Code (“TAC”) §24.253 to designate certificate of convenience and necessity (“CCN”) service areas by contract and enforcement of same (“Petition” or “Application”). The relief requested affects portions of Aqua’s water CCN No. 13201 and sewer CCN No. 21059 , and portions of the City’s water CCN No. 10167 and sewer CCN No. 20061, all located in Denton County, Texas related to development of properties owned by Bloomfield Homes, LP, Justin Timberbrook, LLC, and Royal Crest Properties, LLC (collectively the “Developers”), and related to a small subset of properties which have been conveyed by one or more of the Developers to third parties. In support thereof, Applicants show the following.

I. PURPOSE OF THE PETITION

Applicants file this Petition to request the Public Utility Commission of Texas (“Commission”) act to approve and enforce a contract in which Applicants have agreed to transfer portions of Aqua’s water CCN No. 13201 service area to existing City water CCN No. 10167 and transfer portions of Aqua’s sewer CCN No. 21059 service area to existing City sewer CCN No. 20061. The Applicants’ agreement designates the exchanged area to be served by the City. The

specific transfer area and terms of the agreement are more specifically set forth in the Agreement Between City and Aqua included as **Exhibit 1** (the “Contract”).¹ The City has received requests that it provide retail water utility service and retail sewer utility service to planned development in the transfer area, some of which is subject to development agreements under which the City has agreed to provide service. The only two water utility customers which are currently located in the areas proposed for transfer are the Developers, each of which has consented to the transfers.

II. REQUEST FOR TRANSFER/DECERTIFICATION

Pursuant to 16 TAC § 24.253, implementing TWC §13.248, Applicants hereby provide the following information in furtherance of Commission approval for the CCN service area designations contemplated by this Petition:

1. A general location map and a detailed location map of the subject service area designations prepared in accordance with 16 TAC § 24.257(a) are included in **Exhibit 1** as **Exhibit “C1”** (General Location Map for the Water CCN service Area), **Exhibit “C1”** (Detailed Map for the Water CCN service Area), **Exhibit “C2”** (General Location Map for the Sewer CCN Service Area), and **Exhibit “C2”** (Detailed Map for the Sewer CCN Service Area). Digital mapping is included as an attachment to this Petition for the general location and detailed location mapping.²
2. A copy of the executed Contract, the entirety of which is included as **Exhibit 1**.³
3. The number of customers to be transferred is two (2) water customers, each of which is one of the Developers who has received notice, and each of which has

¹ All Exhibits are hereafter attached and incorporated by reference.

² 16 TAC § 24.253(b)(1).

³ 16 TAC § 24.253(b)(2).

consented for the water CCN service to be transferred from Aqua to the City, as included in **Exhibit 1** as **Exhibit “B”**.⁴

The Contract was discussed at City's _____, 2023 Council meeting. Pursuant to 16 TAC § 24.253(c)(2) and (3) attached as **Exhibit 2** is the affidavit of _____ as Mayor of City and the City Notice for the _____, 2023 meeting and approved meeting minutes.⁵

The Commission has no standardized application form for the relief sought in this Petition and, thus, Applicants are relying on 16 TAC § 24.253 for the contents of this Petition. However, that rule states that “any other information required by the commission” should be submitted.⁶ Applicants respectfully request that the Commission inform Applicants if any other information is required. The undersigned will be the point of contact for this Petition.

III. REQUEST FOR INFORMAL DISPOSITION

Pursuant to 16 TAC § 22.35, Applicants request informal disposition processing for this Application without a hearing as all requirements for same are met.⁷ Notice has been provided pursuant to 16 TAC § 24.253 to the only two customers, each of which has consented. Further, if the Application is approved, the decision will not be adverse to any party other than Commission Staff.⁸ Thus, a hearing should not be required and informal disposition is appropriate.⁹

IV. CONCLUSION

The City and Aqua respectfully request the Commission process this Petition under TWC § 13.248 and 16 TAC § 24.253 with respect to the agreed upon CCN transfers described herein and approve the CCN designations contemplated by the Contract. If for any reason the

⁴ 16 TAC § 24.253(b)(3) and 16 TAC § 24.253(c)(1).

⁵ 16 TAC § 24.253(b)(4) and 16 TAC § 24.253(c)(2) and (3).

⁶ 16 TAC § 24.253(b)(5).

⁷ 16 TAC § 22.35(a) and 24.253.

⁸ 16 TAC § 22.35(a)(2).

⁹ 16 TAC § 22.35(a)(3).

Commission finds the information submitted with this Petition is insufficient for acceptance, Applicants respectfully request that they be notified immediately and provided an opportunity to cure any deficiencies identified.

Respectfully submitted,

**LLOYD GOSSELINK ROCHELLE &
TOWNSEND, P.C.**

816 Congress Avenue, Suite 1900

Austin, Texas 78701

(512) 322-5800

(512) 472-0532 (Fax)

JAMIE MAULDIN

State Bar No. 24065694

jmauldin@lglawfirm.com

ATTORNEY FOR THE CITY OF JUSTIN

Geoffrey P. Kirshbaum

State Bar No. 24029665

TERRILL & WALDROP

810 W. 10th Street

Austin, Texas 78701

(512) 474-9100

(512) 474-9888 (fax)

gkirshbaum@terrillwaldrop.com

ATTORNEY FOR AQUA TEXAS, INC.

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail _____, 2023.

Derek Seal
McGinnis Lochridge, LLP
1111 West 6th Street, Ste. 400
Austin, Texas 78703
dseal@mcginnislaw.com
ATTORNEY FOR DEVELOPERS

By: _____
Jamie Mauldin



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approving Resolution 694-24 accepting a Preliminary Plat for Oliver Creek Ranch, consisting of 1,031 lots, generally located south from the intersection of FM 1384 and Jim Baker Road; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented based on the plat meeting all of the requisite requirements.

Background:

On May 2, 2024, the City Council approved a developer agreement with the Oliver Creek Subdivision to provide water and sewer services (sewer services to be provided at a later date if elected by the City Council). Oliver Creek, a Municipal Utility District formed in 2022, will not be within the city limits. However, it will receive water, and potentially sewer, along with police and fire services from the City of Justin. The development will pay a proportional rate for all police and fire services as if it were within city limits, and 150% of the in-city water and sewer rates.

The Applicant is requesting a preliminary plat for the Oliver Creek Ranch development, which consists of 1,031 residential lots.

Water:

The City will be providing the applicant retail water. The development will connect to two proposed parallel 12" water lines in an easement approaching the development from the south-east.

Wastewater:

The City will not be providing the applicant retail wastewater at this time. The applicant plans to build a wastewater plant within the development, to be owned and operated by the MUD. There are no proposed connections with Justin wastewater lines.

Roadways:

The preliminary plat shows three proposed connections to FM 1384 on the northeast part of the developer (two 50' right-of-ways and one 72' right-of-way), as well as four proposed connections to future phases of the Timberbrook development (three 50' right-of-way and one 110' right of way, which also connects north to future development). These roadway alignments and connections generally align

with the thoroughfare plans outlined in the Imagine Justin comprehensive plan. All proposed roadways meet minimum Justin width requirements.

Drainage:

All preliminary drainage shows drainage flowing towards areas of low elevation towards the floodplain. Storm pipe size and other drainage details will be submitted at time of Civil Plans. The plans shown here conform to all requisite requirements.

PZ Recommendation:

On July 16, 2024, the Commission recommended by a vote of 3-1 to recommend approval of the plat with the request to City Council to potentially renegotiate lot sizes.

Staff made the Commission aware of the potential issues associated with this motion during the meeting.

Consideration:

This development is located outside the City of Justin and therefore the City does not have any land use controls related to this development. **The City does not have the regulatory authority to alter design criteria, lot sizes, or etc.** The City strictly has control over water, sewer, and road standards.

City Attorney Review: No

Attachments:

1. Oliver Creek Ranch - Preliminary Plat Application
2. Map- Oliver Creek Ranch
3. Proposed Resolution 694-24
4. Sec 212.003.
5. Oliver Creek Ranch - Preliminary Plat updated

SELECT APPLICATION TYPE

- ☒ Preliminary ☐ Final ☐ Replat ☐ Minor ☐ Short Form
☐ Amended

DEVELOPMENT INFORMATION

Project Location South of FM 1384, West of FM 156
Addition Name Oliver Creek Ranch
Legal Description _____
Proposed Use Single Family Residential
Current Zoning _____ Acreage 570.976 Lots 1031
No. New Street Intersections _____

OWNER INFORMATION

Name Denton Oliver Creek LP
Address 9219 Arbor Trail Drive
City Dallas State TX Zip 75243
Phone _____ Email _____

For additional owners, please include additional copies of pages 1 and 2 of this application. The property owner must sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Name Justin Bono
Address 3625 Hall Street, Suite 720
City Dallas State TX Zip 75219
Phone 214-662-5530 Email JBono@astracompanies.com

SURVEYOR INFORMATION

Name Rene Silvas, RPLS
Address BGE, Inc 2595 Dallas Parkway
City Frisco State TX Zip 75034
Phone 817-752-4183 Email RSilvas@bgeinc.com

ENGINEER INFORMATION

Name Leslie Madison, P.E.

Address BGE, Inc 2595 Dallas Parkway

City Frisco State TX Zip 75034

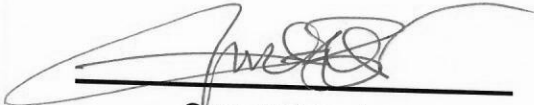
Phone 972-464-4875 Email LMadison@bgeinc.com

CERTIFICATION AND ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department. I understand that the filing fee is not refundable upon withdrawal of the proposal or upon denial of the case.

I acknowledge that the subdivision plat will not be accepted until it has been determined that the submittal is complete and in conformance with the requirements of Chapter 42 Subdivision Regulations of the City of Justin Code of Ordinances.

I acknowledge that if a change in zoning classification is required to accommodate the proposed development, the zoning change may be required to be approved before the subdivision plat application is considered complete.


Owner Signature

4/29/2024
Date

JUSTIN BERO, MANAGER OF
Owner Name (print)
MANAGING GENERAL PARTNER


Agent Signature

4/29/2024
Date

JUSTIN BERO
Agent Name (print)

APPLICATION SUBMITTAL REQUIREMENTS

Applications will be reviewed for completeness pursuant to Chapter 42 Article II of the Subdivision Regulations of the City of Justin. Applications submitted without original signatures and all required documents and information will not be accepted and will be returned to the applicant. Please be sure that all required items are included for the type of application requested.

Subdivision applications must be submitted thirty (30) days prior to the Planning & Zoning Commission meeting at which it is to be considered.

Subdivision information is available online in [Subdivision Regulations and Technical Construction Standards and Specifications](#). If you have questions about the application process or any submittal requirements, please call the Planning & Zoning Department at 940-648-2541 Ext. 5.

ALL APPLICATIONS

The following items are REQUIRED with all types of applications:

- ☒ Subdivision application form
- ☐ Application fee as required by the [Justin Fee Schedule](#). This fee is non-refundable.
- ☒ Original paid receipt or tax certificate indicating that property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at 1505 E. McKinney St., Denton, TX.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.

PRELIMINARY PLAT

- ☒ Preliminary plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".
- ☒ Preliminary drainage analysis
- ☒ Preliminary public infrastructure plans

FINAL PLAT, REPLAT, AND SHORT FORM FINAL PLAT

- ☐ Final Plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24"
- ☐ Certificate of Approval of Public Infrastructure Plans or approved Waiver of Public Infrastructure Plans.

AMENDED PLAT

- ☐ Amended plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".

RESOLUTION NO. 694-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE PRELIMINARY PLAT FOR THE OLIVER CREEK RANCH DEVELOPMENT.

WHEREAS, the Applicant has submitted a request for approval of the preliminary plat for the Oliver Creek Ranch development, consisting of 1,031 residential lots; and

WHEREAS, the City has reviewed the application and supporting documentation, including plans for water, sewer, roadways, and drainage; and

WHEREAS, the City has determined that the proposed development complies with all applicable regulations and requirements, subject to final engineering calculations and plans;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 2. This Resolution shall take effect immediately upon its passage

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of July, 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

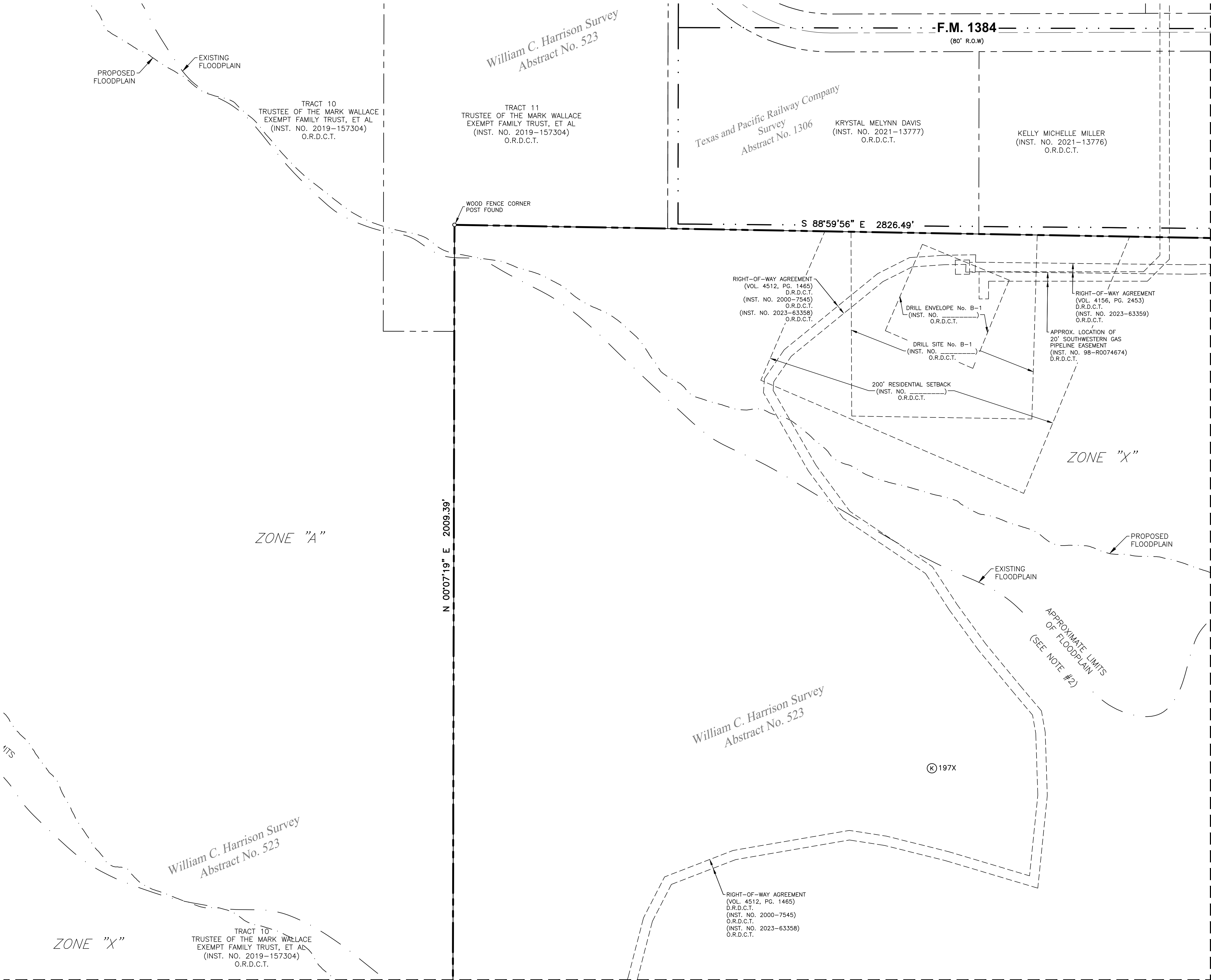
City Attorney

Sec. 212.003. EXTENSION OF RULES TO EXTRATERRITORIAL JURISDICTION. (a) The governing body of a municipality by ordinance may extend to the extraterritorial jurisdiction of the municipality the application of municipal ordinances adopted under Section 212.002 and other municipal ordinances relating to access to public roads or the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual potential threat to human health. However, unless otherwise authorized by state law, in its extraterritorial jurisdiction a municipality shall not regulate:

- (1) the use of any building or property for business, industrial, residential, or other purposes;
- (2) the bulk, height, or number of buildings constructed on a particular tract of land;
- (3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;
- (4) the number of residential units that can be built per acre of land; or
- (5) the size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land if:
 - (A) the facility meets the minimum standards established for water or wastewater facilities by state and federal regulatory entities; and
 - (B) the developed tract of land is:
 - (i) located in a county with a population of 2.8 million or more; and
 - (ii) served by:
 - (a) on-site septic systems constructed before September 1, 2001, that fail to provide adequate services; or
 - (b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.
- (b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.
- (c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

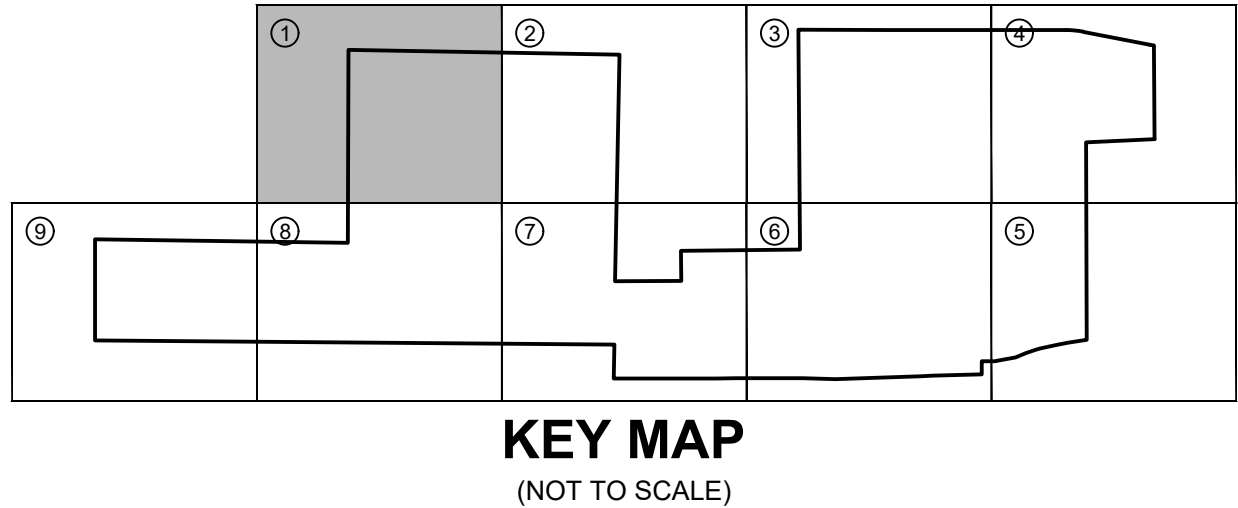
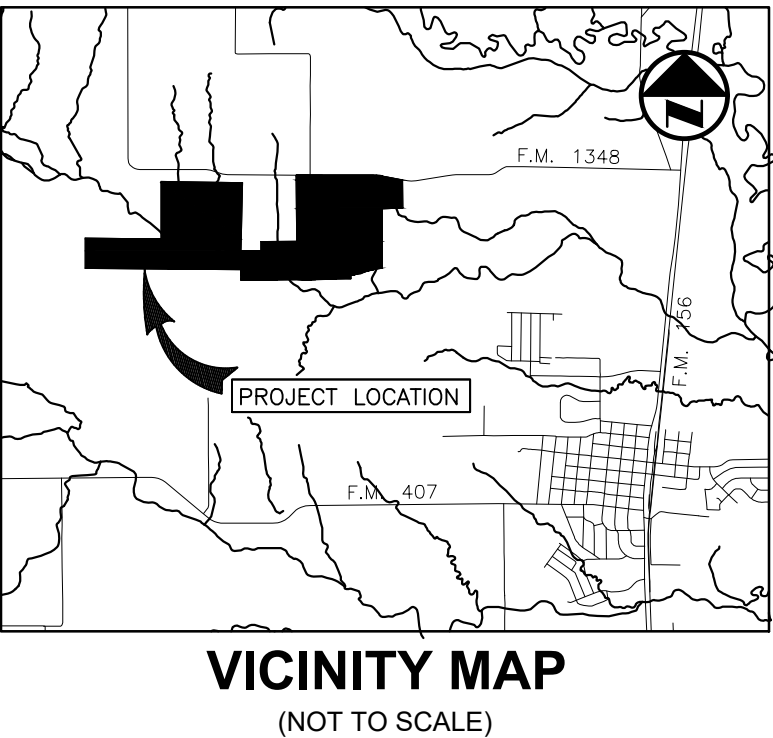
Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 822, Sec. 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, Sec. 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, Sec. 3, eff. Sept. 1, 2003.

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LEGEND

	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
	P.O.B.
	CIRS
	5/8-INCH IRON ROD WITH "BGE" CAP SET
	INST. NO.
	VOL.
	PG.
	D.R.D.C.T.
	O.R.D.C.T.



- GENERAL NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on June 3, 2021 with an applied combined scale factor of 1.0015063.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0489G with Map Revised April 18, 2011.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone A - No base flood elevations determined
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholdings of utilities and building permits.

**PRELIMINARY PLAT
OLIVER CREEK RANCH**

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CITY OF JUSTIN PROJECT NO. _____
SHEET 1 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

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DENTON STUART RIDGE, L.L.C.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

DEVELOPER
ASTRA DEVELOPMENT
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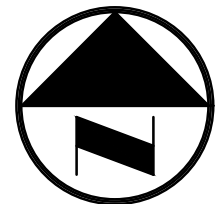
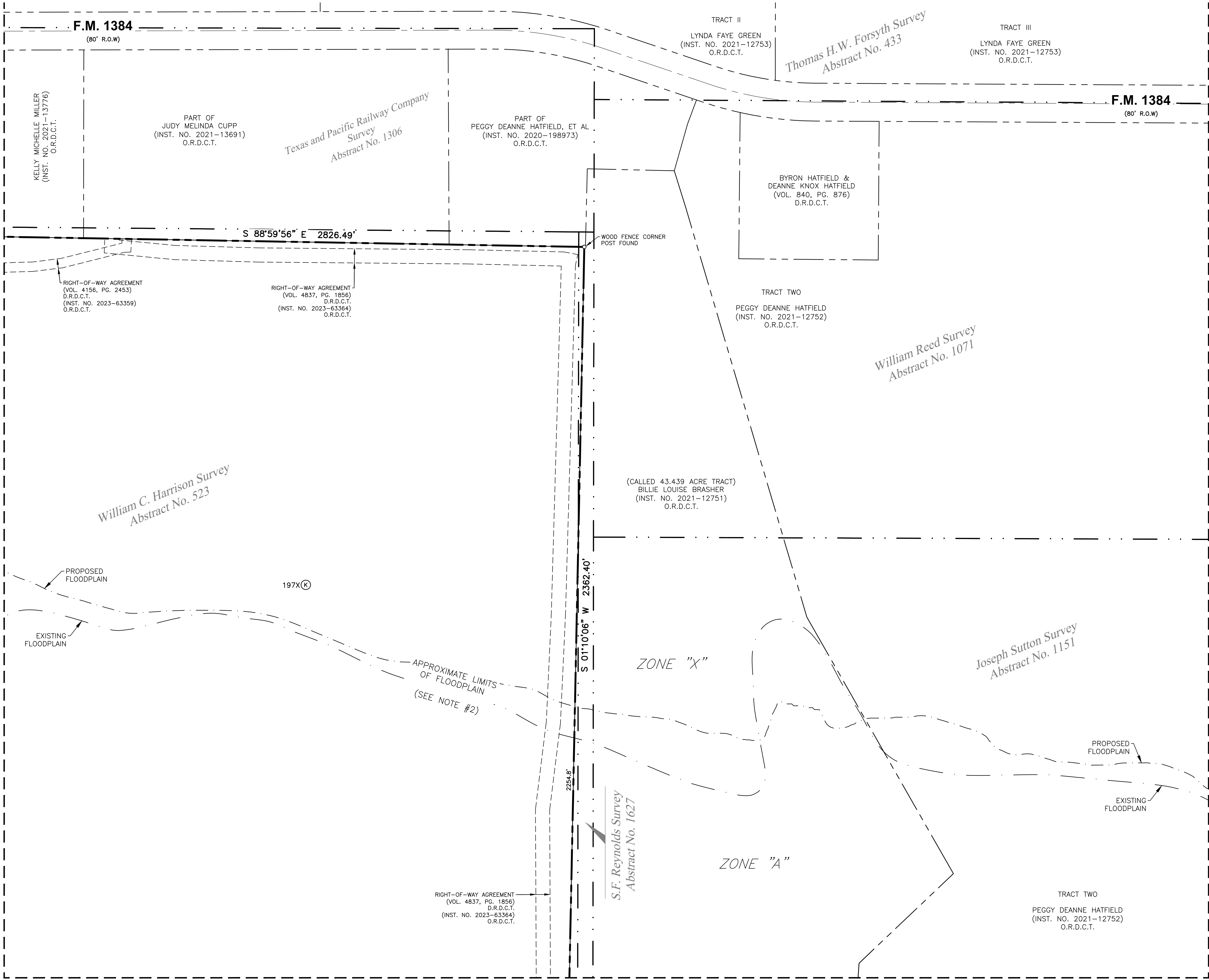
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BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
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TBPLS Registration No. 10194416
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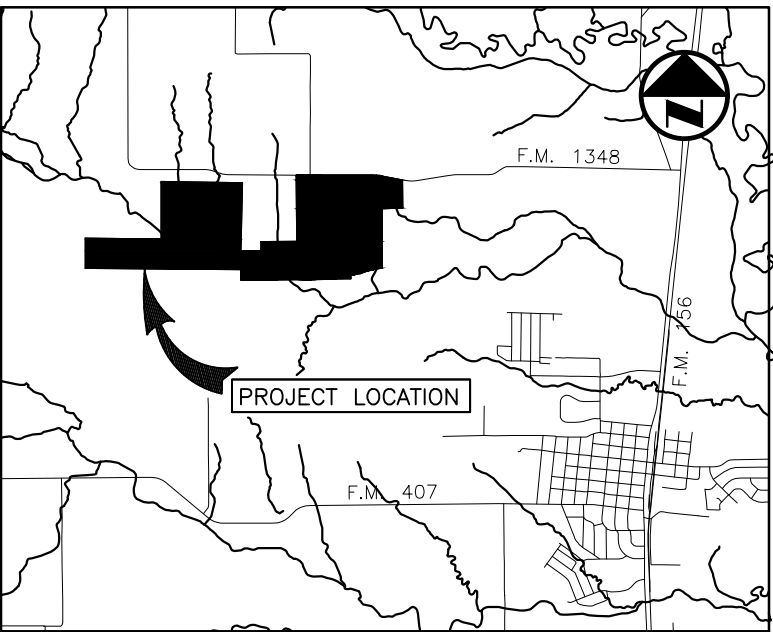
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MATCH LINE - SEE SHEET 7

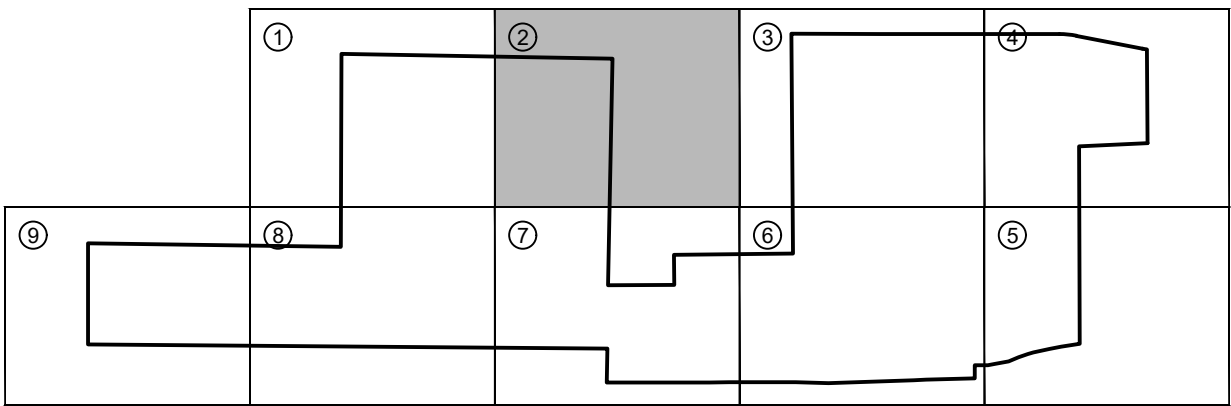


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SCALE: 1" = 100'

LEGEND	
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	PROPERTY CORNER
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
	POINT OF BEGINNING
	5/8-INCH IRON ROD
	W/BSG CAP SET
	INST. NO.
	VOL.
	PG.
	D.R.D.C.T.
	O.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

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OLIVER CREEK RANCH

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CITY OF JUSTIN PROJECT NO. _____

SHEET 2 OF 11

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Contact: Justin Bono
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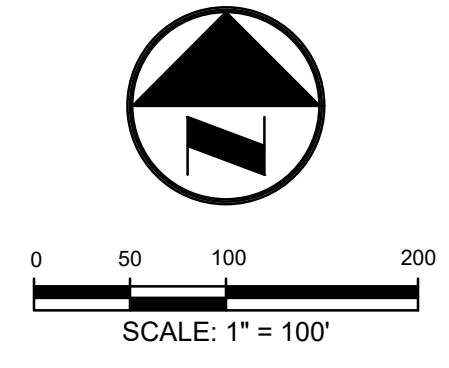
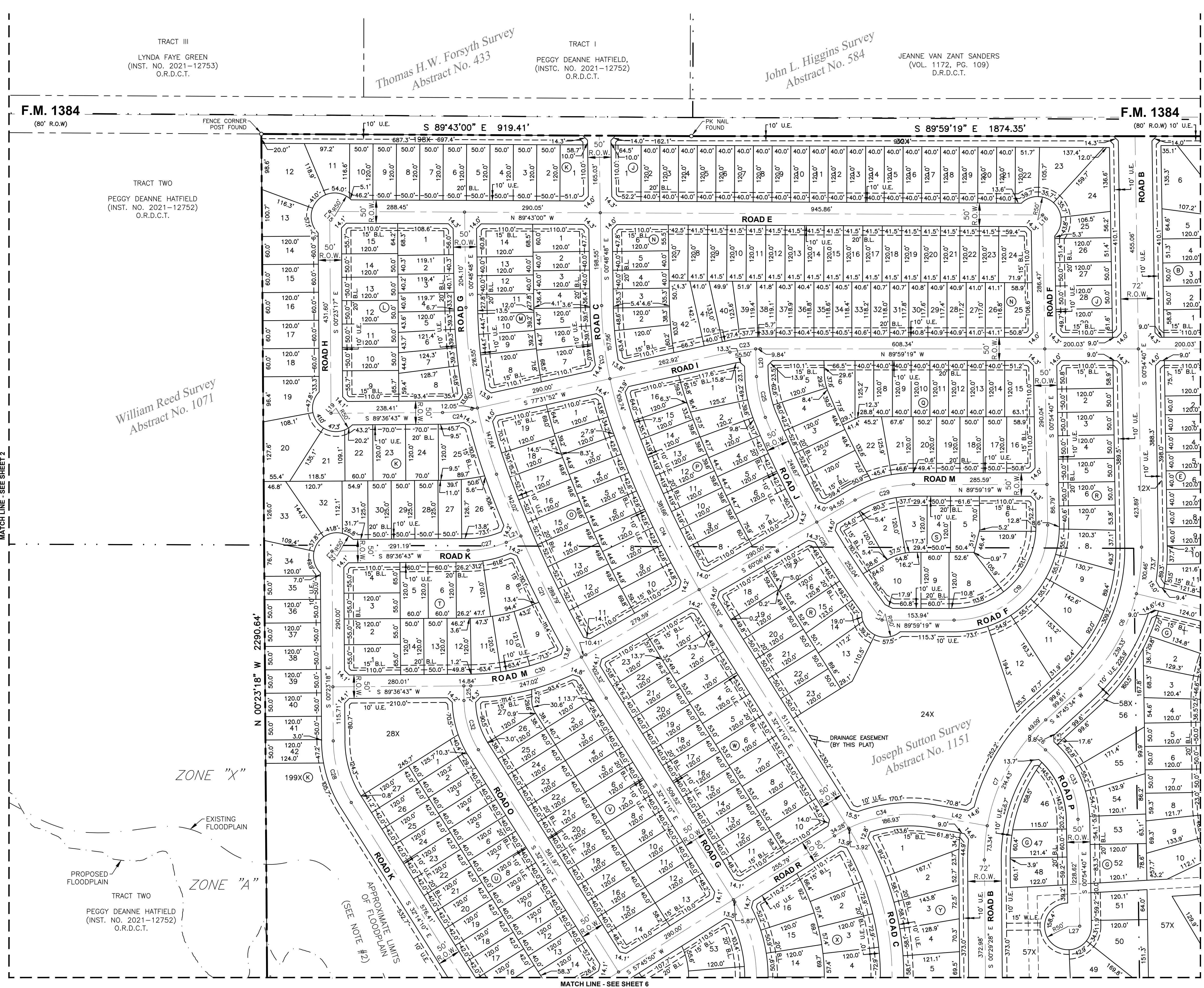
DEVELOPER
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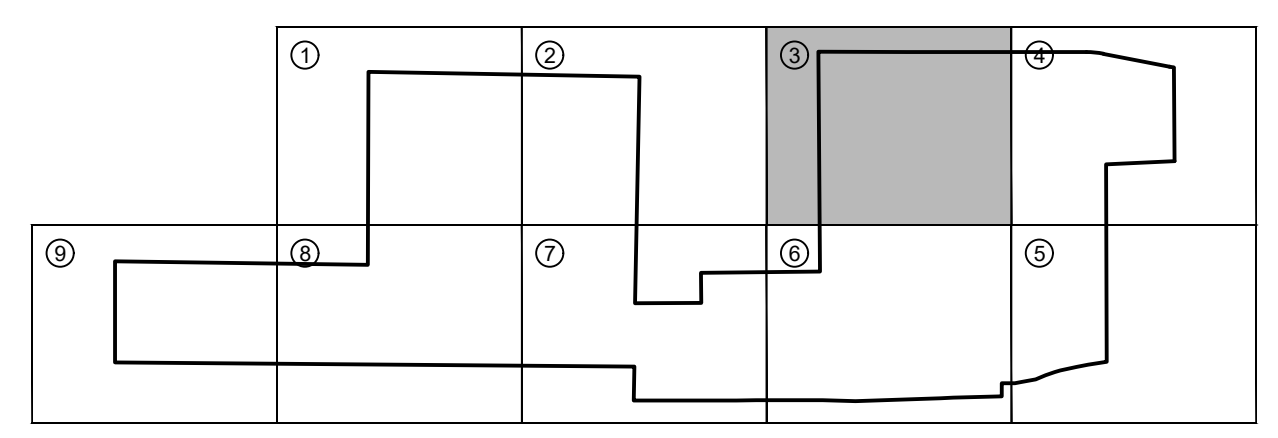
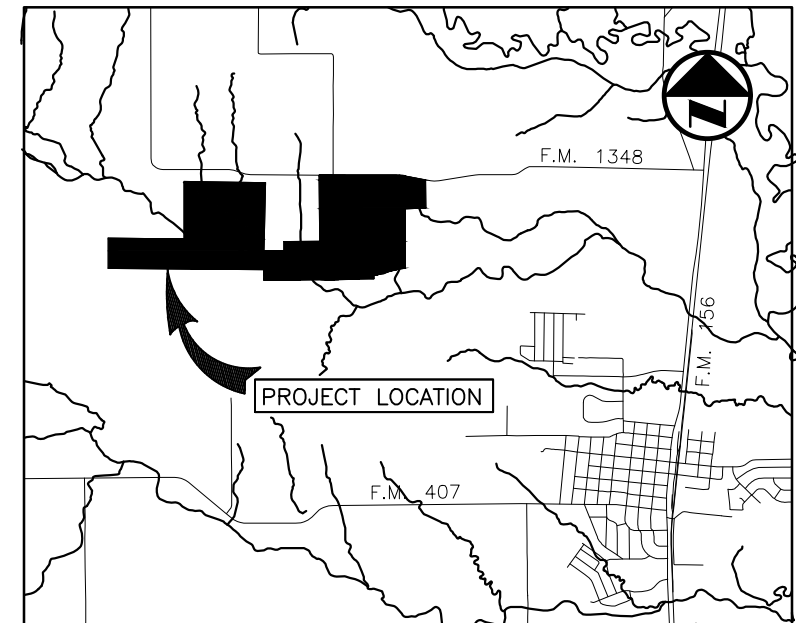
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MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4



LEGEND	
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	PROPERTY CORNER
	BOUNDARY LINE
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	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
	POINT OF BEGINNING
	5/8-INCH IRON ROD W/8/64" CAP SET
	INSTRUMENT NUMBER
	VOLUME
	PAGE
	DEED RECORDS OF DENTON COUNTY, TEXAS
	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



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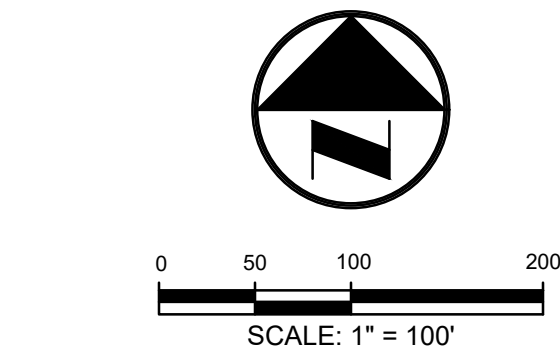
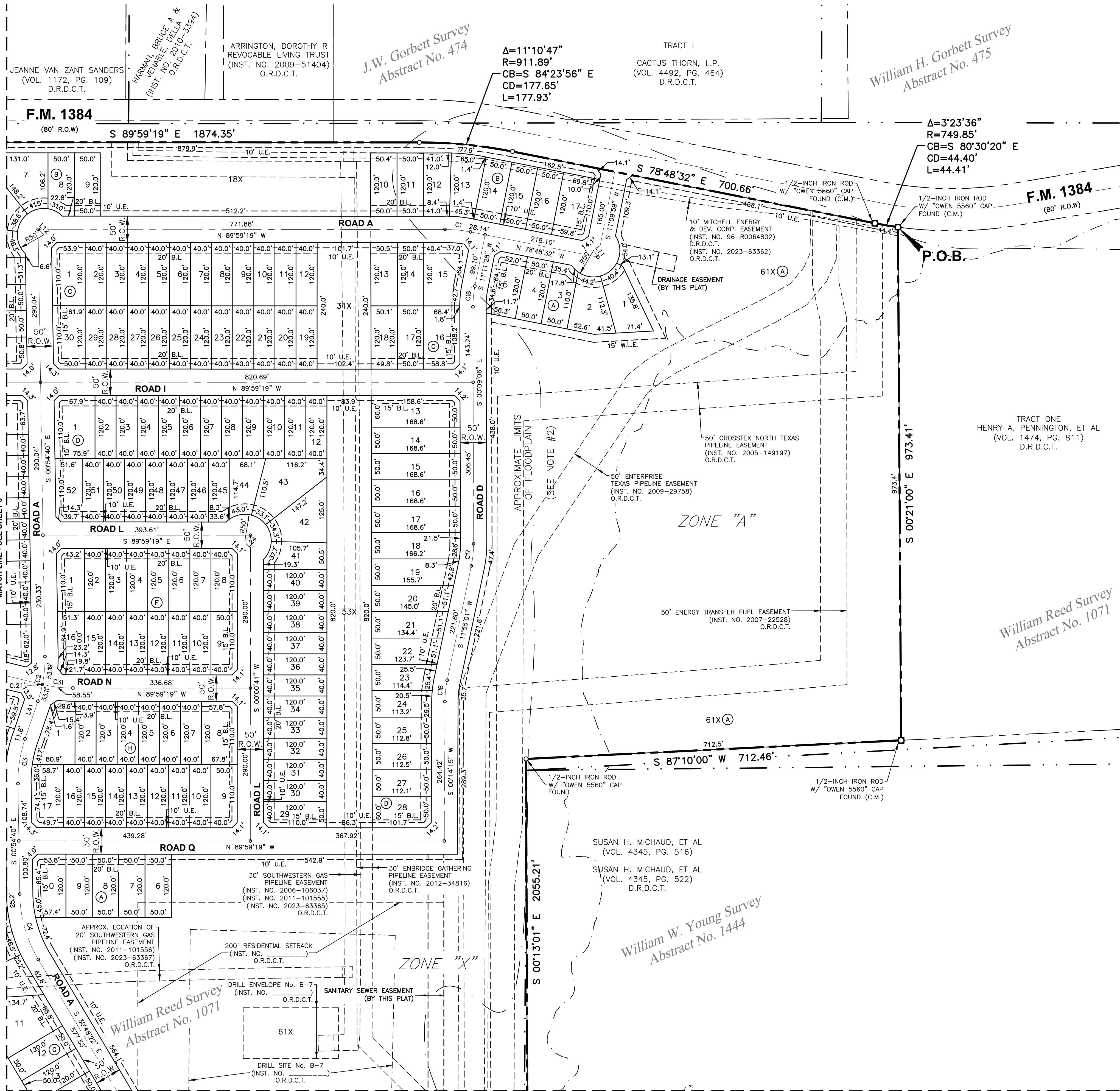
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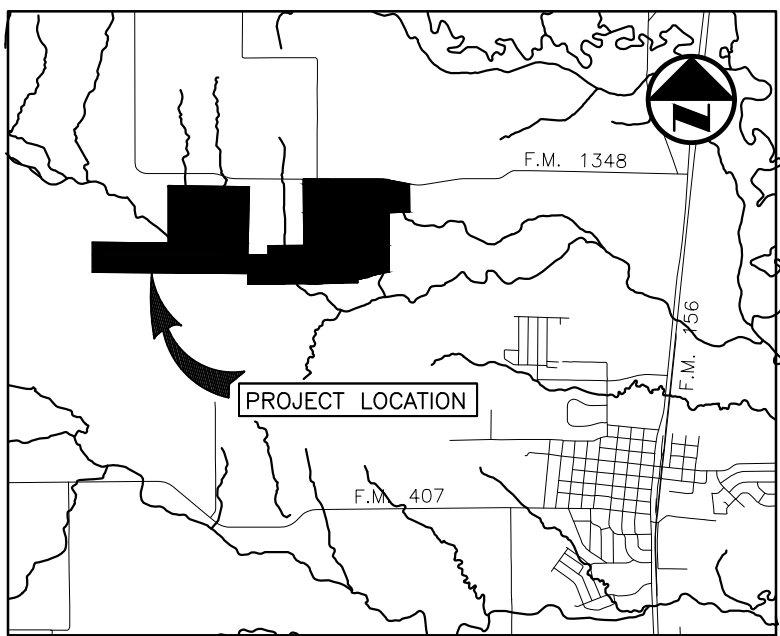
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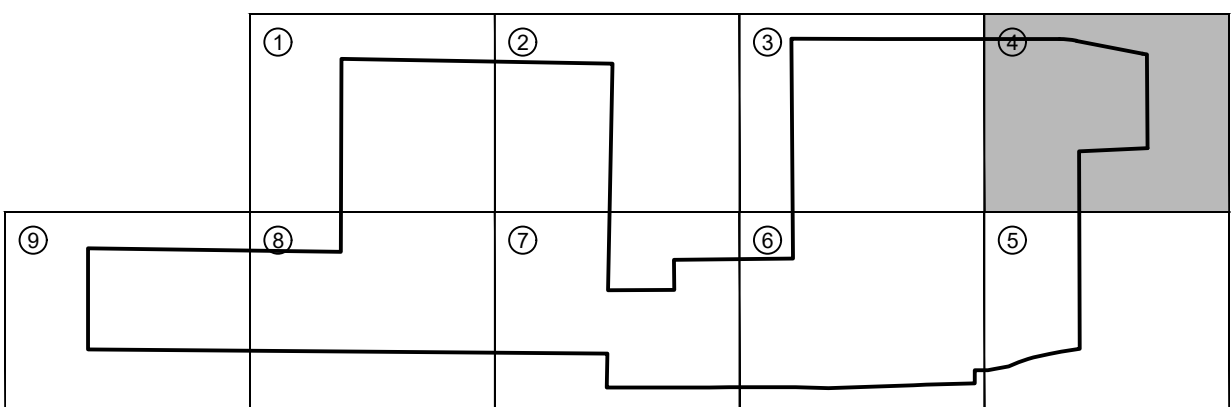
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LEGEND	
	MONUMENT OF RECORD DIGNITY
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VICINITY MAP
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KEY MAP
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S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024

CITY OF JUSTIN PROJECT NO. _____
SHEET 4 OF 11

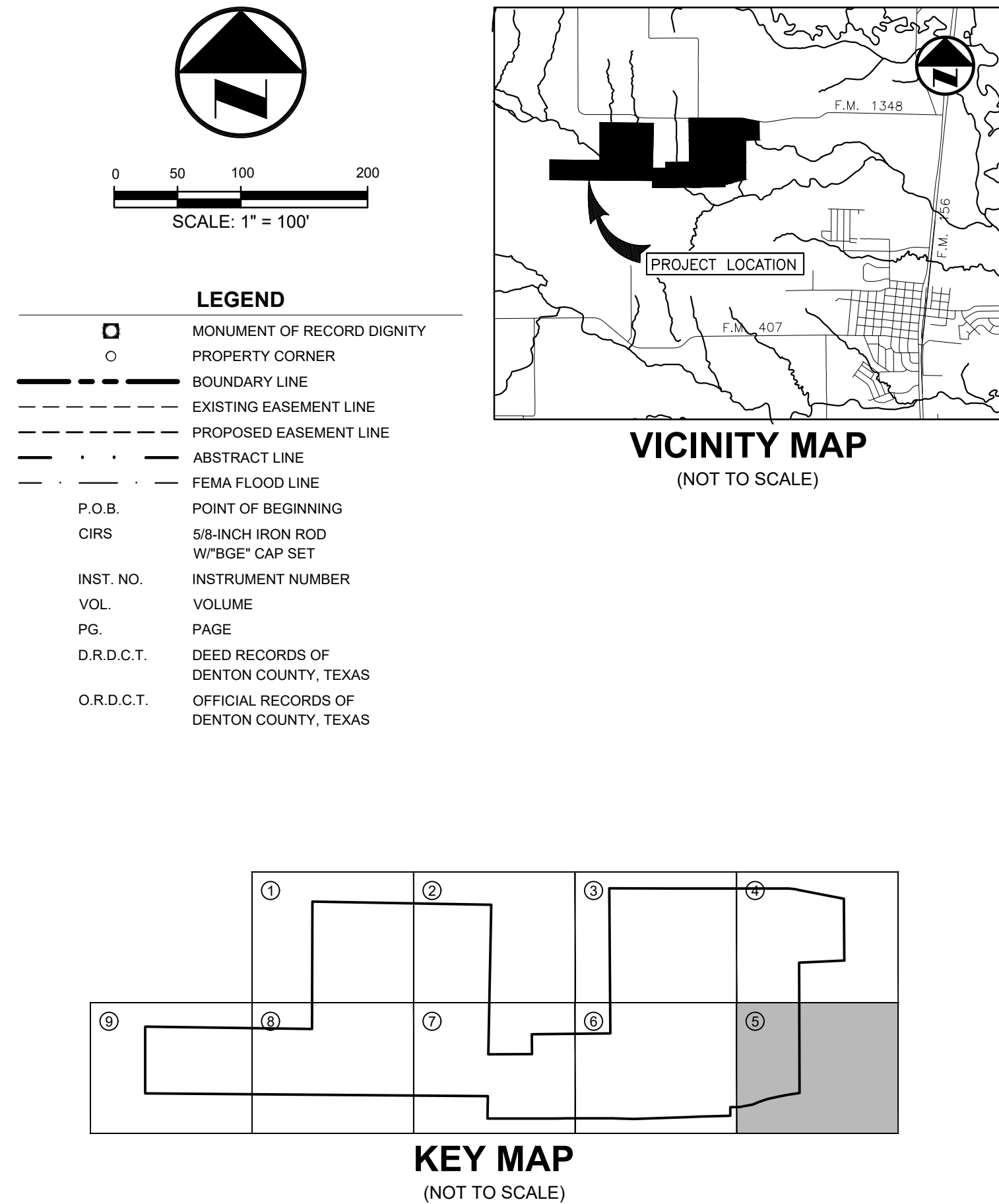
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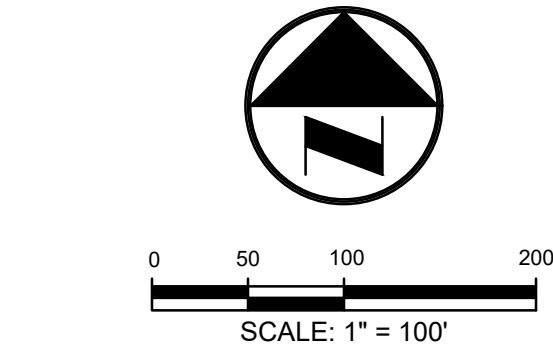
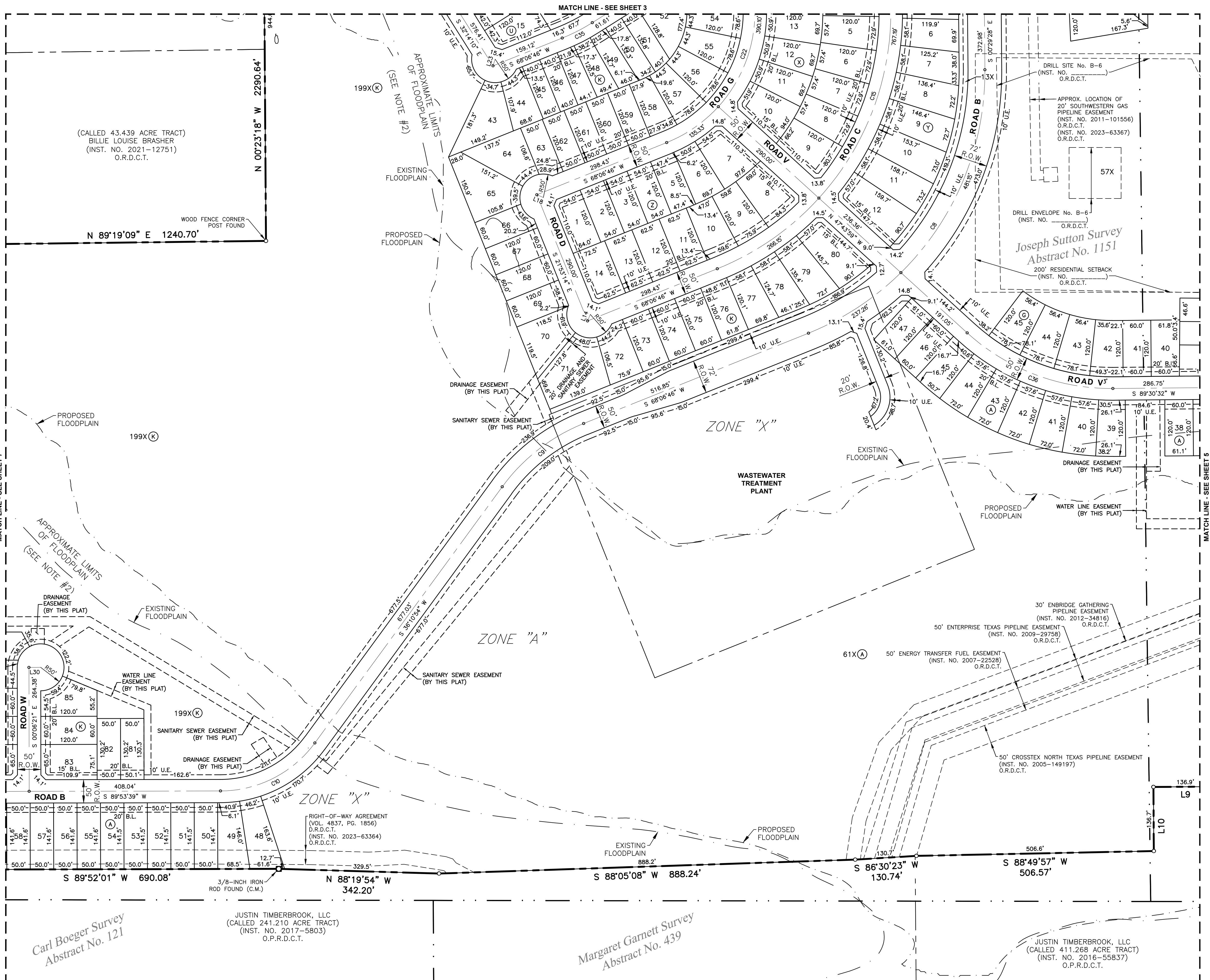
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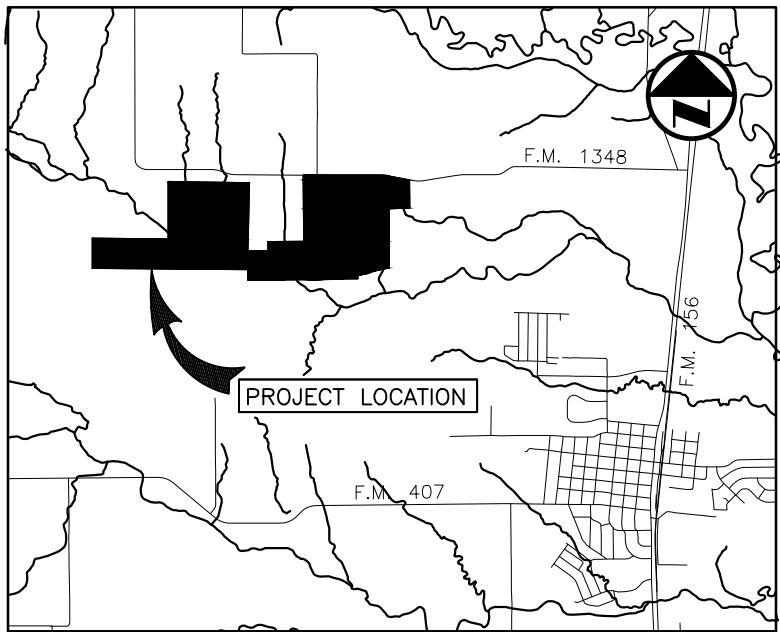
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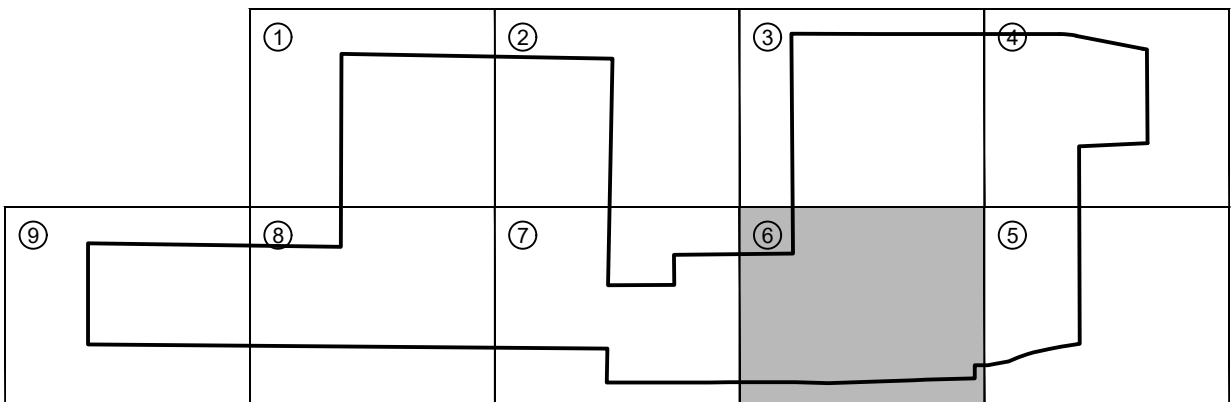
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VICINITY MAP
(NOT TO SCALE)



KEY MAP
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PRELIMINARY PLAT
OLIVER CREEK RANCH

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OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

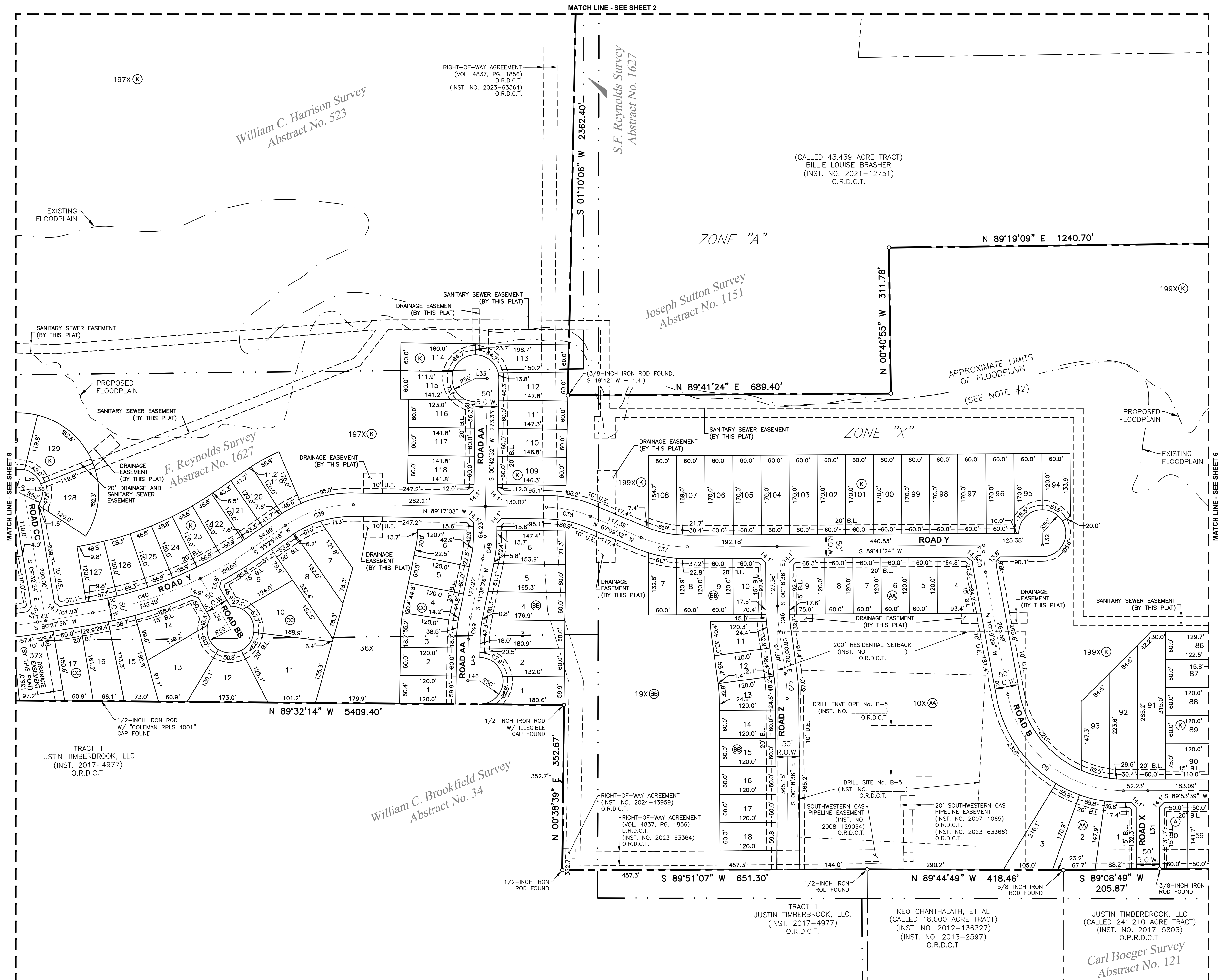
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Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
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16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

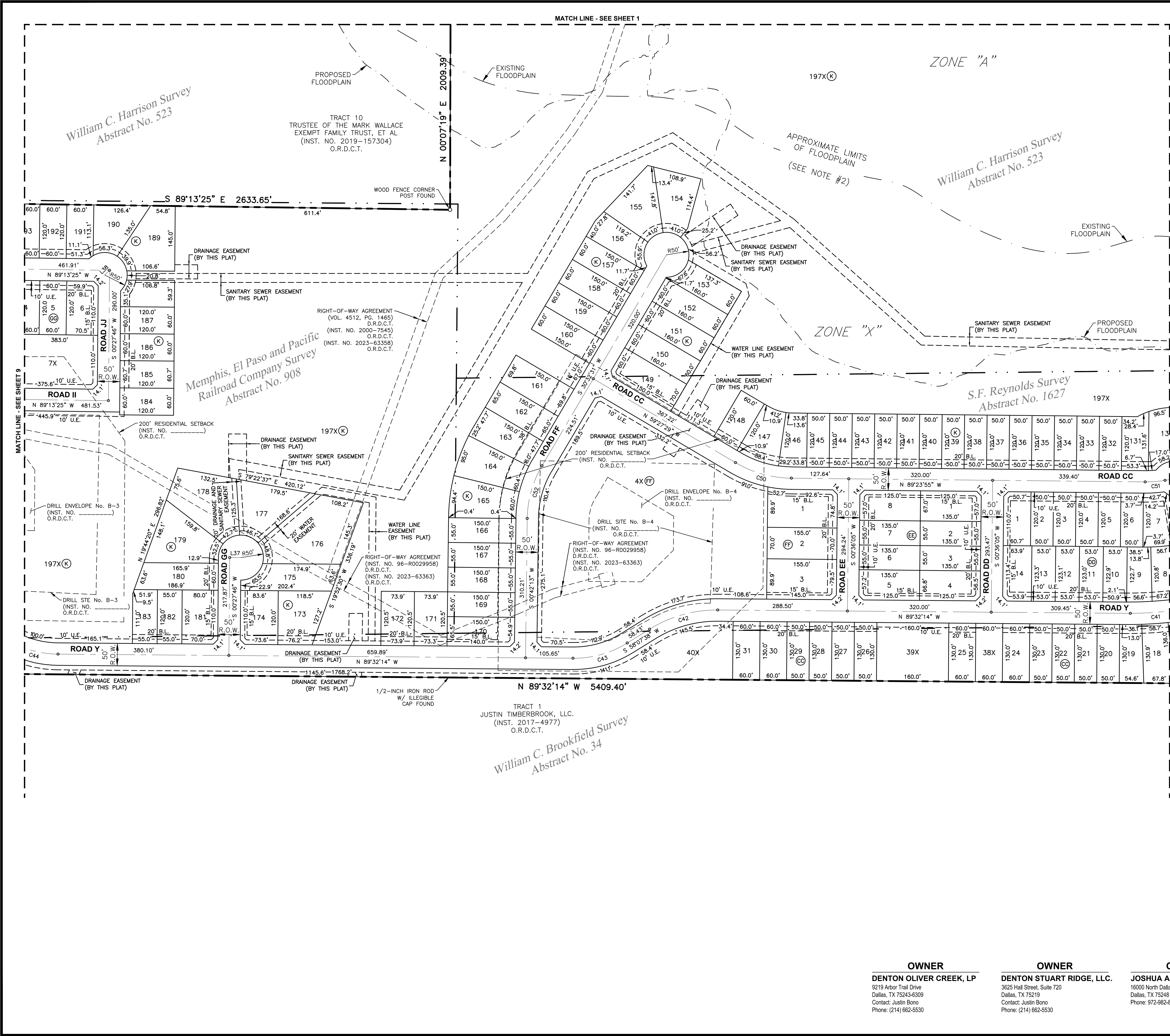
DEVELOPER
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SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com
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LEGEND

□	MONUMENT OF RECORD DIGNITY
○	PROPERTY CORNER
---	BOUNDARY LINE
- - - -	EXISTING EASEMENT LINE
- · - · -	PROPOSED EASEMENT LINE
- · - · -	ABSTRACT LINE
- · - · -	FEMA FLOOD LINE
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD
	W/8"Ø" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

VICINITY MAP
(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)

**PRELIMINARY PLAT
OLIVER CREEK RANCH**

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BEING 570.976 ACRES SITUATED IN THE
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M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908,
WILLIAM REED SURVEY, ABSTRACT NO. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151,
S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 8 OF 11

OWNER	OWNER	OWNER	DEVELOPER	SURVEYOR
DENTON OLIVER CREEK, LP 9219 Arbor Trail Drive Dallas, TX 75243-6309 Contact: Justin Bono Phone: (214) 662-5530	DENTON STUART RIDGE, L.L.C. 3625 Hall Street, Suite 720 Dallas, TX 75219 Contact: Justin Bono Phone: (214) 662-5530	JOSHUA A. BETHKE 3625 Hall Street, Suite 350 Dallas, TX 75248 Phone: 972-982-8454	ASTRA DEVELOPMENT 777 Main Street, Suite 720 Dallas, TX 75219 Contact: Justin Bono Phone: (214) 662-5530	BGE, Inc. 777 Main Street, Suite 1900, Fort Worth, TX 76102 Tel: 817-887-6130 • www.bgeinc.com TBPLS Registration No. 10194416 Contact: René Silva, R.P.L.S. Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com Copyright 2024

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 80°38'21" W	197.40'
L2	S 79°48'06" W	122.22'
L3	S 77°15'37" W	173.28'
L4	S 75°33'19" W	59.27'
L5	S 70°53'37" W	103.09'
L6	S 67°32'32" W	112.17'
L7	S 79°28'02" W	146.75'
L8	S 78°00'08" W	72.98'
L9	S 89°40'49" W	136.91'
L10	S 00°19'11" E	136.70'
L11	S 33°49'17" E	15.00'
L12	S 45°27'00" E	15.00'
L13	N 00°18'36" W	14.26'
L14	N 23°06'46" E	15.00'
L15	N 45°03'08" W	15.00'
L16	N 44°41'10" E	15.00'
L17	N 26°22'46" E	15.00'
L18	N 66°53'14" W	15.00'
L19	N 44°36'43" E	15.00'
L20	S 01°52'08" E	59.19'
L21	N 66°46'38" E	34.22'
L22	N 45°23'17" W	15.00'
L23	N 17°56'18" E	15.00'
L24	S 45°00'41" W	15.00'
L25	S 00°23'17" E	31.15'
L26	S 49°16'20" E	44.58'
L27	S 89°05'20" W	25.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	S 89°36'39" E	25.00'
L29	S 89°36'39" E	25.00'
L30	S 89°53'39" W	25.00'
L31	S 00°06'21" E	166.70'
L32	S 00°18'36" E	25.00'
L33	S 89°17°08" E	25.00'
L34	S 30°20'43" E	126.79'
L35	S 80°27'36" W	29.05'
L36	N 35°27'36" E	15.00'
L37	N 89°32'14" W	25.00'
L38	N 45°37'10" E	15.00'
L40	S 00°46'35" W	25.00'
L41	S 18°51'59" W	75.38'
L42	N 79°59'11" W	116.10'
L43	N 76°31'19" W	213.40'
L44	S 00°46'35" W	25.00'
L45	S 00°40'11" W	88.49'
L46	S 89°19'49" E	25.00'
L49	S 25°55'20" W	55.57'
L50	N 71°43'32" W	79.26'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	11°10'47"	250.00'	N 84°23'55" W	48.70'
C2	19°46'39"	250.00'	N 08°58'39" E	85.87'
C3	19°46'39"	250.00'	S 08°58'39" W	85.87'
C4	29°53'42"	250.00'	S 15°51'31" E	128.97'
C5	31°11'43"	250.00'	S 15°12'31" E	134.44'
C6	48°40'15"	400.00'	S 23°25'27" W	329.66'
C7	48°15'03"	400.00'	S 23°38'03" W	326.99'
C8	68°36'14"	600.00'	S 33°48'39" W	676.26'
C9	31°55'51"	400.00'	S 52°08'50" W	220.05'
C10	53°42'45"	250.00'	S 63°02'17" W	225.88'
C11	79°46'51"	250.00'	S 50°12'55" W	320.66'
C12	10°00'53"	250.00'	N 05°19'03" W	43.64'
C13	19°08'38"	800.00'	S 10°23'06" E	266.06'
C14	12°16'44"	2202.36'	S 26°05'47" E	471.08'
C15	100°20'55"	590.00'	S 17°56'18" W	906.24'
C16	11°20'34"	200.00'	N 05°31'11" E	39.53'
C17	12°04'07"	200.00'	N 05°52'58" E	42.05'
C18	11°40'46"	200.00'	N 06°04'38" E	40.70'
C19	90°55'21"	200.00'	N 44°33'00" E	285.11'
C20	19°08'38"	1090.00'	S 10°23'06" E	362.50'
C21	12°16'44"	2492.36'	S 26°05'47" E	533.11'
C22	100°20'55"	300.00'	S 17°56'18" W	460.80'
C23	12°28'49"	300.00'	S 83°46'17" W	65.22'
C24	12°04'51"	300.00'	S 83°34'18" W	63.14'
C25	20°32'17"	250.00'	S 12°08'16" E	89.14'
C26	15°01'55"	1912.36'	S 29°55'22" E	500.28'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C27	22°50'05"	210.00'	N 78°11'41" E	83.14'
C28	31°50'52"	250.00'	N 16°18'44" W	137.18'
C29	29°53'55"	250.00'	S 75°03'43" W	128.98'
C30	29°29'57"	500.00'	N 74°51'45" E	254.60'
C31	13°28'00"	250.00'	S 83°15'19" E	58.62'
C32	31°50'53"	200.00'	S 16°18'43" E	109.74'
C33	48°21'40"	200.00'	S 25°05'30" E	163.85'
C34	42°14'58"	300.00'	S 78°53'20" W	216.24'
C35	10°20'55"	400.00'	S 62°56'18" W	72.15'
C36	42°45'29"	456.27'	N 69°06'44" W	332.65'
C37	23°09'04"	250.00'	N 78°44'04" W	100.33'
C38	22°07'37"	250.00'	N 78°13'20" W	95.95'
C39	35°17'05"	250.00'	S 73°04'19" W	151.54'
C40	25°01'49"	850.37'	S 67°56'41" W	368.55'
C41	9°10'11"	857.66'	S 85°04'37" W	137.11'
C42	32°20'08"	282.81'	S 74°17'42" W	157.50'
C43	32°20'08"	225.00'	S 74°17'42" W	125.30'
C44	28°39'11"	225.00'	N 75°12'38" W	111.35'
C45	28°39'11"	225.00'	N 75°12'38" W	111.35'
C46	7°39'01"	402.09'	S 04°09'19" E	53.65'
C47	7°41'26"	400.00'	S 04°09'19" E	53.65'
C48	10°55'35"	250.00'	S 06°10'39" W	47.60'
C49	10°58'16"	250.00'	S 06°09'19" W	47.80'
C50	29°56'26"	250.00'	N 74°25'42" W	129.16'
C51	10°08'29"	250.00'	S 85°31'50" W	44.19'
C52	29°50'18"	237.00'	S 15°37'22" W	122.03'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C53	25°27'34"	800.00'	S 13°11'33" W	352.56'
C54	25°08'45"	800.00'	S 13°20'58" W	348.29'
C55	17°29'53"	150.00'	N 80°28'28" W	45.63'

OWNER

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Phone: (214) 662-5530

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Phone: (214) 662-5530

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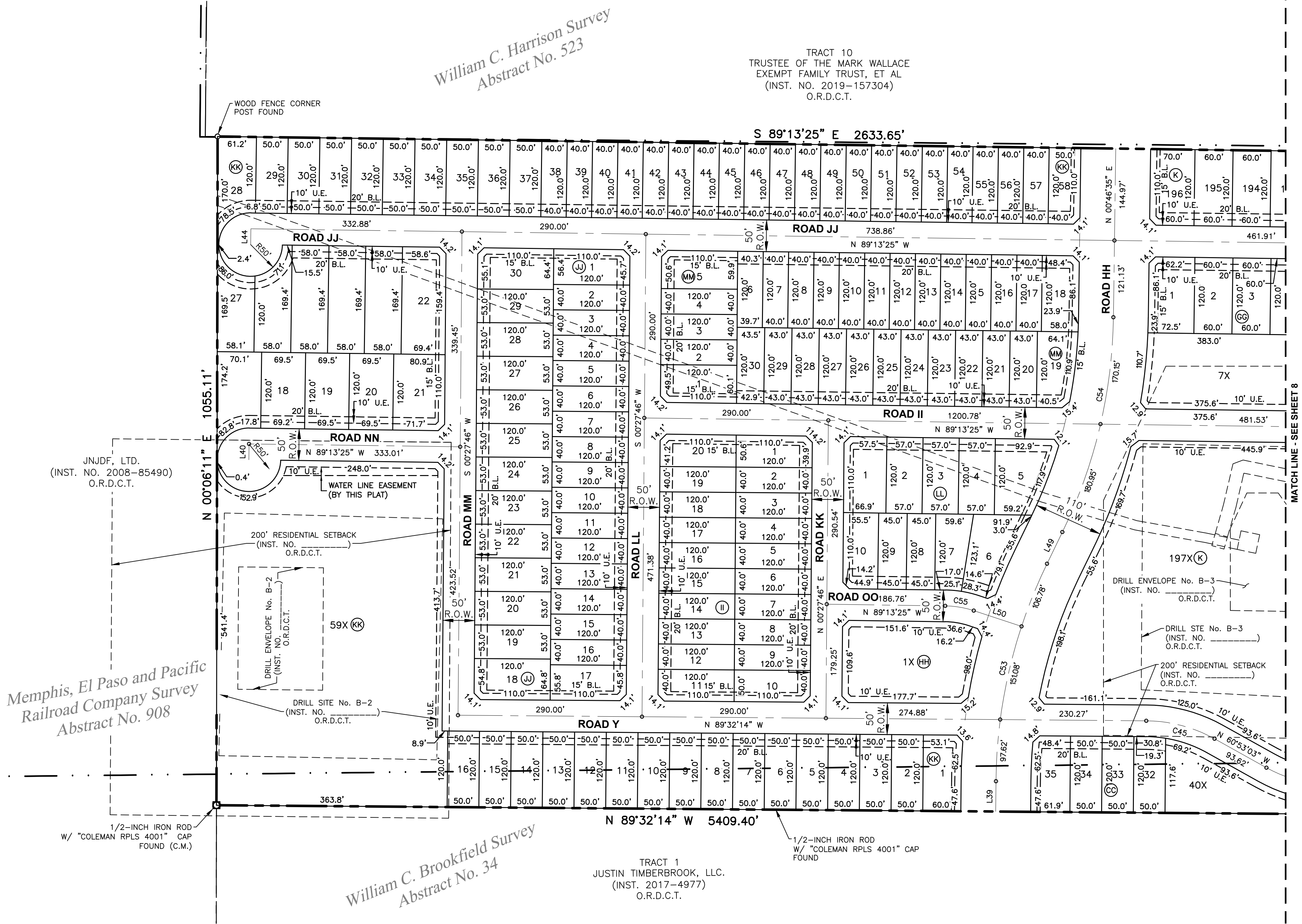
DEVELOPER

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Contact: Justin Bono
Phone: (214) 662-5530

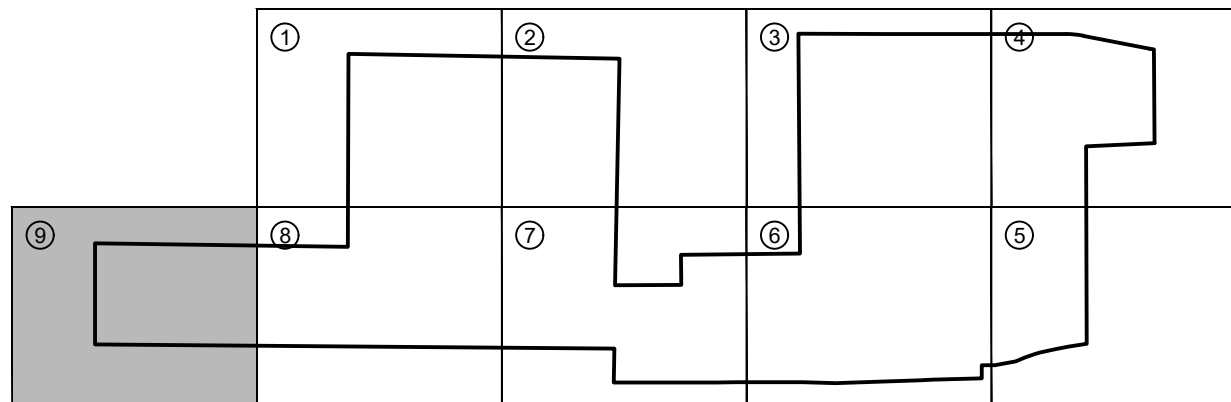
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LEGEND	
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KEY MAP
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OLIVER CREEK RANCH

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CITY OF JUSTIN PROJECT NO. _____
SHEET 9 OF 11

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Denton Oliver Creek, LP and Denton Stuart Ridge, LLC., acting by and through the undersigned, their duly authorized agents, and Joshua A. Bethke, are the sole owners of those tracts of land located in William C. Harrison Survey, Abstract Number 523; the M.E.P.&P. R.R. Co. Survey, Abstract Number 908; the William Reed Survey, Abstract Number 1071; the Joseph Sutton Survey, Abstract Number 1151; and the S.F. Reynolds Survey, Abstract Number 1627 in Denton County, Texas, being all of that tract of land described in Special Warranty Deed to Denton Oliver Creek, LP, as recorded in Instrument Number 2021-229180 of the Official Records of Denton County, Texas, all of that tract of land described in General Warranty Deed to Denton Stuart Ridge, LLC. as recorded in Instrument Number 2022-106864 of said Official Records and all of that tract of land described in Special Warranty Deed with Vendor's Lien to Joshua A. Bethke as recorded in Instrument No. 2022-31193 of the Official Public Records; said 570.976 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron with "OWEN 5560" cap found at the northeast corner of said Denton Oliver Creek tract; said point being in the south right-of-way line of F.M. 1384 (80-foot wide right-of-way); said point being the northwest corner of that tract of land described as Tract One in Warranty Deed to Henry A. Pennington, Janice K. Coomer and Gary Michael Pennington as recorded in Volume 1474, Page 811 of the Deed Records of Denton County, Texas;

THENCE, with the east line of said Denton Oliver Creek tract, the following three (3) courses and distances:

South 00 degrees 21 minutes 00 seconds East, a distance of 973.41 feet to a 1/2-inch iron with "OWEN 5560" cap found for corner; said point being the southwest corner of said Pennington tract; said point being in the north line of that tract of land described in Special Warranty Deed to Susan H. Michaud, et al as recorded in Volume 4345 Page 516 and Volume 4345, Page 522 of said Deed Records;

South 87 degrees 10 minutes 00 seconds West, a distance of 712.46 feet to a 1/2-inch iron with "OWEN 5560" cap found at the northwest corner of said Michaud tract;

South 00 degrees 13 minutes 01 seconds East, with the west line of said Michaud tract, a distance of 2,055.21 feet to a point at the southeast corner of said Denton Oliver Creek tract; said point being in the north line of that called 411.268 acre tract of land described in Special Warranty Deed with Reservation of Reserved Substances to Justin Timberbrook, LLC as recorded in Instrument Number 2016-55837 of said Official Records;

THENCE, with the south line of said Denton Oliver Creek tract, the following twenty (20) courses and distances:

South 80 degrees 38 minutes 21 seconds West, along an old barbed wire fence, at a distance of 24.5 feet passing a wood fence corner post found, continuing in all a total distance of 197.40 feet to a point for corner;

South 79 degrees 48 minutes 06 seconds West, along said fence, a distance of 122.22 feet to a point for corner;

South 77 degrees 15 minutes 37 seconds West, along said fence, a distance of 173.28 feet to a point for corner;

South 75 degrees 33 minutes 19 seconds West, along said fence, a distance of 59.27 feet to a point for corner;

South 70 degrees 53 minutes 37 seconds West, along said fence, a distance of 103.09 feet to a point for corner;

South 67 degrees 32 minutes 32 seconds West along said fence, a distance of 112.17 feet to a point for corner;

South 79 degrees 28 minutes 02 seconds West, along said fence, a distance of 146.75 feet to a wood fence corner post found for corner;

South 78 degrees 00 minutes 08 seconds West, along said fence, a distance of 72.98 feet to a wood fence corner post found for corner;

South 89 degrees 40 minutes 49 seconds West, departing said fence, a distance of 136.91 feet to a point for corner;

South 00 degrees 19 minutes 11 seconds East, a distance of 136.70 feet to a point for corner;

South 88 degrees 49 minutes 57 seconds West, a distance of 506.57 feet to a point at the northwest corner of said 411.268 acre tract; said point being the northeast corner of that called 241.210 acre tract of land described in Special Warranty Deed to Justin Timberbrook, LLC as recorded in Instrument Number 2017-5803 of said Official Records;

South 86 degrees 30 minutes 23 seconds West, a distance of 130.74 feet to a point for corner;

South 88 degrees 05 minutes 08 seconds West, a distance of 888.24 feet to a point for corner;

North 88 degrees 19 minutes 54 seconds West, a distance of 342.20 feet to a 3/8 inch iron rod found for corner;

South 89 degrees 52 minutes 01 seconds West, a distance of 690.08 feet to a 3/8 inch iron rod found for corner;

South 89 degrees 08 minutes 49 seconds West, a distance of 205.87 feet to a 5/8 inch iron rod found at the northwest corner of said 241.210 acre tract; said point being the northeast corner of that called 18.000 acre tract of land described in General Warranty Deed to Keo Chanthalath, et al as recorded in Instrument Numbers 2012-136327 and 2013-2597 of said Official Records;

North 89 degrees 44 minutes 49 seconds West, a distance of 418.46 feet to a 1/2 inch iron rod found at the northwest corner of said 18,000 acre tract; said point being the northeast corner of that tract of land described as Tract 1 in Special Warranty Deed to Justin Timberbrook, LLC as recorded in Instrument Number 2017-4977 of said Official Records;

South 89 degrees 51 minutes 07 seconds West, a distance of 651.30 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 38 minutes 39 seconds East, a distance of 352.67 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 32 minutes 14 seconds West, at a distance of 987.44 feet passing a 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found, at a distance of 2,777.28 passing a 1/2 inch iron rod with with illegible cap found for corner, at a distance of 4,527.42 feet passing a 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found, continuing in all a total distance of 5,409.40 feet to 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found at the southwest corner of said Denton Oliver Creek tract and the northwest corner of said Tract 1; said point being in the east line of that tract of land described in Special Warranty Deed to JNJDF, Ltd. as recorded in Instrument Number 2008-85490 of said Official Records;

THENCE, North 00 degrees 06 minutes 11 seconds East, with the west line of said Denton Oliver Creek tract and with the east line of said JNJDF tract, a distance of 1,055.11 feet to a wood fence corner post found at the northwest corner of said Denton Oliver Creek tract; said point being in the south line of that tract of land described as Tract 10 in Special Warranty Deed to Trustee of the Mark Wallace Exempt Family Trust, et al as recorded in Instrument Number 2019-157304 of said Official Records;

THENCE, South 89 degrees 13 minutes 25 seconds East, with the north line of said Denton Oliver Creek tract and with the south line of said Tract 10, a distance of 2,633.65 feet to a wood fence corner post found; said point being the southeast corner of said Tract 10;

THENCE, North 00 degrees 07 minutes 19 seconds East, with the west line of said Denton Oliver Creek tract and with the east line of said Tract 10, a distance of 2,009.39 feet to a wood fence corner post found at the most northerly northwest corner of said Denton Oliver Creek tract; said point being in the south line of that tract of land described as Tract 11 in said Special Warranty Deed to Trustee of the Mark Wallace Exempt Family Trust;

THENCE, South 88 degrees 59 minutes 56 seconds East, with the north line of said Denton Oliver Creek tract, a distance of 2,826.49 feet to a wood fence corner post found at a salient corner in the north line of said Denton Oliver Creek tract; said point being in the west line of that called 43.439 acre tract of land described in Special Warranty Deed to Billie Louise Brasher as recorded in Instrument Number 2021-12751 of said Official Records;

THENCE, South 01 degrees 10 minutes 06 seconds West, with the west line of said 43.439 acre tract, a distance of 2,362.40 feet to a point for corner; from said point a 3/8-inch iron rod found bears South 49 degrees 42 minutes West, a distance of 1.4 feet;

THENCE, with the north line of said Denton Oliver Creek tract and the south line of said 43.439 acre tract, the following three (3) courses and distances:

North 89 degrees 41 minutes 24 seconds East, a distance of 689.40 feet to a point for corner;

North 00 degrees 40 minutes 55 seconds West, a distance of 311.78 feet to a point for corner;

North 89 degrees 19 minutes 09 seconds East, a distance of 1,240.70 feet to a wood fence corner post found at the southeast corner of said 43.439 acre tract;

THENCE, North 00 degrees 23 minutes 18 seconds West, with the west line of said Denton Oliver Creek tract, a distance of 2,290.64 feet to a wood fence corner post found; said point being the northeast corner of that tract of land described as Tract Two in Special Warranty Deed to Peggy DeAnne Hatfield as recorded in Instrument Number 2021-12752 of said Official Records; said point being in the south line of said F.M. 1384;

THENCE, with the north line of said Denton Oliver Creek tract and the south line of said F.M. 1384, the following five (5) calls:

South 89° 43' 00" East, a distance of 919.41 feet to a point for corner;

South 89° 59' 19" East, a distance of 1,874.35 feet to a point for corner at the beginning of a tangent curve to the right;

In a southeasterly direction, with said curve to the right, an arc length of 177.93 feet, having a radius of 911.89 feet, a central angle of 11° 10' 47", and a chord which bears South 84° 23' 56" East, 177.65 feet to a point for corner;

South 78° 48' 32" East, a distance of 700.66 feet to a 1/2-inch iron with "OWEN 5560" cap found for corner at the beginning of a tangent curve to the left;

In a southeasterly direction, with said curve to the left, an arc length of 44.41 feet, having a radius of 749.85 feet, a central angle of 03° 23' 36", and a chord which bears South 80° 30' 20" East, 44.40 feet to the POINT OF BEGINNING and containing an area of 570.976 acres or 24,871,702 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Denton Oliver Creek, LP, Denton Stuart Ridge, LLC., and Joshua A. Bethke, do hereby adopt this plat designating the herein described real property as OLIVER CREEK RANCH, an addition to Denton County, Texas, and do hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

EXECUTED this the ____ day of _____, 2024.

Denton Oliver Creek, LP

Signature _____ Printed Name / Title _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public

My commission expires: _____

EXECUTED this the ____ day of _____, 2024.

Denton Stuart Ridge, LLC

Signature _____ Printed Name / Title _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public

My commission expires: _____

EXECUTED this the ____ day of _____, 2024.

Joshua A. Bethke

Signature _____ Printed Name / Title _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared Joshua A. Bethke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public

My commission expires: _____

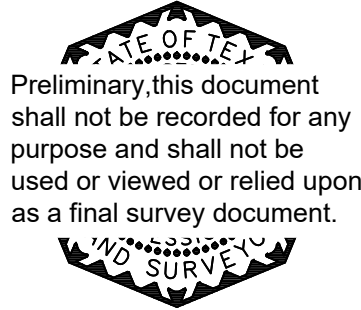
SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

That I, René Silvas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Dated this the ____ day of _____, 2024.

René Silvas
RPLS No. 5921



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 20____, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of Justin

Attest: City Secretary

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;

BEING 570.976 ACRES SITUATED IN THE WILLIAM C. HARRISON SURVEY, ABSTRACT NO. 523, M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908, WILLIAM REED SURVEY, ABSTRACT NO. 1071, JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151, S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627, CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024

CITY OF JUSTIN PROJECT NO. _____
SHEET 10 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
DENTON STUART RIDGE, LLC.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-9454

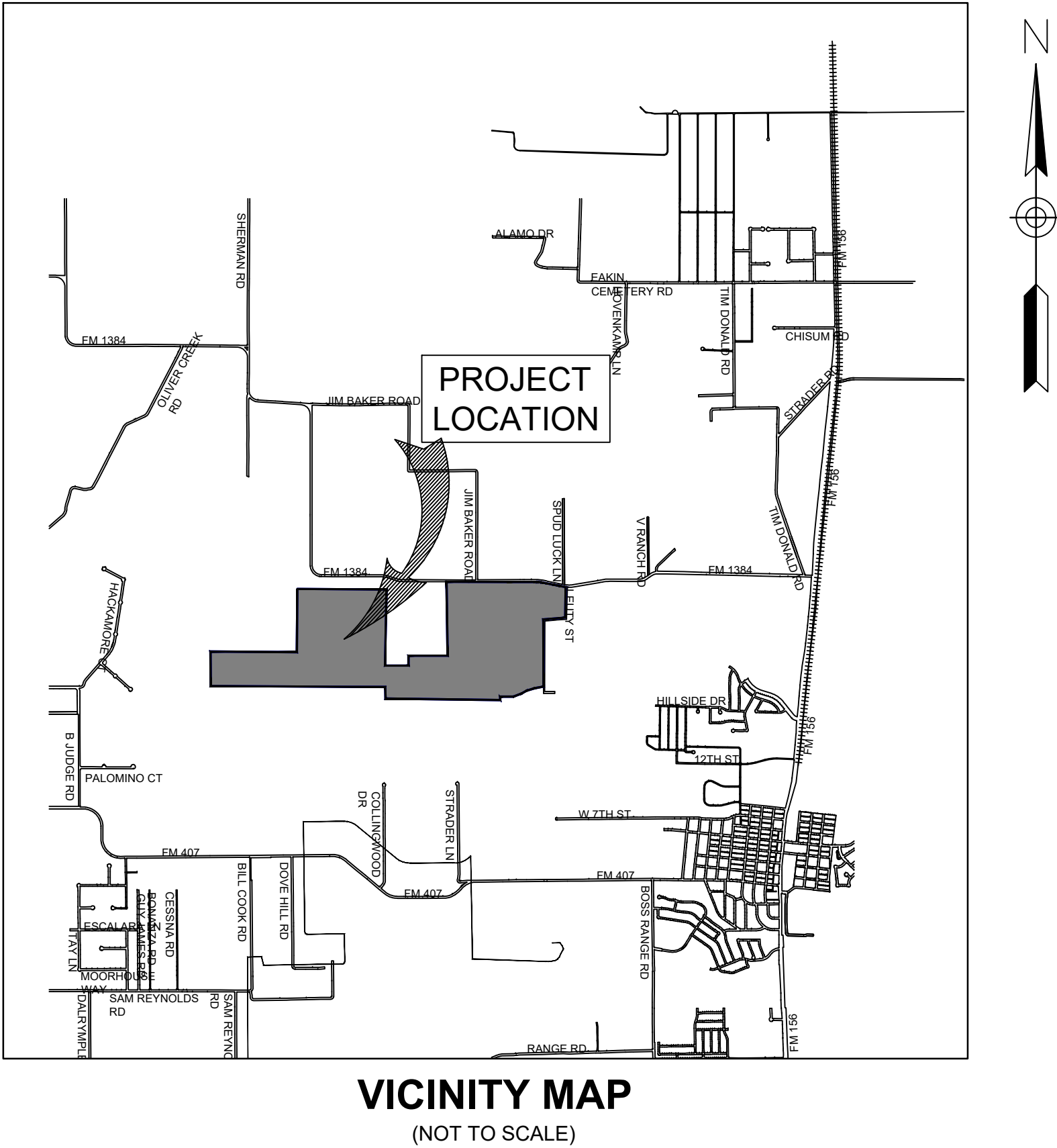
DEVELOPER
ASTRA DEVELOPMENT
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com
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OLIVER CREEK RANCH
CONCEPTUAL ENGINEERING PLANS
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS
JUNE 2024

OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
CONTACT: JUSTIN BONO
PHONE: 214-662-5530

DEVELOPER
TAYLOR MORRISON
6735 SALT CEDAR WAY,
FRISCO, TX 75034
CONTACT: REBECCA ZOOK
PHONE: 469-252-2200



Sheet List Table	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	CONCEPTUAL PLAN WATER & SEWER LAYOUT
3	CONCEPTUAL PLAN WATER & SEWER LAYOUT
4	CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT
5	CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT
6	CONCEPTUAL PLAN STREET LIGHTING
7	CONCEPTUAL PLAN STREET LIGHTING
8	CONCEPTUAL PLAN STREET CROSS-SECTION DETAIL
9	CONCEPTUAL PLAN OVERALL SITE EXHIBIT
10	CONCEPTUAL PLAN OVERALL SITE EXHIBIT



BGE, Inc.
2595 Dallas Pkwy, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: Leslie Madison
Tel: 972-464-4800 • lmadison@bgeinc.com

Plan view of a 50' ROW (Right of Way) showing the layout of water and sanitary lines. The diagram includes the following labels and dimensions:

- ROW LINE**: The boundary of the 50' Right of Way.
- WATER LINE**: The centerline of the water service line.
- SANITARY**: The centerline of the sanitary service line.
- BACK OF CURB**: The boundary of the curb area.
- MIN 2' BETWEEN SS SERVICE CONNECTIONS**: Minimum spacing between sanitary service connections.
- MIN 1' BETWEEN WATER SERVICE CONNECTIONS**: Minimum spacing between water service connections.
- 1' TYP**: Typical spacing dimension.
- 10' TYP**: Typical spacing dimension.
- 5' ±**: Dimension from the ROW line to the water line.
- 5' ±**: Dimension from the ROW line to the sanitary line.
- ε LOT**: Dimension from the water line to the back of curb.
- ε**: Dimension from the sanitary line to the back of curb.

NOTES:

- 1) ALL WATER IS 8" UNLESS STATED OTHERWISE.
- 2) ALL SANITARY SEWER IS 8" UNLESS STATED OTHERWISE.
- 3) ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE SHALL BE MAINTAINED BY THE MUD.
- 4) FINAL LOCATION, WIDTH AND REQUIREMENTS RELATED TO THE OFFSITE EASEMENTS WILL BE FINALIZED DURING FINAL DESIGN AND PER THE CITY'S SUBDIVISION GUIDELINES.



DEVELOPER
TAYLOR MORRISON
6735 SALT CEDAR WAY,
FRISCO, TX 75034
TEL: (469) 252-2200
CONTACT: REBECCA ZOOK

CONCEPTUAL PLAN
WATER & SEWER LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH

CITY OF JUSTIN ET.J. DENTON COUNTY, TEXAS



- !!CAUTION !!**

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

CHECKED BY:	LM
DESIGNED BY:	XX
DATE:	April 2024
PROJECT NUMBER:	000012543-00

SHEET NO.

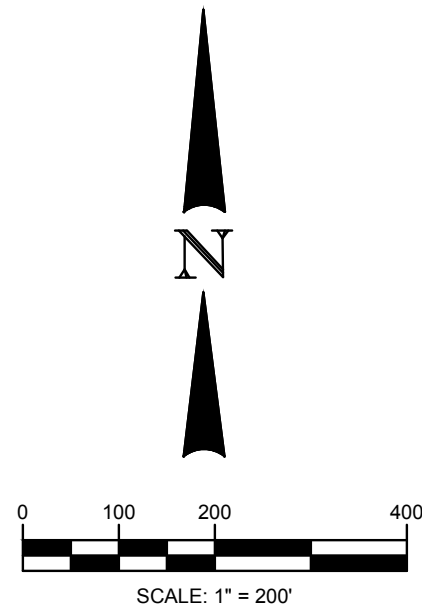
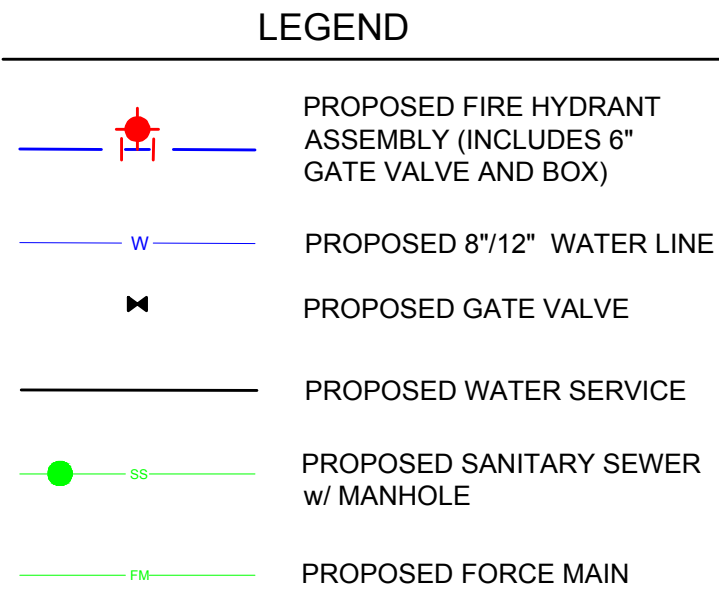
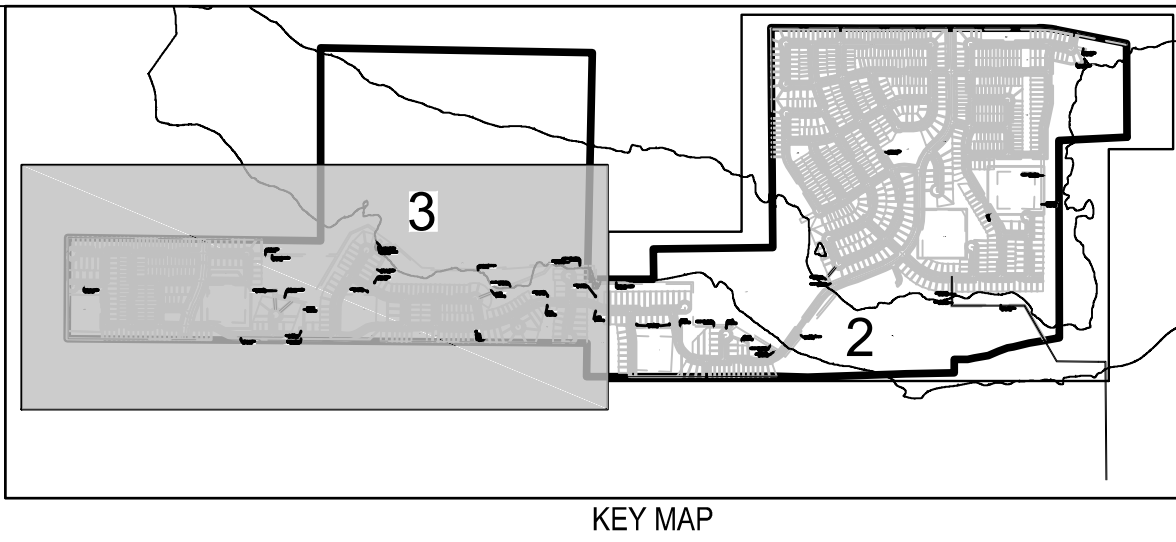
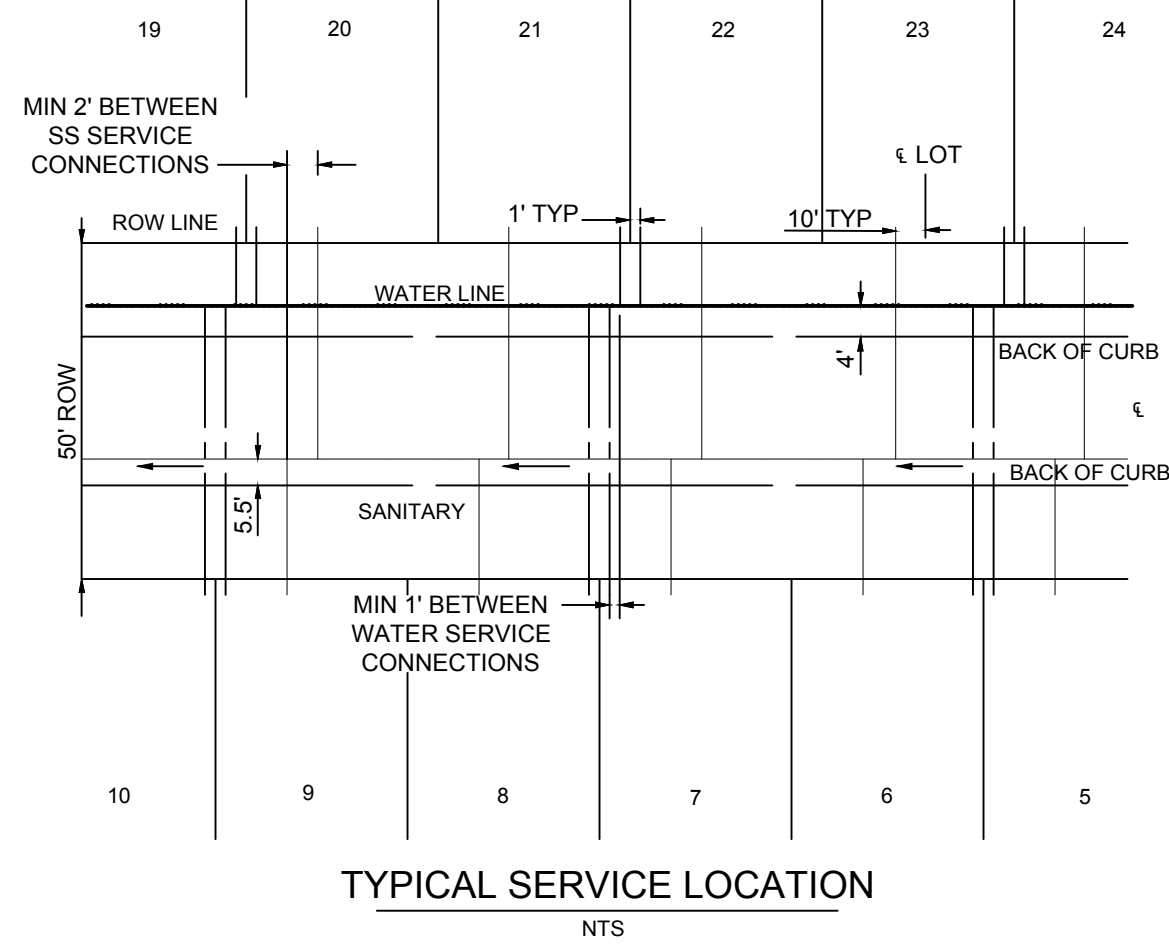
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OF 10

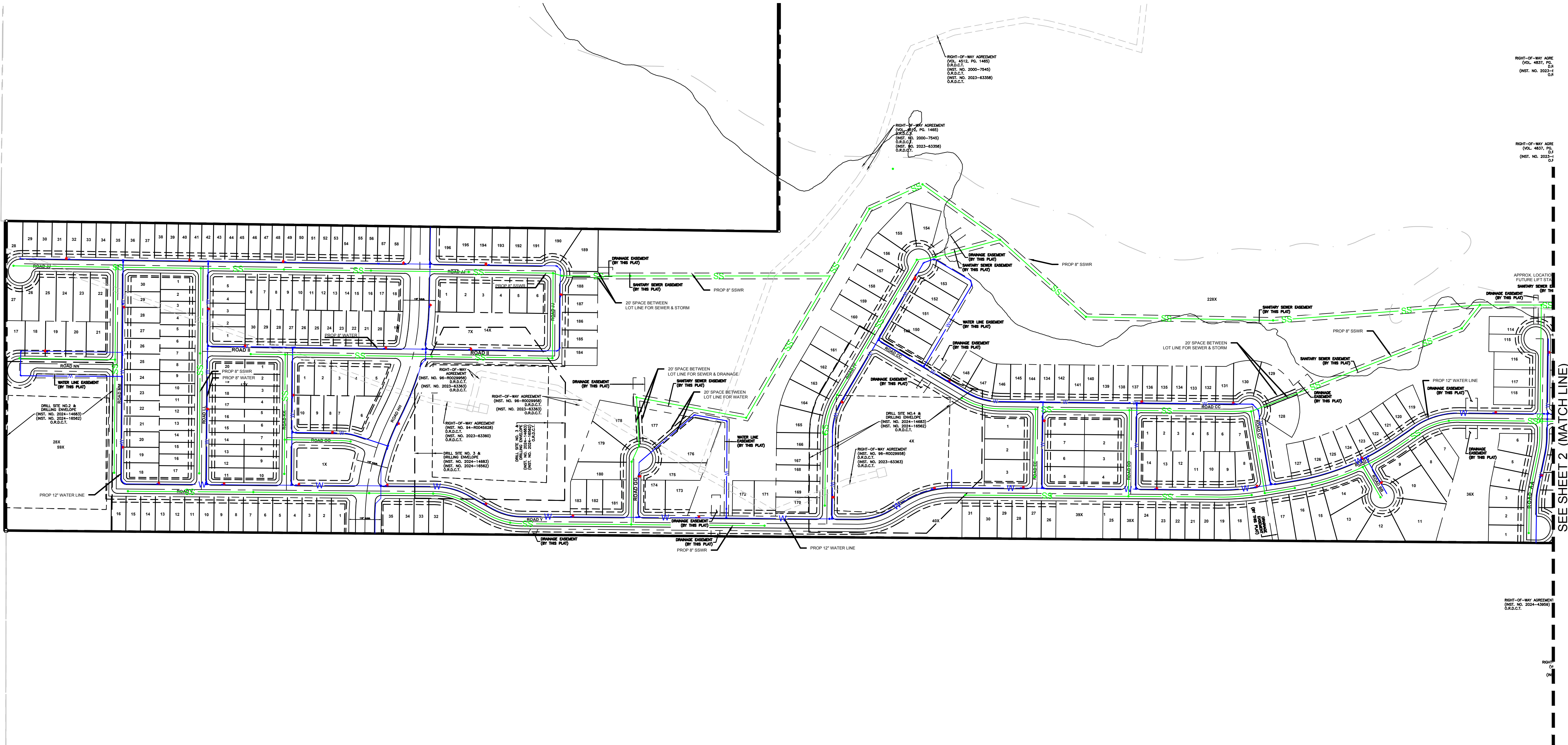
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BGE, INC.

NOTE: WATER SERVICE TO BE LOCATED 1' OFF EACH LOT LINE.
MINIMUM 1' BETWEEN WATER SERVICE CONNECTIONS.
SANITARY SEWER SERVICE TO BE LOCATED 10' DOWNSTREAM OF
CENTER OF LOT. MINIMUM 2' BETWEEN SANITARY SERVICE CONNECTIONS.



- NOTES:
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TAYLOR MORRISON
**CONCEPTUAL PLAN
WATER & SEWER LAYOUT**
CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ET J, DENTON COUNTY, TEXAS

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REV NO.	DATE	DESCRIPTION

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DESIGNED BY: XX
DATE: April 2024
PROJECT NUMBER: 000012543-00

SHEET NO
3
OF 10



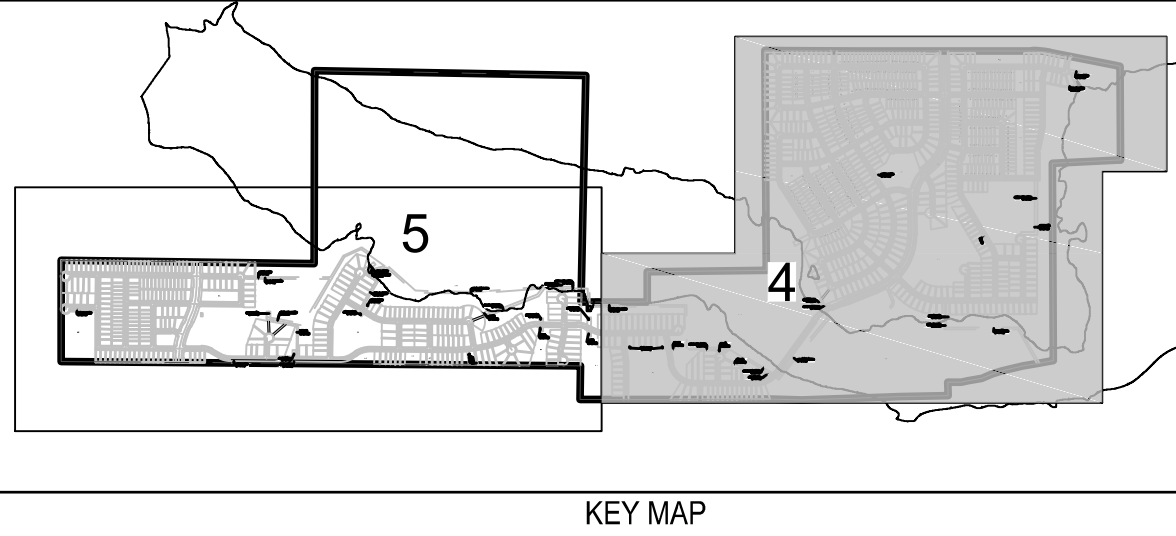
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OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (AC)	C	TIME OF CONCENTRATION (Tc)	INTENSITY 100 YR (IN/HR)	Q100 (CFS)	COLLECTION POINT
A	57.72	0.65	15.00	9.60	360.20	INLET XX
B	41.21	0.65	15.00	9.60	257.17	INLET XX
C	30.03	0.65	15.00	9.60	187.39	INLET XX
D	38.57	0.65	15.00	9.60	240.67	INLET XX
E	5.68	0.65	15.00	9.60	35.45	INLET XX
F	2.10	0.65	15.00	9.60	13.12	INLET XX
G	13.83	0.65	15.00	9.60	86.30	INLET XX
H	4.41	0.65	15.00	9.60	27.51	INLET XX
I	17.22	0.65	15.00	9.60	107.46	INLET XX
J	7.81	0.65	15.00	9.60	48.76	INLET XX
K	10.99	0.55	15.00	7.84	47.37	INLET XX
L	35.53	0.65	15.00	9.60	221.68	INLET XX
OS-1	3.32	0.30	15.00	9.60	9.55	INLET XX
OS-2	2.96	0.30	15.00	9.60	8.53	INLET XX
OS-3	4.59	0.30	15.00	9.60	13.21	INLET XX

NOTES:
ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE
SHALL BE MAINTAINED BY THE MUD.





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TAYLOR MORRISON

CONCEPTUAL PLAN STORM
& DRAINAGE LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: LM

DESIGNED BY: XX

DATE: April 2024

PROJECT NUMBER: 000012543-00

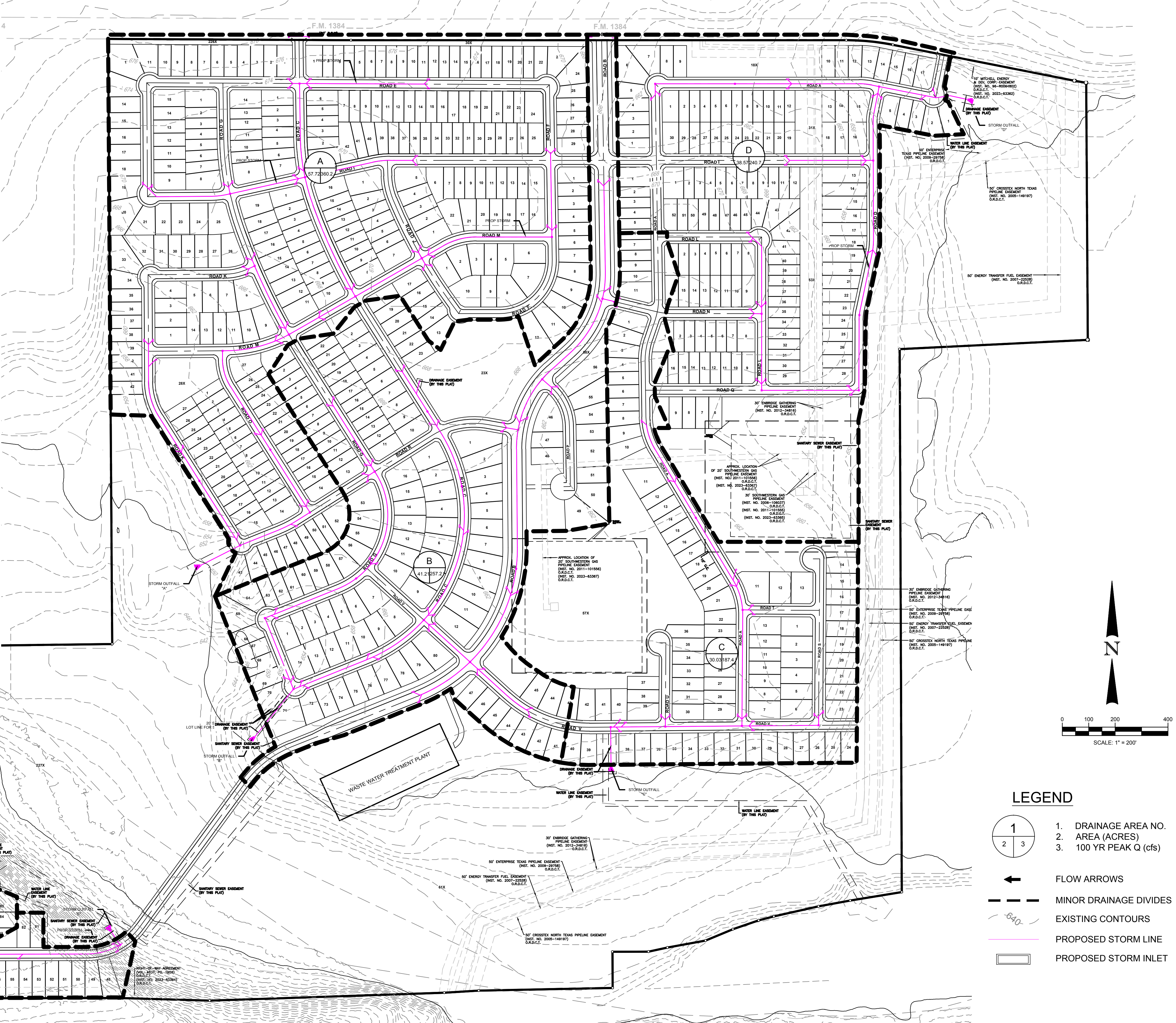
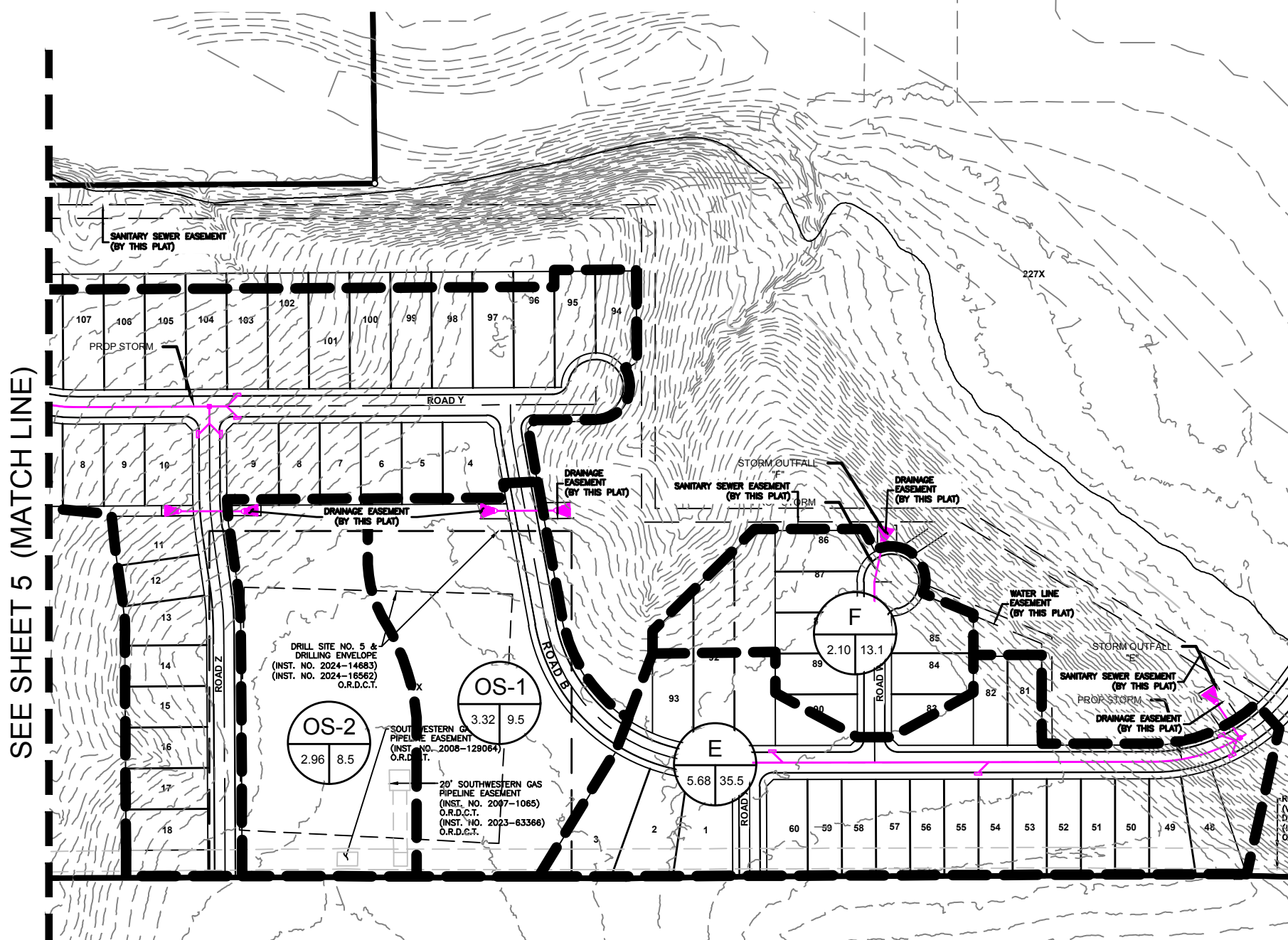
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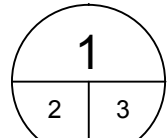
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BGE, INC.



LEGEND



1. DRAINAGE AREA NO.
2. AREA (ACRES)
3. 100 YR PEAK Q (cfs)



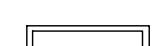
FLOW ARROWS



MINOR DRAINAGE DIVIDES



EXISTING CONTOURS

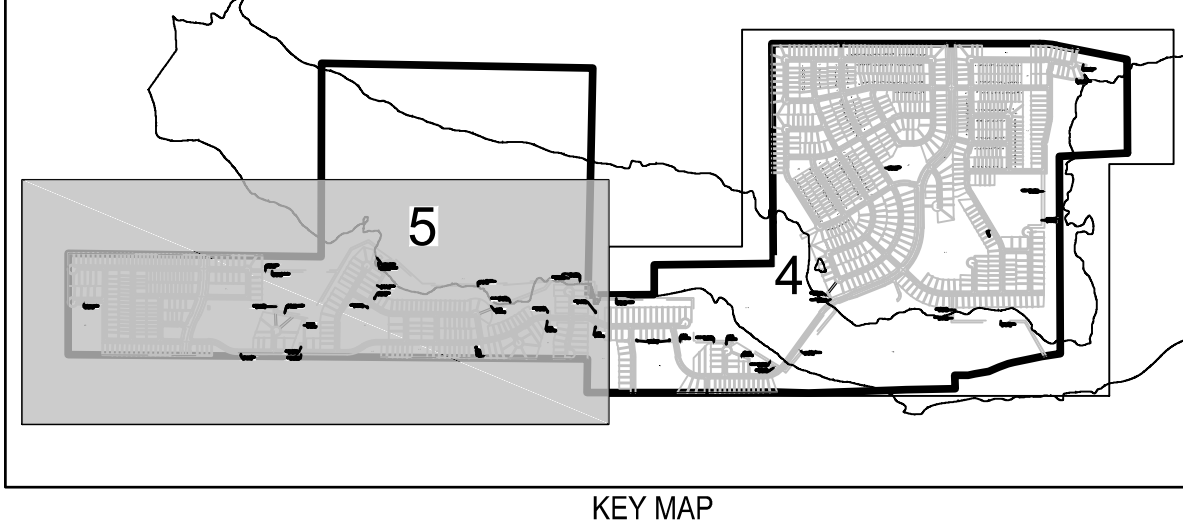


PROPOSED STORM LINE



PROPOSED STORM INLET

DRAINAGE AREA TABLE						
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J	7.81	0.65	15.00	9.60	48.76	INLET XX
K	10.99	0.55	15.00	7.84	47.37	INLET XX
L	35.53	0.65	15.00	9.60	221.68	INLET XX
OS-1	3.32	0.30	15.00	9.60	9.55	INLET XX
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Frisco, TX 75034
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DEVELOPER
TAYLOR MORRISON
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CONTACT: REBECCA ZOOK

OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

NOTES:
ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE
SHALL BE MAINTAINED BY THE MUD.

LEGEND

- 1

2

3

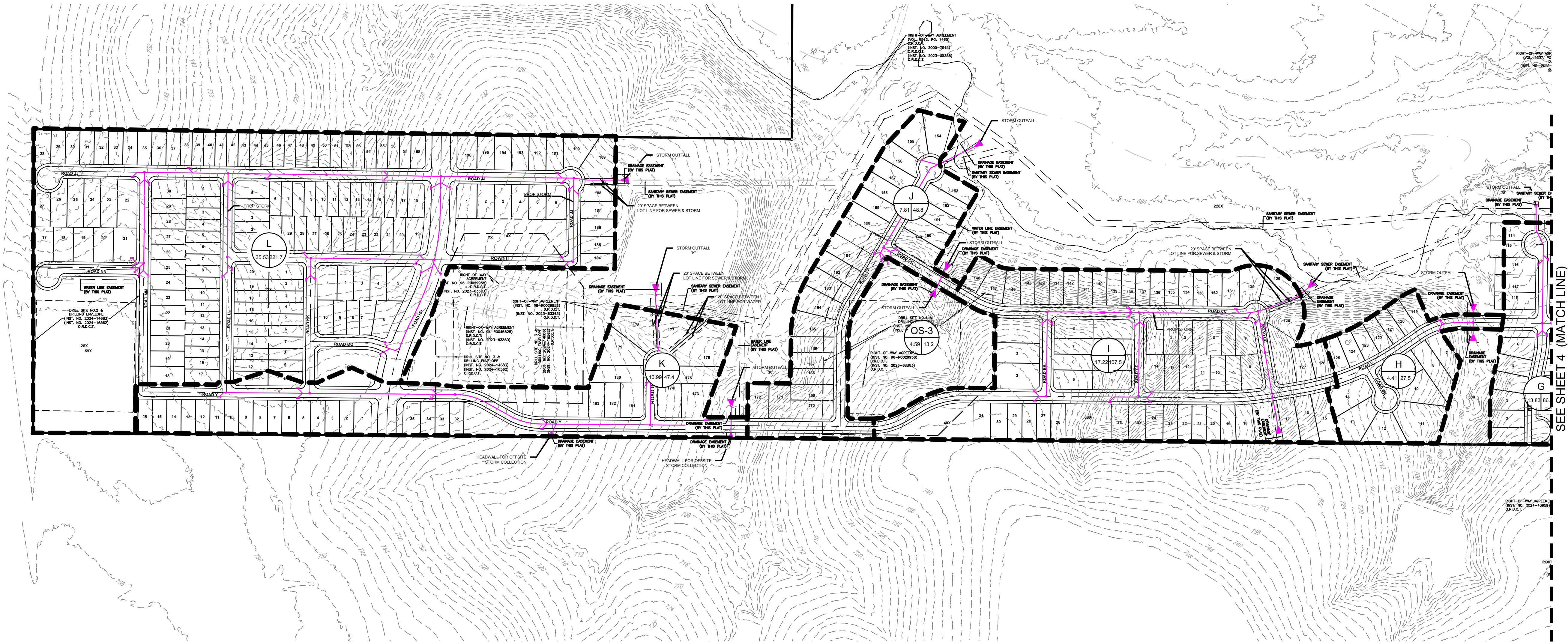
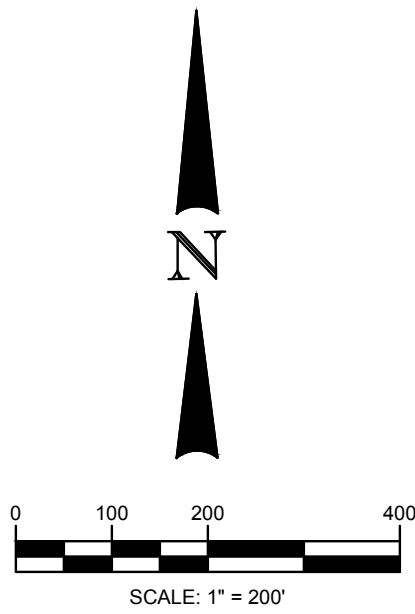
1. DRAINAGE AREA NO.

2. AREA (ACRES)

3. 100 YR PEAK Q (cfs)
- ←

FLOW ARROWS
- MINOR DRAINAGE DIVIDES
- 640-

EXISTING CONTOURS
- PROPOSED STORM LINE
- PROPOSED STORM INLET



TAYLOR MORRISON

**CONCEPTUAL PLAN STORM
& DRAINAGE LAYOUT**

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: LM

DESIGNED BY: XX

DATE: April 2024

PROJECT NUMBER: 000012543-00

SHEET NO

5

OF 10



DEVELOPER
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OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

**CONCEPTUAL PLAN
STREET LIGHTING**

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ET.J., DENTON COUNTY, TEXAS

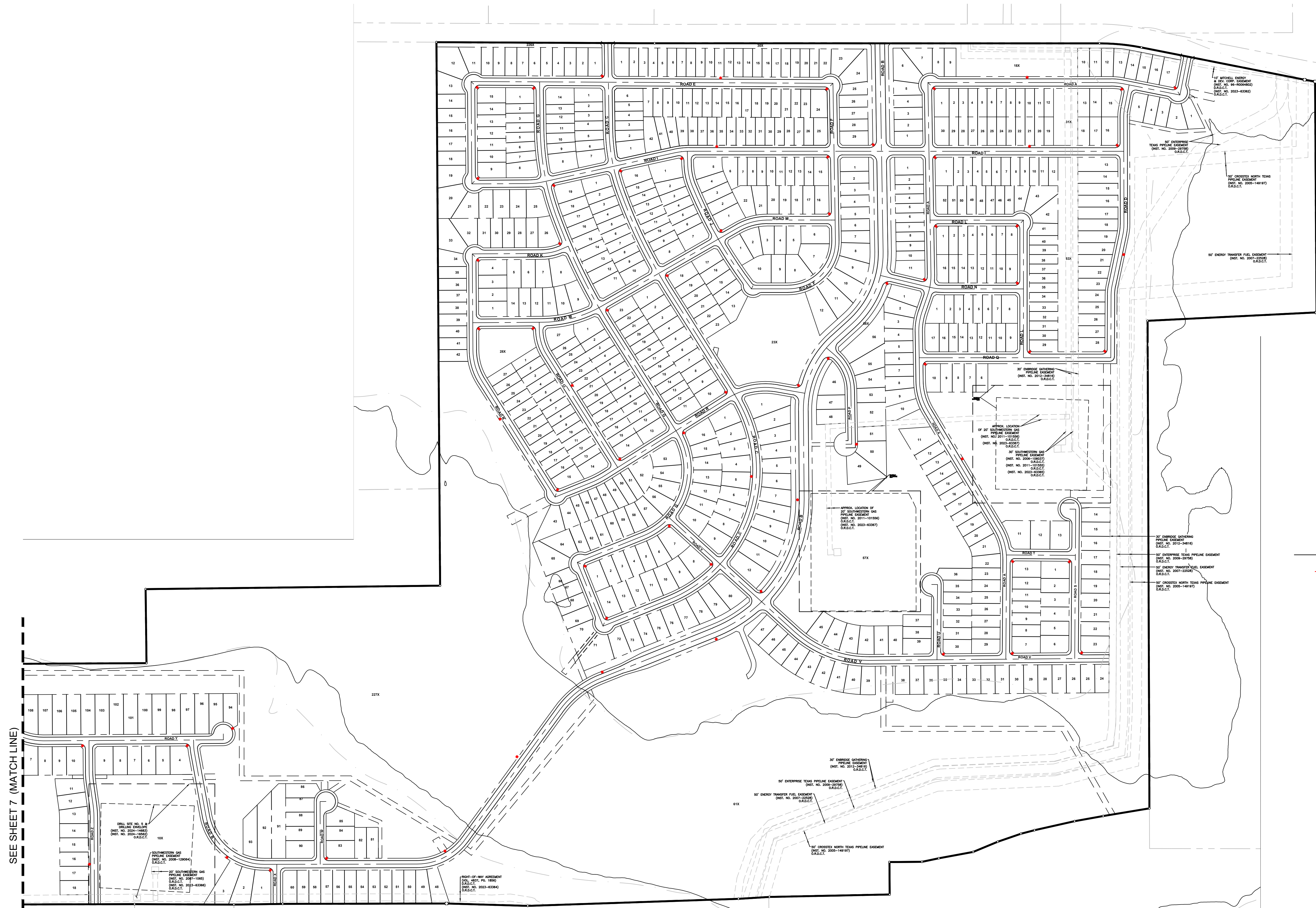
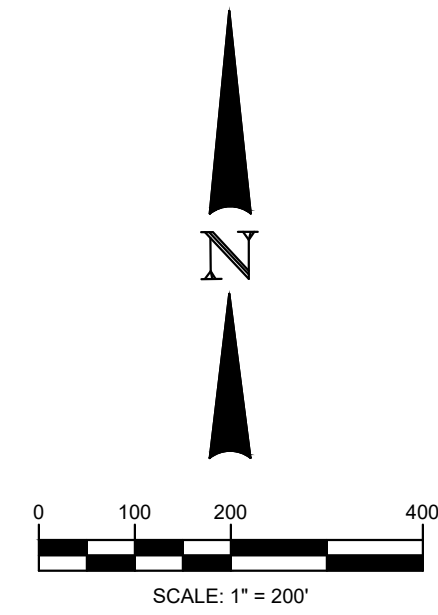
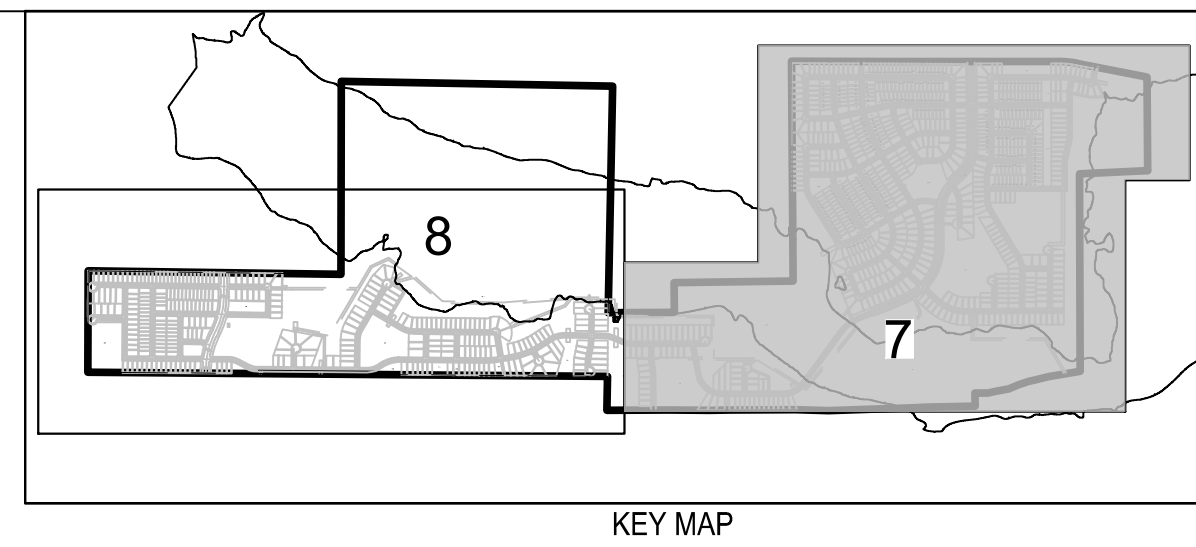
!!CAUTION !!
 Prior to Verify exact location & Depth of
 Facilities Prior to any Construction
 Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

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CHECKED BY:	LM
DESIGNED BY:	XX
DATE:	April 2024
PROJECT NUMBER:	000012543-00

SHEET NO
6
OF 10



LEGEND

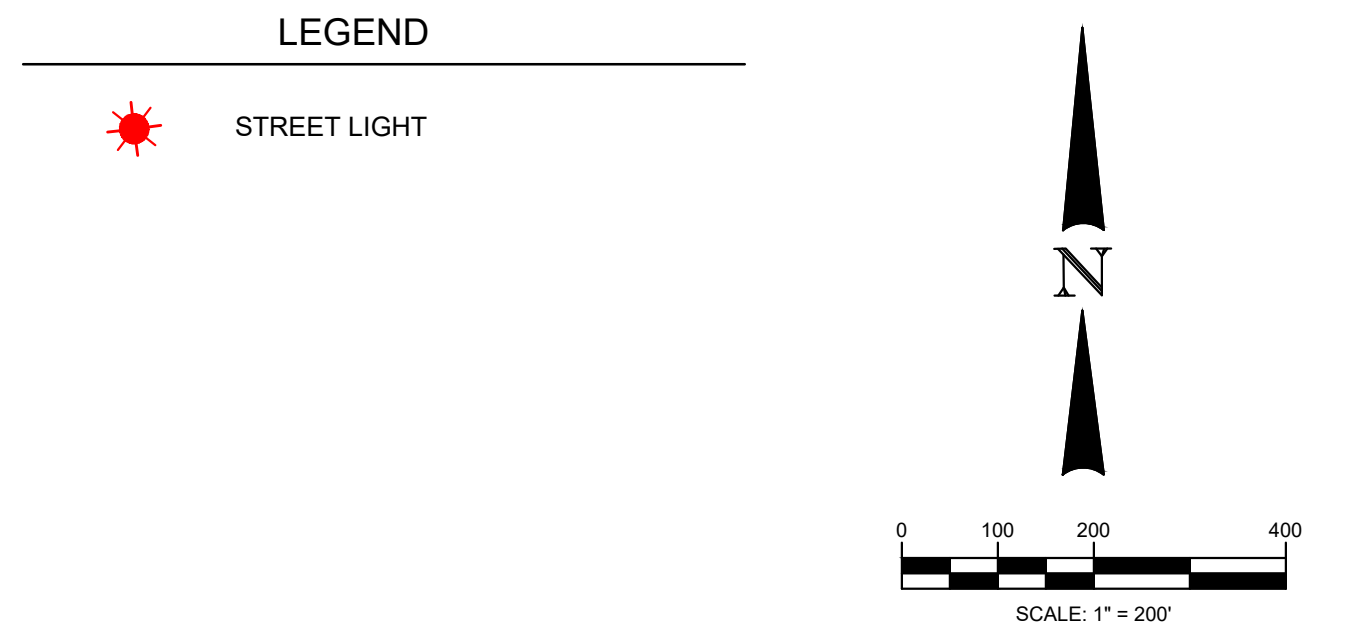


STREET LIGHT

SEE SHEET 7 (MATCH LINE)

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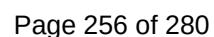
BCE INC



OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

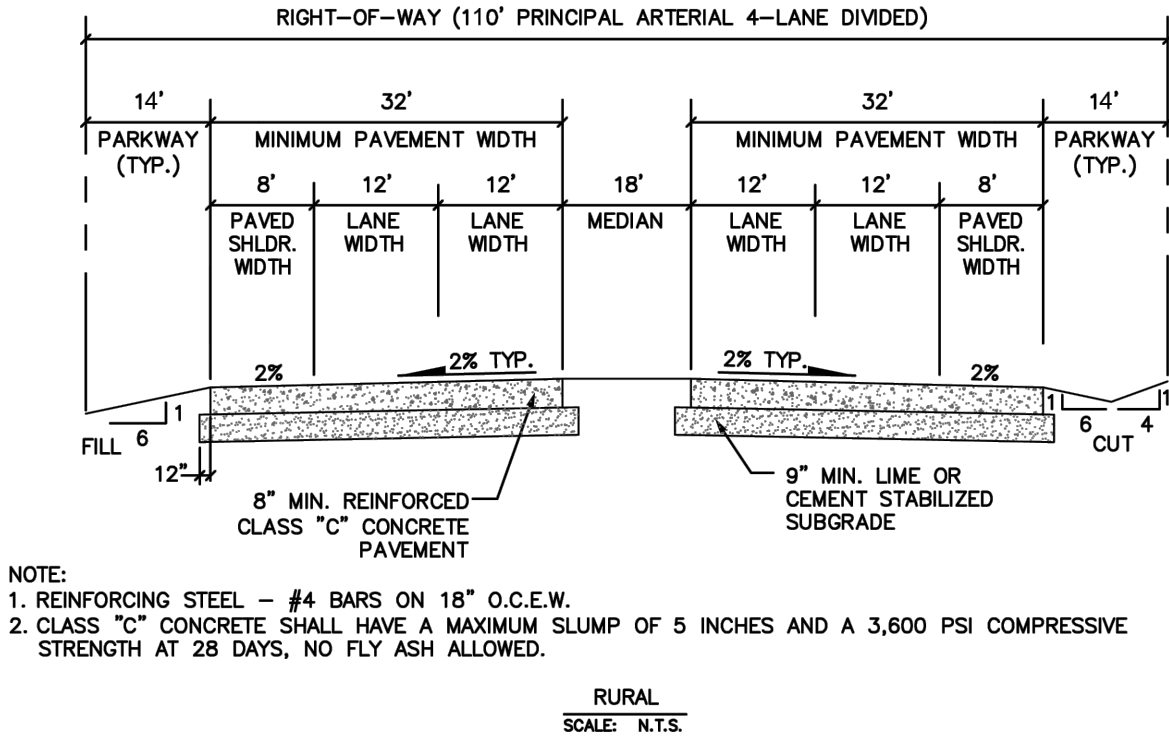
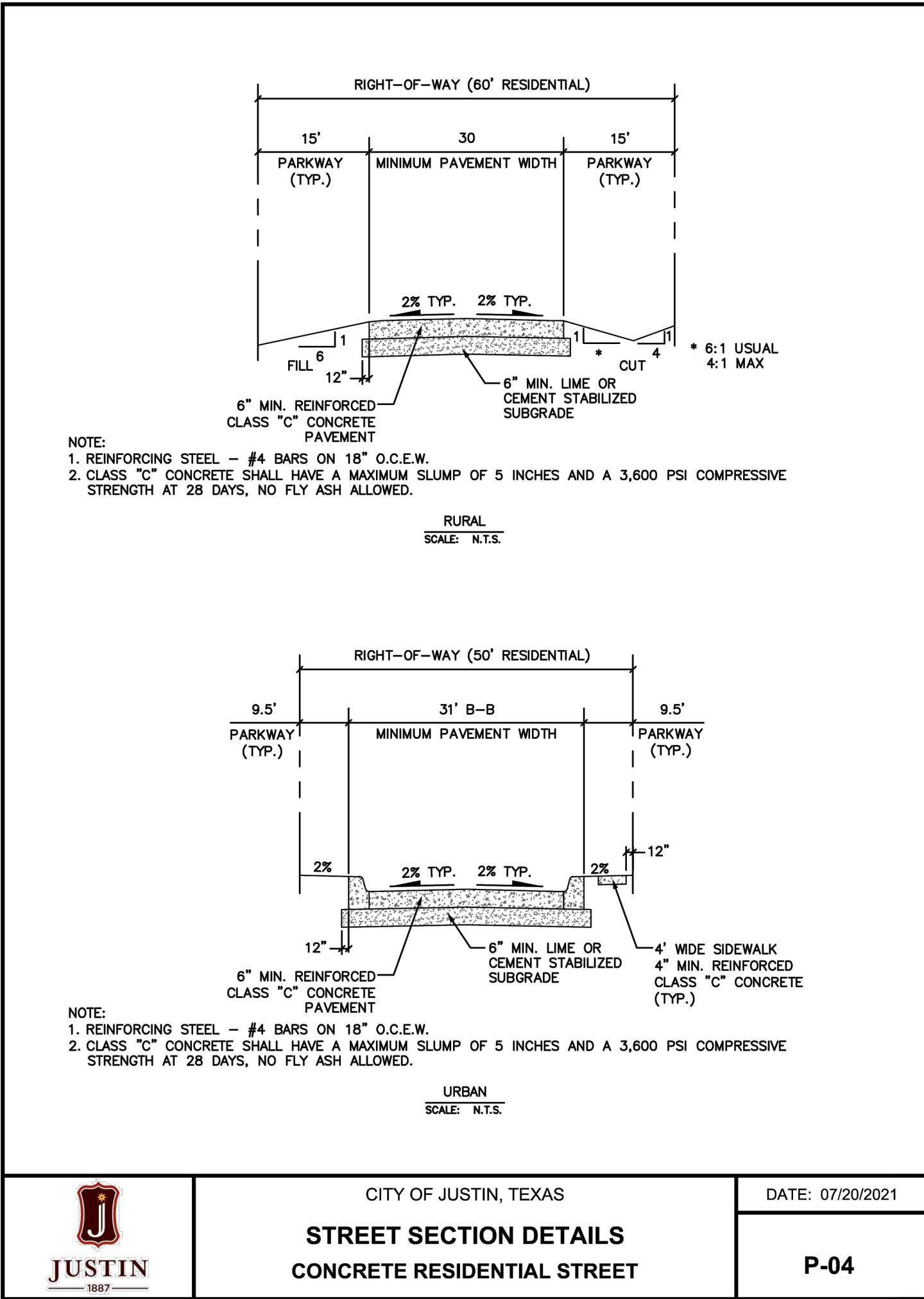
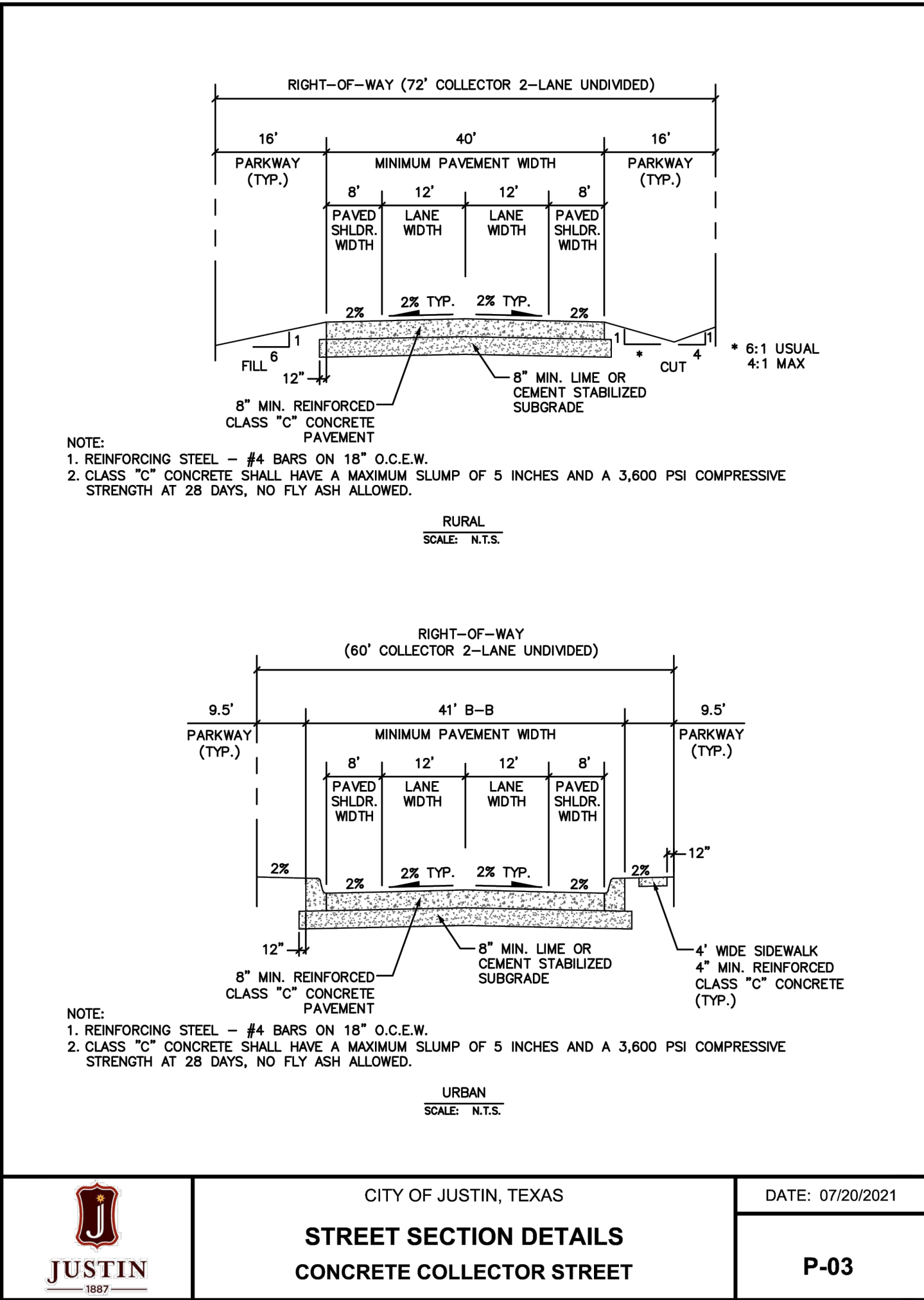
CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

OF 10



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BGE, INC.



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FRISCO, TX 75034
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ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

TAYLOR MORRISON

CONCEPTUAL PLAN STREET
CROSS-SECTION DETAIL

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH

CITY OF JUSTIN ET.J, DENTON COUNTY, TEXAS

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Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

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DATE:	April 2024
PROJECT NUMBER:	000012543-00

SHEET NO

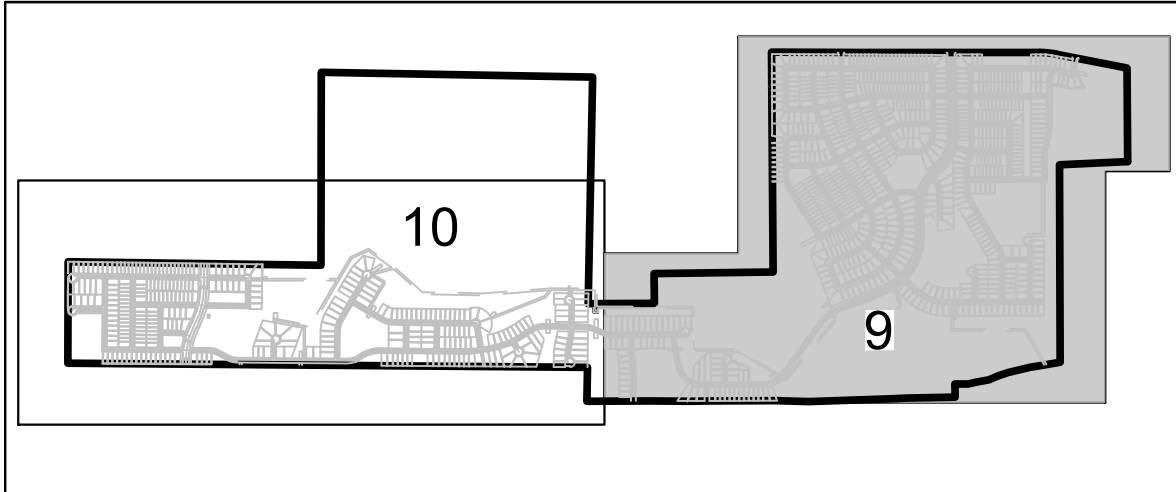
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OF 10

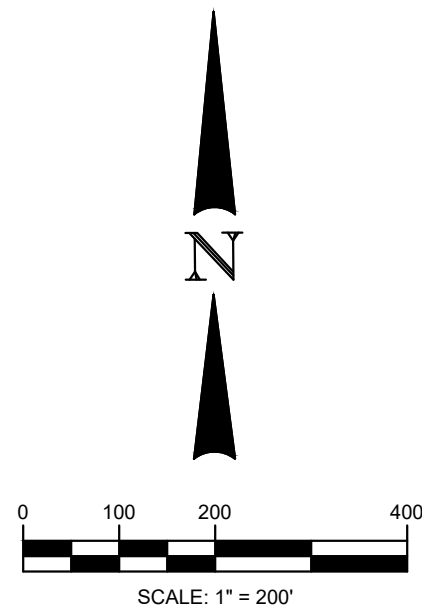
NOTE: ALL PAVING SHALL BE
MAINTAINED BY THE MUD

BGE, INC.
G:\TNS\Projects\Taylor Morrison\12543\Draw_Civil_Bureau\DWG\12543_Overall Site Exhibit.dwg, 11/03/2014 2:36pm
G:\TNS\Projects\Taylor Morrison\12543\Draw_Civil_Bureau\DWG\12543_Overall Site Exhibit.dwg, 11/03/2014 2:36pm

SEE SHEET 10 (MATCH LINE)



KEY MAP



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TAYLOR MORRISON
**CONCEPTUAL PLAN
OVERALL SITE EXHIBIT**
CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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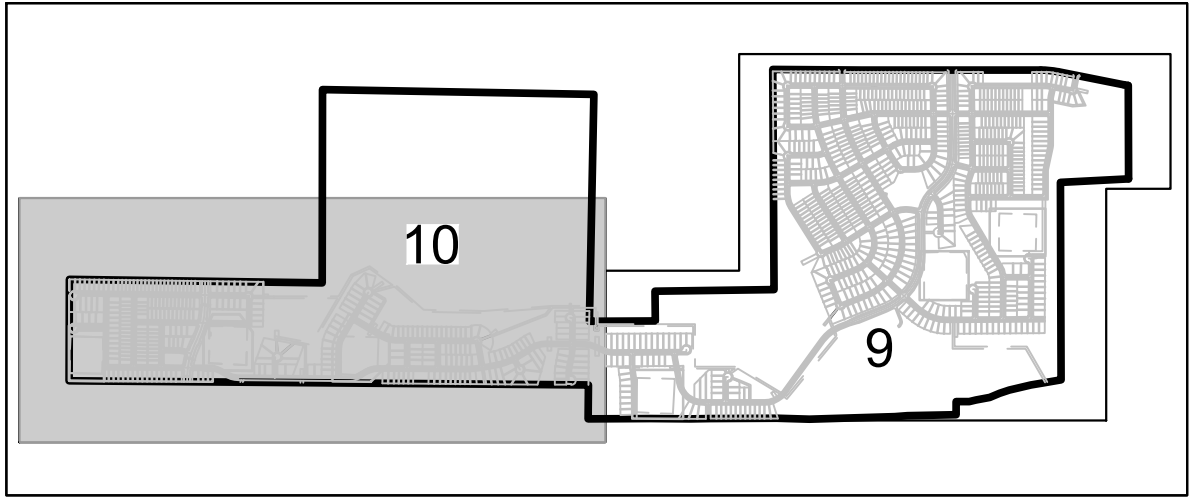
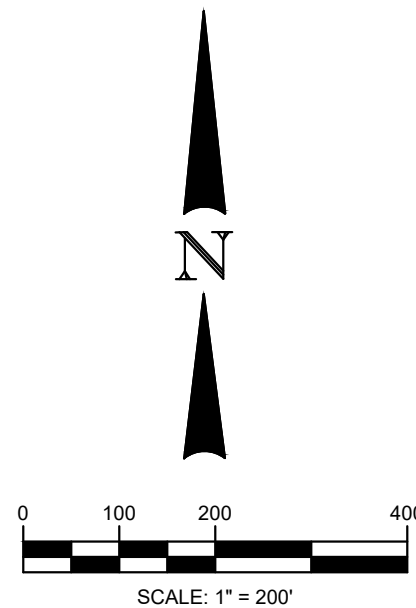
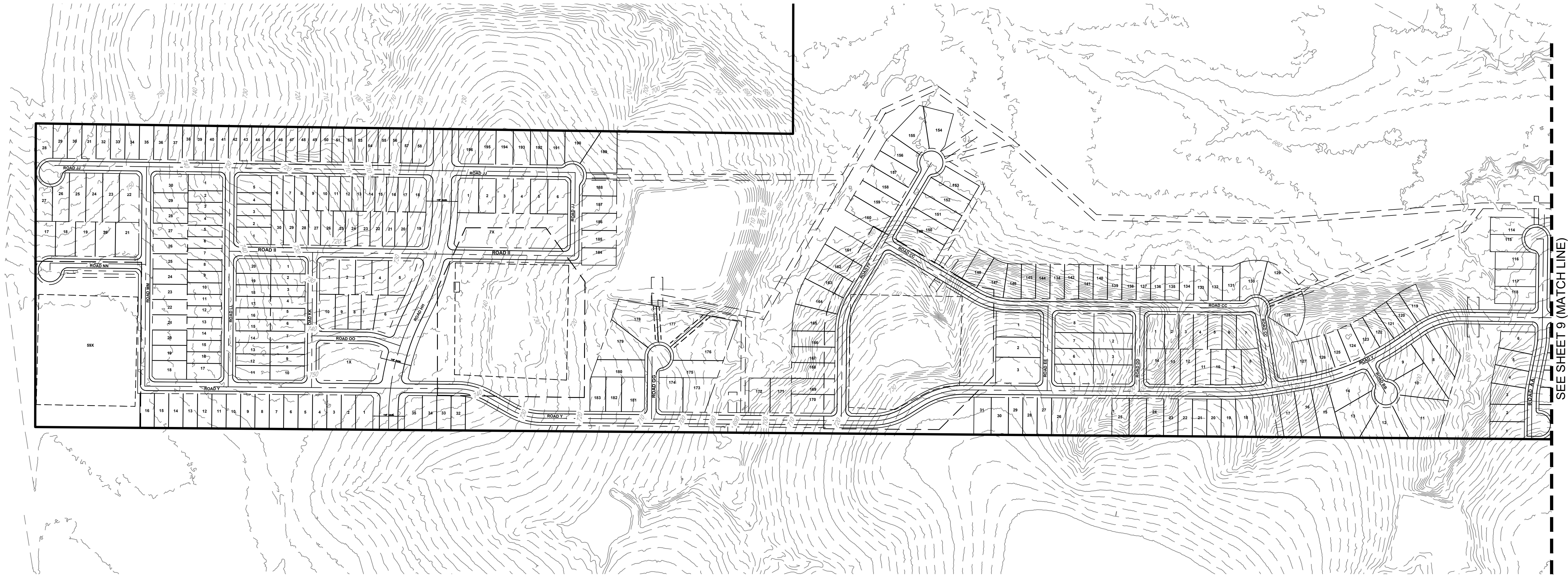
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48 HOURS PRIOR TO CONSTRUCTION

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PROJECT NUMBER: 000012543-00

SHEET NO
9
OF 10

BGE, INC.
G:\TN\Projects\Taylor Morrison\12543\Draw_Civil_Bureau\DWG\12543_Overall Site Exhibit.dwg, 4/10/2024 2:09pm rebecca



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Frisco, TX 75034
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TAYLOR MORRISON
**CONCEPTUAL PLAN
OVERALL SITE EXHIBIT**
CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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REV. NO.	DATE	DESCRIPTION

CHECKED BY: LM
DESIGNED BY: XX
DATE: April 2024
PROJECT NUMBER: 000012543-00

SHEET NO
10
OF 10



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING(S))

Title: Conduct a Public Hearing and consider approving a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4; and take appropriate action.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented based on the plat meeting all the requisite requirements.

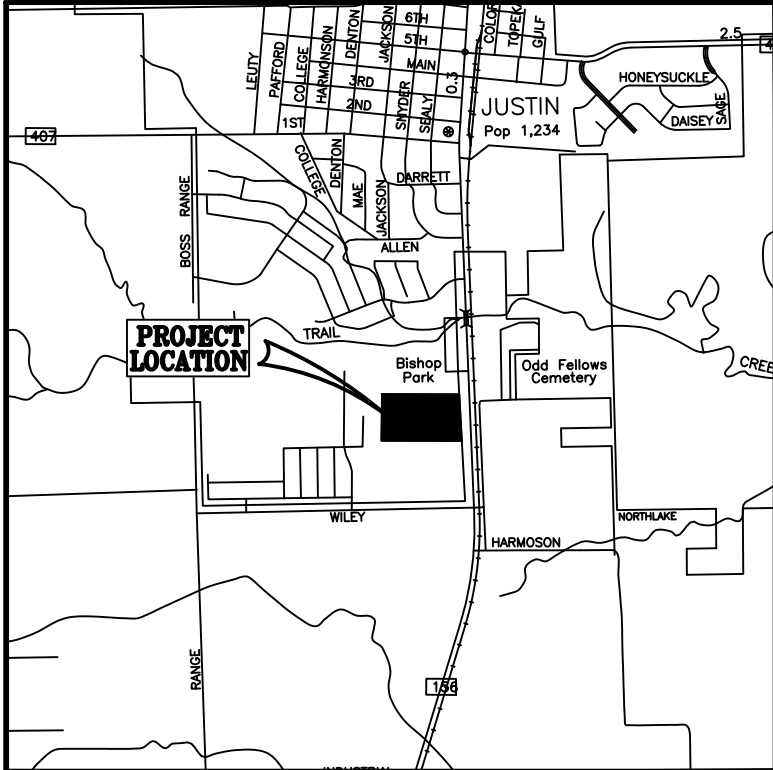
Background:

The Applicant is requesting a replat in Justin Town Square. The property, currently platted as Lot 1, Block 4, Justin Town Square, is proposed to be replatted as lots 1R1-1R4, Block 4, Justin Town Square. The property is generally located northwest from the intersection of Tally Boulevard and Village Lane.

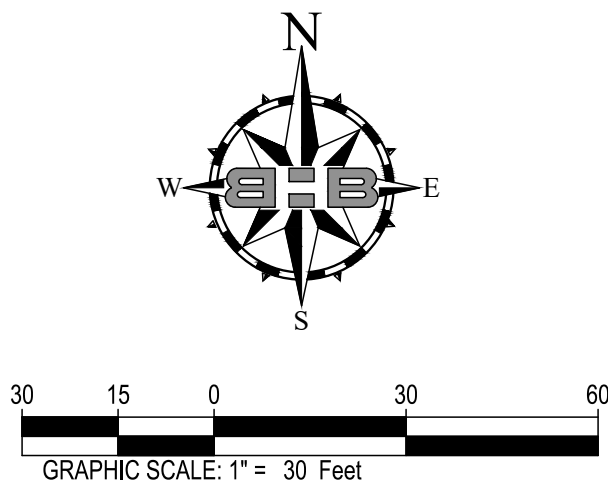
City Attorney Review: N/A

Attachments:

1. Justin Town Square - Replat
2. Justin Town Square - Replat Application
3. Map - Justin Town Square Replat 2024.07
4. Proposed Resolution



VICINITY MAP - NTS
JUSTIN, TEXAS



LEGEND

- CIRF.....Found 5/8-Inch Capped Iron Rod marked "BHB INC"
CIRF(R).....Found 5/8-Inch Capped Iron Rod marked "RPLS 4838"
DRDCT.....Deed Records, Denton County, Texas
IRF.....Found 1/2-Inch Iron Rod
O IRS.....Set 5/8-Inch Capped Iron Rod marked "BHB INC"
POB.....Point of Beginning
PRDCT.....Plat Records, Denton County, Texas

NOTES

- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
 - Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 - All Public Access Easements shall be maintained by the property owner. The undersigned does hereby covenant and agree that (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete "HMAC" or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements of obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
 - By scaled location of FEMA FIRM Map No. 48121C0485G, effective April 18, 2011, and LOMR 20-06-3405P effective 04-23-2021, this does not represent a drainage study floodplain limits. the subject property lies within:

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

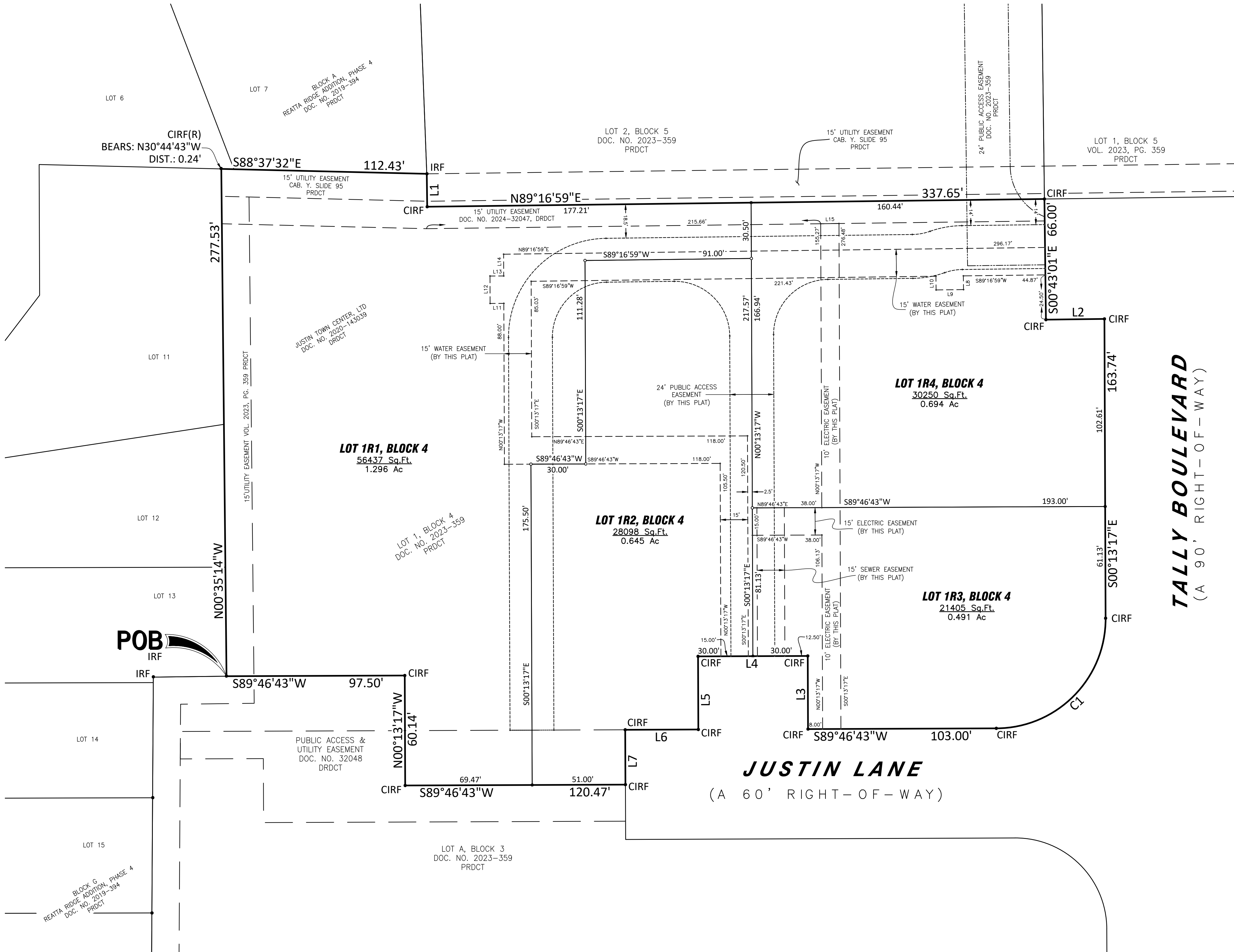
Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
5. All corners set are 5/8" capped iron rods marked "BHB INC" unless otherwise noted.
6. All setbacks and zoning regulations shall be in conformance with Ordinance 739-22.
7. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

BHB

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302,
#10194148

Drawing: E:\Survey24\704 Justin Town Center\000\Dwg\BLOCK 4 REPLAT.dwg



Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	90°00'00"	60.00'	94.25'	S44°46'43"W
C2	18°50'21"	54.00'	17.76'	S79°51'48"W
C3	18°50'21"	30.00'	9.86'	S79°51'48"W
C4	89°30'16"	54.00'	84.36'	S44°31'51"W
C5	89°30'16"	30.00'	46.86'	S44°31'51"W
C6	90°29'44"	30.00'	47.38'	N45°28'09"W
C7	89°30'16"	30.00'	46.86'	S44°31'51"W
C8	18°50'21"	54.00'	17.76'	N79°51'48"E
C9	18°50'21"	30.00'	9.86'	S79°51'48"W

Line Table		
Line #	Direction	Length
L1	S00°43'01"E	18.00'
L2	N89°16'59"W	32.00'
L3	N00°13'17"W	40.00'
L4	S89°46'43"W	60.00'
L5	S00°13'17"E	40.00'
L6	S89°46'43"W	40.00'
L7	S00°13'17"E	30.00'
L8	S00°43'01"E	7.50'

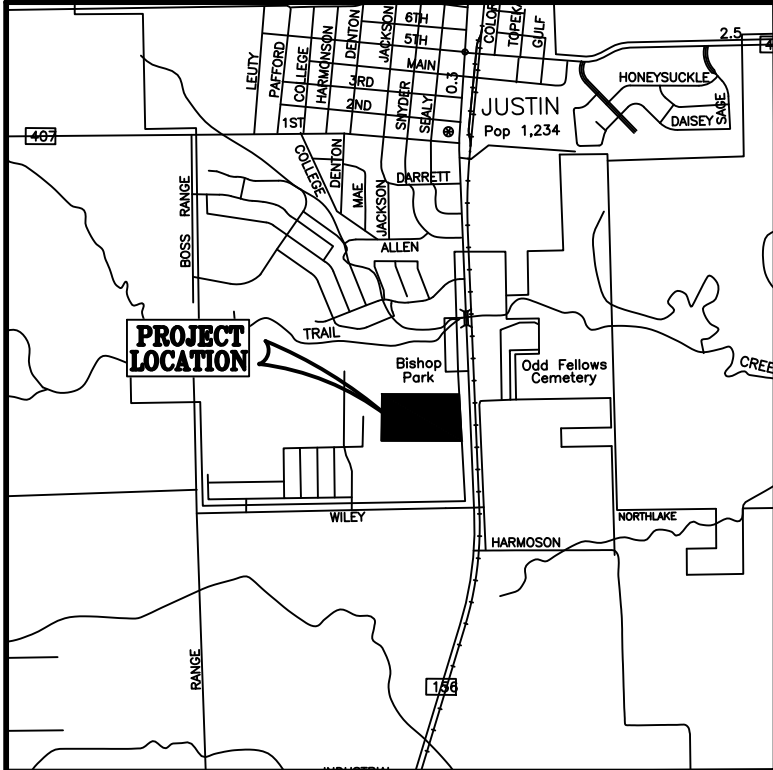
Line Table		
Line #	Direction	Length
L9	S89°16'59"W	15.00'
L10	N00°43'01"W	7.50'
L11	S89°46'43"W	7.50'
L12	N00°13'17"W	15.00'
L13	N89°46'43"E	7.50'
L14	N00°13'17"W	11.90'
L15	N89°16'59"E	10.00'
L16	N89°46'43"E	24.00'

TALLY BOULEVARD
(A 90' RIGHT-OF-WAY)

JUSTIN LANE
(A 60' RIGHT-OF-WAY)

FINAL PLAT
LOTS 1R1 - 1R4, BLOCK 4,
JUSTIN TOWN SQUARE
3.126 ACRES
BEING A REPLAT OF LOT 1, BLOCK 4 JUSTIN TOWN SQUARE
AS RECORDED IN DOC. NO. 2023-359, PRDCT
MARY POLK SURVEY, ABSTRACT NO. 993,
MEP&P RR CO SURVEY, ABSTRACT NO. 207
CITY OF JUSTIN, DENTON COUNTY, TEXAS
MAY 2024
SHEET 1 OF 2

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1,
BLOCK 4 INTO FOUR LOTS CALLED LOT 1R1, LOT 1R2, LOT 1R3
AND LOT 1R4, BLOCK 4.



VICINITY MAP - NTS JUSTIN, TEXAS



30 15 0 30 60
GRAPHIC SCALE: 1" = 30 Feet

LEGEND

- CIRF.....Found 5/8-Inch Capped Iron Rod marked "BHB INC"
CIRF(R).....Found 5/8-Inch Capped Iron Rod marked "RPLS 4838"
DRDCT.....Deed Records, Denton County, Texas
IRF.....Found 1/2-Inch Iron Rod
OIRS.....Set 5/8-Inch Capped Iron Rod marked "BHB INC"
POB.....Point of Beginning
PRDCT.....Plat Records, Denton County, Texas

NOTES

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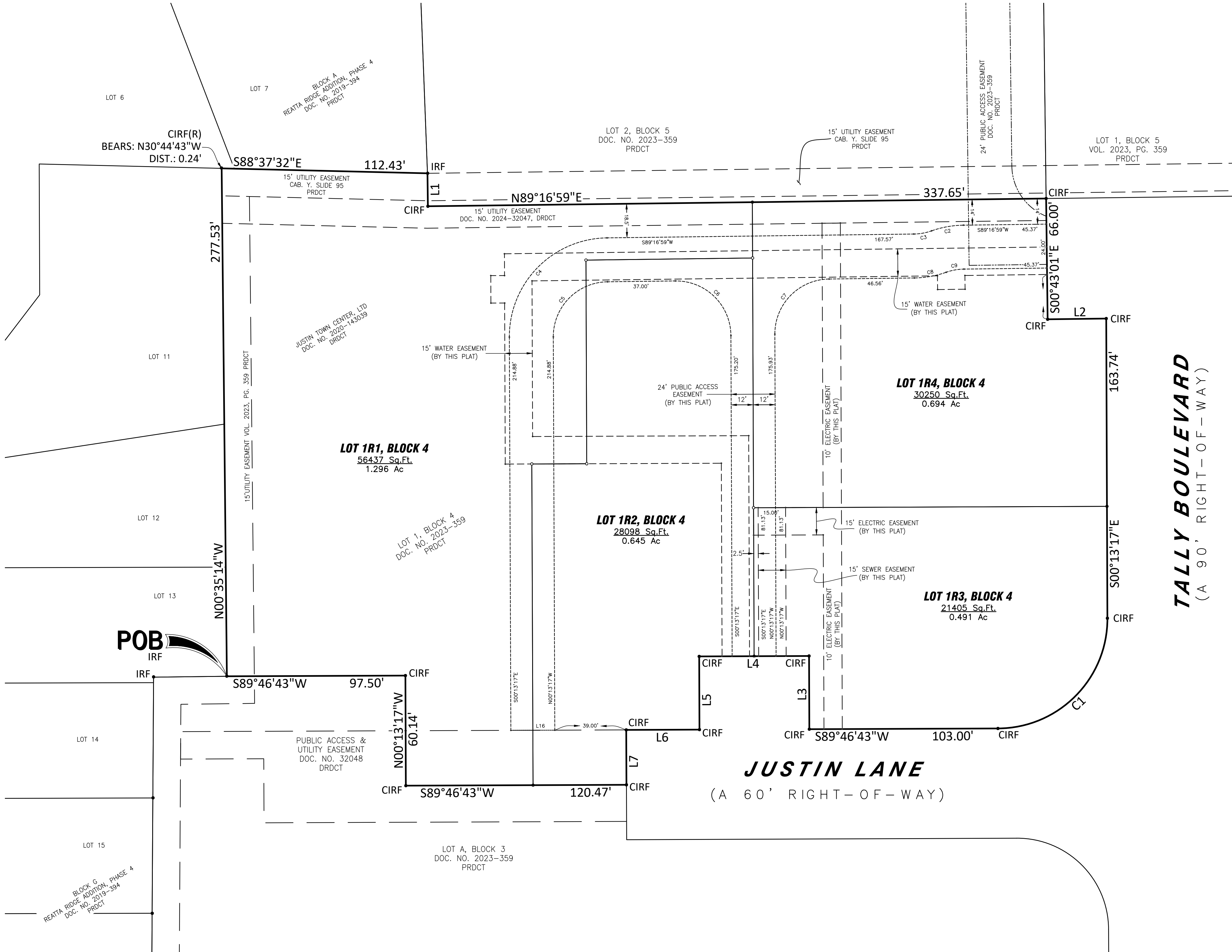
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#10194146

Drawing: E:\Survey24\704 Justin Town Center\000\Dwg\BLOCK 4 REPLAT.dwg



"Approved by the Planning and Zoning Commission" Date _____

Chair, Planning and Zoning Commission

Attest, City Secretary

"Approved by the City Council" Date _____

Mayor, City of Justin

Attest, City Secretary

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Justin, Texas.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 05-30-2024
Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: May 30, 2024

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 4 INTO FOUR LOTS CALLED LOT 1R1, LOT 1R2, LOT 1R3 AND LOT 1R4, BLOCK 4.

METES & BOUNDS

WHEREAS, JUSTIN TOWN CENTER, LTD is the owner of tract of land situated within the Mary Polk Survey, Abstract No. 993, same being all of Lot 1, Block 4, Justin Town Square, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Document Number 2023-359, Plat Records, Denton County, Texas, (PRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at 1/2-inch iron rod found (IRF) for the southwest corner of said Lot 1, same being the southeast corner for Lot 13, Block G, of Reatta Ridge Addition, Phase 4, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet R, Page 319, PRDCT, and being in the north line of Lot A, Block 3 of said Justin Town Square;

THENCE with the common line between the said Lot 1 and said Reatta Ridge Addition, Phase 4 the following courses and distances:

North 00°35'14" West, a distance of 277.53 feet to a point for the northwest corner of said Lot 1, same being the northeast corner of Lot 11, Block A of said Reatta Ridge Addition, Phase 4 from which a found 5/8-inch capped iron rod marked "RPLS 4838" bears North 30°44'43" West, a distance of 0.24 feet;

South 88°37'32" East, a distance of 112.43 feet to an IRF for the southeast corner of Lot 7, Block A of said Reatta Ridge Addition, Phase 4, same being in the west line of Lot 2, Block 5 of said Justin Town Square;

THENCE with the common line between said Lots 1 and 2 the following courses and distances:

South 00°43'01" East, a distance of 18.00 feet to a found 5/8-inch capped iron marked "BHB INC" (CIRF); North 89°16'59" East, a distance of 337.65 feet to a CIRF for the northeast corner of said Lot 1, same being the southwest corner of said Lot 2, and being the southwest corner of Lot 1 of said Block 5, and also being the northwest corner of Tally Boulevard (a 90-foot right-of-way);

THENCE with the common line between said Lot 1 and the west right-of-way line for Tally Boulevard the following courses and distances:

South 00°43'01" East, a distance of 66.00 feet to an CIRF;

North 89°16'59" East, a distance of 32.00 feet to a CIRF;

South 00°13'17" East, a distance of 163.74 feet to an CIRF for the most northerly corner of a corner clip located at the northwest corner of the intersection between said Tally Boulevard and Justin Lane (a 60-foot right-of-way);

THENCE with the common line between said Lot 1 and said corner clip, and along a curve to the right having a central angle 90°00'00", a radius of 60.00 feet, an arc length of 94.25 feet and a chord which bears South 44°46'43" West, a distance of 84.85 feet to a CIRF;

THENCE with the common line between said Lot 1 and the north right-of-way line of said Justin Lane the following courses and distances:

South 89°46'43" West, a distance of 103.00 feet to a CIRF;

North 00°13'17" West, a distance of 40.00 feet to a CIRF;

South 89°46'43" West, a distance of 60.00 feet to a CIRF;

South 00°13'17" East, a distance of 40.00 feet to a CIRF;

South 89°46'43" West, a distance of 40.00 feet to a CIRF;

South 00°13'17" East, a distance of 30.00 feet to a CIRF for the most southerly southeast corner of said Lot 1, same being an ell corner in the aforementioned Lot A;

THENCE with the common line between said Lot 1 and said Lot A the following courses and distances:

South 89°46'43" West, a distance of 120.47 feet to a CIRF;

North 00°13'17" West, a distance of 60.14 feet to a CIRF;

South 89°46'43" West, a distance of 97.50 feet to the POINT OF BEGINNING and containing 136,190 square feet or 3.126 acre of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT Justin Town Center, LTD, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as **LOTS 1R1-1R4, BLOCK 4, JUSTIN TOWN SQUARE**, an addition to the City of Justin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Justin's use thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Justin and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Justin, Texas. WITNESS, my hand this _____ day of _____, 2024.

By: Justin Town Center, LTD

James Lancaster, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Lancaster known

to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he or she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for _____ County

FINAL PLAT
LOTS 1R1 - 1R4, BLOCK 4,
JUSTIN TOWN SQUARE
3.126 ACRES
BEING A REPLAT OF LOT 1, BLOCK 4, JUSTIN TOWN SQUARE
AS RECORDED IN DOC. NO. 2023-359, PRDCT
MARY POLK SURVEY, ABSTRACT NO. 993,
MEP&P RR CO SURVEY, ABSTRACT NO. 207
CITY OF JUSTIN, DENTON COUNTY, TEXAS
MAY 2024 **SHEET 2 OF 2**

SELECT APPLICATION TYPE

- ☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Short Form
☐ Amended

DEVELOPMENT INFORMATION

Project Location JUSTIN, DENTON COUNTY, TX 76247
Addition Name JUSTIN TOWN SQUARE
Legal Description JUSTIN TOWN SQUARE, BLOCK 4, LOT 1
Proposed Use DAYCARE, GENERAL BUSINESS
Current Zoning JTS-PD Acreage 3.126 Lots 4
No. New Street Intersections NONE

OWNER INFORMATION

Name JUSTIN TOWN CENTER, LTD - Attn: James Lancaster
Address 365 MIRON, SUITE A
City SOUTHLAKE State TX Zip 76092
Phone 817-416-3981 Email cwilkinson@officeequitysolutions.com

For additional owners, please include additional copies of pages 1 and 2 of this application. The property owner must sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Name OFFICE EQUITY SOLUTIONS - Attn: Craig Wilkinson
Address 365 MIRON, SUITE A
City SOUTHLAKE State TX Zip 76092
Phone 817-416-3981 Email cwilkinson@officeequitysolutions.com

SURVEYOR INFORMATION

Name BAIRD, HAMPTON & BROWN - Attn: Robert Lee, RPLS
Address 3801 WILLIAM D. TATE, SUITE 500
City GRAPEVINE State TX Zip 76051
Phone 682-229-3065 Email rlee@bhbinc.com

ENGINEER INFORMATION

Name BAIRD, HAMPTON & BROWN - Attn: Daniel Franklin, PE
Address 3801 WILLIAM D. TATE, SUITE 500
City GRAPEVINE State TX Zip 76051
Phone 682-207-3164 Email dfranklin@bhbinc.com

CERTIFICATION AND ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department. I understand that the filing fee is not refundable upon withdrawal of the proposal or upon denial of the case.

I acknowledge that the subdivision plat will not be accepted until it has been determined that the submittal is complete and in conformance with the requirements of Chapter 42 Subdivision Regulations of the City of Justin Code of Ordinances.

I acknowledge that if a change in zoning classification is required to accommodate the proposed development, the zoning change may be required to be approved before the subdivision plat application is considered complete.

 _____ Owner Signature	<u>6-3-24</u> _____ Date	<u>James Lancaster</u> _____ Owner Name (print)
 _____ Agent Signature	<u>6-3-24</u> _____ Date	<u>Craig Wilkinson</u> _____ Agent Name (print)

APPLICATION SUBMITTAL REQUIREMENTS

Applications will be reviewed for completeness pursuant to Chapter 42 Article II of the Subdivision Regulations of the City of Justin. Applications submitted without original signatures and all required documents and information will not be accepted and will be returned to the applicant. Please be sure that all required items are included for the type of application requested.

Subdivision applications must be submitted thirty (30) days prior to the Planning & Zoning Commission meeting at which it is to be considered.

Subdivision information is available online in [Subdivision Regulations and Technical Construction Standards and Specifications](#). If you have questions about the application process or any submittal requirements, please call the Planning & Zoning Department at 940-648-2541 Ext. 5.

ALL APPLICATIONS

The following items are REQUIRED with all types of applications:

- ☒ Subdivision application form
- ☐ Application fee as required by the [Justin Fee Schedule](#). This fee is non-refundable.
- ☐ Original paid receipt or tax certificate indicating that property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at 1505 E. McKinney St., Denton, TX.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.

PRELIMINARY PLAT

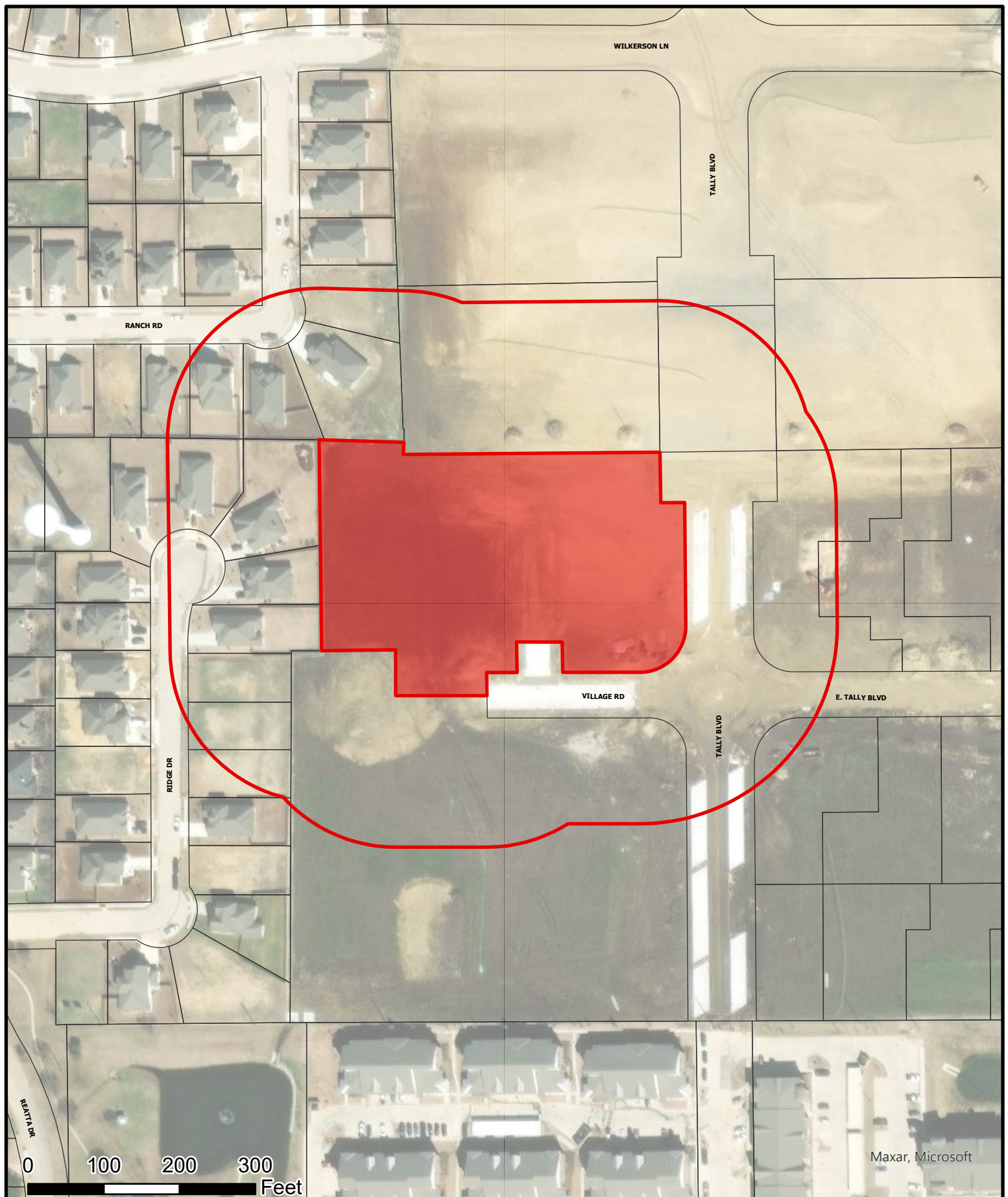
- ☐ Preliminary plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".
- ☐ Preliminary drainage analysis
- ☐ Preliminary public infrastructure plans

FINAL PLAT, REPLAT, AND SHORT FORM FINAL PLAT

- ☒ Final Plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24"
- ☐ Certificate of Approval of Public Infrastructure Plans or approved Waiver of Public Infrastructure Plans.

AMENDED PLAT

- ☐ Amended plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".



Legend

- | | |
|--------------------|---------------------|
| Justin ETJ | 200ft Notice Radius |
| Justin City Limits | JTS Replat |



**Justin Town Square
Replat
City of Justin, TX**

Prepared by:
Christopher T. Young
GIS Technician
Date: 7/03/2024

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN,
TEXAS, APPROVING THE REPLAT FOR JUSTIN TOWN SQUARE.**

WHEREAS, the Applicant has submitted a request for replatting the property legally described as Block 4, Lots 1R1-1R4, Justin Town Square; and

WHEREAS, the City has reviewed the application and supporting documentation; and

WHEREAS, the City has determined that the proposed development complies with all applicable regulations and requirements, subject to final engineering calculations and plans;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 2. This Resolution shall take effect immediately upon its passage

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of July, 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (ACTION ITEM(S))

Title: Consider approving Resolution 687-24 authorizing a contract amendment with Westwood; and take appropriate action. *(This item was tabled from the June 27, 2024 City Council Meeting)*

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based upon the request.

Background:

On May 2, 2023, the City of Justin entered into an agreement with Westwood Professional Services, Inc. for planning services related to the UDC, Master Planning, FM 156 Planning, and Old Town Planning for a total of up to \$679,229.

Purpose:

It has become necessary to execute Supplemental Agreement No. 1 to expand the scope of work and adjust the fee structure based on the additional work sessions and education sessions regarding the Unified Development Code. There was originally one work session to review the topics as needed, however, based on Council direction there was a desire to break these sessions up into three to ensure the UDC received the quality review and discussion needed.

Details:

- **Scope Increase:** Additional services as outlined in Exhibit A of Westwood's proposal dated June 5, 2024, at a cost of \$30,000.
- **Fee Adjustment:** Total maximum fee revised to \$709,229 (over three fiscal years)

Previous Action:

City Council tabled the item on June 27, 2024, to the July 25, 2024, Council meeting.

City Attorney Review: N/A

Attachments:

1. Supplemental Contract Agreement
2. Resolution 687-24 Updated

SUPPLEMENTAL AGREEMENT No. 1

WHEREAS, **City of Justin** (CLIENT) and **Westwood Professional Services, Inc.** (CONSULTANT) made and entered into an agreement dated 5/2/2023 (AGREEMENT); and

WHEREAS, the AGREEMENT involves planning services for the City of Justin's UDC, Master Planning, FM 156 Planning and Old Town Planning (PROJECT); and

WHEREAS, it has become necessary to execute Supplemental Agreement No. 1 to said AGREEMENT to include an increased scope of work and revised maximum fee;

NOW THEREFORE, CLIENT and CONSULTANT, acting herein by and through their duly authorized representatives, enter into the following agreement which amends the AGREEMENT;

1.

Article II of the AGREEMENT is amended to include the additional services as specified in Exhibit A of the CONSULTANT'S proposal letter dated 6/5/2024 copies of which are attached hereto and incorporated herein. The cost for the additional design services to be performed by CONSULTANT total \$30,000.00.

2.

Article III of the AGREEMENT is amended to provide for an increase in the amount of \$30,000.00 for a total maximum fee to be paid to CONSULTANT for all work and services performed in the AGREEMENT, as amended, so that the total fee paid by the CLIENT for all work and services shall not exceed the sum of \$709,229.

3.

All other provisions of the AGREEMENT which are not expressly amended herein shall remain in full force and effect.

This Supplemental Agreement No. 1 is made on the _____ day of _____, 20____.

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Supplemental Agreement No. 1 on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolution extending said authority have been duly passed and are now in effect.

CITY OF JUSTIN, TEXAS

WESTWOOD PROFESSIONALS SERVICES, INC.

Jarrod Greenwood
City Manager



Christopher Cha
Director

Exhibit A – 6/5/2024

UDC Scope + Engineering Manual Allowance

- **12-13 Months**
- Assumes building on Comp Plan Engagement Process
- Led by Place Strategies
 - Sub-consultant – The Side Partners (Administrative and Policy Review)

Task 1 - Project Initiation and Management

1.1 – Project Initiation Meeting and City Tour (1 Meeting) - The Place Strategies Team will conduct a kick-off meeting to discuss our understanding of the project, the project schedule, scope, City staff and consultant team communication methods, and to receive data from City staff, as required. Recommended attendees include City staff that will ultimately guide the plan's progress, findings, and recommendations. Place Strategies will provide a virtual meeting room for the meeting. During the kick-off meeting, the Place Strategies Team will tour key areas and locations in the City of Justin with staff to better understand the place, opportunities, and challenges facing Old Town and the FM 156 Corridor.

1.2 – Kick-off Joint Work Session with Planning & Zoning Commission (PZC) and City Council (1 Meeting) – The Place Strategies Team will conduct an education session with the PZC and City Council in a joint work session to discuss the process, engage in dialogue about topics of concern for zoning and subdivision, and go through educational exercises on what a Unified Development Code will do for the City of Justin.

1.3 – Progress Meetings (Every month - up to 6 meetings) – The Place Strategies Team will meet in person or virtually with key City staff to discuss project progress, key action items and responsibilities, and the project schedule. Place Strategies will prepare an agenda and a checklist with action items, responsibilities, and due dates for appropriate team members. They will schedule and notify attendees of the meetings via email.

1.4 – Internal Team Meetings (Every 2 weeks – up to 12 meetings) – The Place Strategies Team will meet internally (including sub-consultants) virtually or in person to coordinate internal tasks and assignments. Place Strategies will prepare an agenda and a checklist with action items, responsibilities, and due dates for appropriate team members. They will schedule and notify attendees of the meetings via email.

Task 2 – Stakeholder + Public Engagement

2.1 – Open House During Review Process – The Place Strategies Team and City staff will identify opportunities to reach out to the public through public events, festivals, and regular meetings of partner organizations. In addition, a public open house will be provided to review the contents of the new code and answer questions.

2.2 – Web-Based Engagement – Online tools are basic forms of communication today. For this project, web-based engagement will be designed by the Place Strategies Team and hosted by City of Justin to make information more broadly available (to anyone who chooses to go online), more convenient (whenever someone is online or connected), and with more flexible (by using a variety of online and social networking tools). The Place Strategies Team will design the tools to assist City staff in making the tools a part of the day-to-day management of the project. The final components of the web strategy will be determined in consultation with the City. These tools and techniques could include:

- **Social Pinpoint Interactive Website.** An interactive planning and engagement website that conveys general project information such as meeting dates, background information, and contact information. It will also provide a means for obtaining public input and serve as the main portal for videos,

presentations, workshop information, and downloadable reports. This will also be the main access to open virtual meetings for the initiative.

- **Social Media.** Plugging into existing city communication channels to engage readily available interested citizens.

Task 3 – UDC Development

3.1 – UDC Structure, Format, and Specific Topics – Place Strategies to develop a new code framework, including a Table of Contents and structure for the overall development-related ordinances with a specific focus on code administration (approval process for different application types and roles of appointed and elected boards and staff) and zoning district categories (including any recommend changes/modifications to current districts) with a master land use table. Framework to identify/incorporate special district standards for the different areas.

- Determine the relevance of the experience districts identified in the Imagine Justin Comprehensive Plan. Assess whether the experience district qualifies as a special district with rules separate from standard city-wide zoning rules (i.e. Old Town, etc.)
- Refine the boundaries of the Special district for zoning purposes.
- 1-day work session with city staff to review code framework (including an agreement on the phasing of the code development phase of the project).
- Three (3) work sessions with PZC and/or City Council (recommend a joint work session of both bodies) to review specific topics that are chosen by PZC and City Council.**

3.2 – UDC Development

- Develop drafts of the overall code (zoning and subdivision, including the code standards for the special districts) in a phased/incremental manner (to be agreed upon at the end of the Code Framework Phase) for internal and staff review. Includes no more than three (3) complete drafts and no less than two (2) complete drafts; additional drafts and edits will be charged hourly.
- Review draft code with the Planning and Zoning Commission and City Council, including preparation time and joint meeting.** Additional meetings are charged hourly.

Task 4 – Finalizing and Adoption

Task 4.1 – Final Draft UDC

- Provide a complete draft for stakeholder and public review/comment.
- One public open house to review the draft code before adoption hearings.**

Task 4.2 – Support Code Adoption

- Support adoption with City staff (formal public hearings at PZC (one hearing) and City Council two hearings) – Deliverable: Final Unified Development Code and PowerPoint presentation.**

UDC Process

All Tasks – \$150,000 (Difference of 30,000 – 6,000 per month)

Design Criteria Manual Update

To be performed by Westwood as needed – up to \$12,000

RESOLUTION NO. 687-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING SUPPLEMENTAL AGREEMENT NO. 1 TO THE AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC. FOR PLANNING SERVICES

WHEREAS, the City of Justin ("CLIENT") and Westwood Professional Services, Inc. ("CONSULTANT") made and entered into an agreement dated May 2, 2023 (the "AGREEMENT"); and

WHEREAS, the AGREEMENT involves planning services for the City of Justin's Unified Development Code (UDC), Master Planning, FM 156 Planning, and Old Town Planning (the "PROJECT"); and

WHEREAS, it has become necessary to execute Supplemental Agreement No. 1 to said AGREEMENT to include an increased scope of work and revised maximum fee;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 2. This Resolution shall take effect immediately upon its passage

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of July 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (ACTION ITEM(S))

Title: Consider approving Resolution 689-24 for the placement, consideration and adoption of the 2024 Tax Year Property Tax Rate on the City Council meeting agenda for August 8, 2024, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; requiring publication of the notice of the 2024 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date; and take appropriate action.

Department: Administration

Contact: Josh Armstrong, Finance Director

Recommendation:

To set the proposed tax rate at \$0.628363 and approve a resolution calling a Public Hearing on Tax Increase for August 8, 2024 5:30PM at City Hall (415 N. College Ave Justin, Texas 76247)

Background:

Texas Tax Code SEC. 26.06 requires taxing units to comply with truth-in-taxation laws in adopting their tax rate. Taxing units must publish a "NOTICE OF PUBLIC HEARING ON TAX INCREASE" and hold one public hearing before adopting a tax rate. This has changed from previous years due to Senate Bill 2 of the 86th Legislative Session of the Texas Legislature.

If approved, the City Secretary shall publish a "NOTICE OF PUBLIC HEARING ON TAX INCREASE" in the City's official newspaper, and on city website, in compliance with all state statutes. The language in the notice is stipulated by State statute and cannot be changed.

You can expect to vote on adopting a tax rate at the August 8, 2024 meeting following the public hearing. The only reason this wouldn't happen is if a budget is not passed at that meeting. State law requires the City adopt a budget prior to adopting a tax rate. We must adopt a tax rate by August 22, 2024 to ensure we comply with state laws.

City Attorney Review: No

Attachments:

1. Resolution 689-24 Tax Rate USE REV

CITY OF JUSTIN, TEXAS

RESOLUTION NO. 689-24

A RESOLUTION OF THE CITY OF JUSTIN, TEXAS PLACING CONSIDERATION AND ADOPTION OF THE 2024 TAX YEAR PROPERTY TAX RATE ON THE SEPTEMBER 12, 2024 CITY COUNCIL MEETING, TO ADOPT A 2024 TAX YEAR PROPERTY TAX RATE THAT WILL EXCEED THE NO NEW REVENUE TAX RATE AND THE VOTER APPROVAL TAX RATE BUT DOES NOT EXCEED THE DE MINIMIS RATE FOR THE CITY OF JUSTIN, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; CALLING A PUBLIC HEARING ON TAX INCREASE TO BE HELD ON SEPTEMBER 12, 2024 AT 5:30 PM; REQUIRING PUBLICATION OF THE NOTICE OF 2024 TAX YEAR PROPERTY TAX RATE IN A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; POSTING THE NOTICE ON THE CITY'S WEBSITE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City of Justin, Texas is a Type A general-law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Justin, Texas will meet and determine the necessary appropriations required for Fiscal Year 2024-2025 on the 8th day of October 2024 and will determine it to be in the best interest of the citizens of Justin to propose a tax rate that will Exceed the No New Revenue Rate and the Voter Approval Rate, but not exceed the De Minimis Rate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AS FOLLOWS:

SECTION 1. THAT The City Manager is hereby directed to place consideration and adoption of the 2024 Tax Year Property Tax Rate for the City of Justin, Texas on the City Council meeting agenda for September 12, 2024 at 5:30 PM at the Justin City Hall, 415 N. College Ave., Justin, Texas 76247.

SECTION 2. THAT The City Council hereby authorizes and calls a public hearing (Public Hearing on Tax Increase, as required by Texas Tax Code §26) to be held on September 12, 2024 at or after 5:30 p.m. at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247, at which the City Council shall, among other actions, hear and pass on any objections to the proposed property tax rate; and, upon the adjournment of the Public Hearing on Tax Increase, the City Council will consider an ordinance adopting a tax rate for tax year 2024.

SECTION 3. THAT The City Council hereby authorizes the City Secretary to publish Notice of Public Hearing on Tax Increase to be held on September 12, 2024, in the form prescribed by Section 26 of the Texas Tax Code, in a paper of general circulation in the City.

SECTION 4. THAT The City Council hereby authorizes the City Manager to publish the Notice of Public Hearing on Tax Increase to be held on September 12, 2024, on the City's website as prescribed by Section 26 Texas Tax Code

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**DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF JUSTIN,
TEXAS ON JULY 25, 2024.**

CITY OF JUSTIN, TEXAS

APPROVED:

James Clark, Mayor

ATTEST:

Amy M. Piukana, City Secretary



CITY COUNCIL AGENDA ITEM REQUEST

Proposed agenda Item

Increased Solicitor Fines/ Eduation

Request by

Councilman StClaire

Date Submitted

7/5/24

Priority

September timeframe

Background info

I would like to explore higher fines for breaking the no solicitation laws in town, while also providing more education or sign-age on 156 and 407 to prevent soliciting without contacting the City for a permit first.

Expected Council Action**Staff Preparation**